

PHILADELPHIA CITY PLANNING COMMISSION

MEETING VIA ZOOM

MINUTES AUGUST 18, 2020

PRESENT:

Anne Fadullon, Commission Chair

Joseph Syrnick, Vice Chair

Cheryl L. Gaston

Duane Bumb

Ariel Vazquez

Nancy Rogo Trainer

Christopher Rupe

Garlen Capita

Patrick Eiding

Maria Gonzalez

Peilin Chen

Eleanor Sharpe

NOT PRESENT:

*Commission Chair, Anne Fadullon, called the Philadelphia City Planning Commission to order at 1:00 p.m.*

*At the minute mark (00:00:16) in video, Ian Hegarty, of the Philadelphia City Planning Commission, (PCPC) – introduced the Zoom platform and remote City Planning Commission process. We are hosting this meeting on Zoom. We may also have some people join us by phone.*

*During today's meeting, each agenda item will be presented by a member of the staff. Following each presentation, the Chair will ask the Commissioners for questions or comments. The Chair will then ask the audience for questions and comments. After that, the Commissioners will finish their discussion and vote.*

*Those of you who are joining us on Zoom will have two options to ask questions and comment. If you would like to speak, click or tap on the "RAISE HAND" button on the menu bar on the bottom of your screen at any time during the agenda item. You will be called on and have the opportunity to speak to the Commission and the audience.*

*If you prefer to type your question or comment, click or tap on the "Q&A" button on the menu bar at the bottom of your screen at any time during the agenda item. Once all attendees have had an opportunity to speak, I will read out loud any written questions and comments that have been posted to the Q&A.*

*For those joining by phone, we're unable to take spoken testimony, however, you can email your questions and/or comments to the Commission at [Planning@phila.gov](mailto:Planning@phila.gov).*

*This meeting will be recorded and posted to our website.*

*Mr. Hegarty turned the meeting over to Anne Fadullon, the Commission Chair to begin the meeting.*

**1. Action Item: Approval of the Meeting Minutes for June 16, 2020.**

*At the minute mark (00:02:01) in video, Chair Fadullon began the meeting by asking the commission for a motion of the Minutes.*

*Upon the motion made by Commissioner Eiding and seconded by Commissioner Rupe.*

*Chair Fadullon pulled the Commission: Approved by Commissioner Gaston, Commissioner Bumb, Commissioner Vazquez, Commissioner Capita, Commissioner Eiding, Commissioner Trainer, Commissioner Rupe and Commissioner Synchron, the Philadelphia City Planning Commission approved the minutes from the June 16, 2020 meeting. Unanimous consent with no nays. Motion carried unanimously (8-0)*

*Commissioner Chen made a note to edit Commissioner Lamb name, then abstained due to being absent from the June Commission.*

## 2. Executive Director's Update.

The next Civic Design Review will be held September 2020.

The next City Planning Commission Meeting will be held September 15, 2020.

### Items in Accord with Previous Policy

- i. Action Item: Streets Bill No. 200373: "An Ordinance authorizing Gojjo Incorporated ("Owner") to install, own, and maintain a proposed sidewalk cafe at 4536-40 Baltimore Avenue, Philadelphia, PA 19143 ("Property"), all under certain terms and conditions. Introduced on June 25, 2020 by Councilmember Gauthier. (Sarah Chiu)
- ii. Action Item: Streets Bill No. 200388: "An Ordinance authorizing RPG Hamilton, LLC c/o Radnor Property Group, LLC ('Owner') to construct, own, and maintain both existing and proposed pedestrian-scale street lights at 440 North 15th Street, Philadelphia, PA 19130 ('Property'), all under certain terms and conditions." Introduced on June 25, 2020 by Councilmember Parker for Council President Clarke. (Sarah Chiu)
- iii. Action Item: Zoning Bill No. 200094: "Amending Title 14 of The Philadelphia Code, entitled "Zoning and Planning," to revise certain provisions of Section 14-500 of The Philadelphia Code, entitled "Overlay Zoning Districts," by modifying the /CTR, Center City Overlay District, Society Hill Area to create additional standards concerning height, parking, signs, and special reviews." Introduced on January 23, 2020 by Councilmember Squilla.

### Redevelopment Agreements

- i. 2205-07 Blair Street. This is a Redevelopment Agreement with Communis, LLC (Michael Toledano). The Agreement allows for the use of 2205-07 Blair Street for two residential units and a commercial ground floor. The property will be sold for \$150,000. This conforms to the New Kensington and Fishtown Redevelopment Area Plan. Therefore, our recommendation is approval.
- ii. 2929 Kingston Street and 2940 E. Venango Street. This is a Redevelopment Agreement with AZ Property Group LP (John and Anthony Zurzola). The Agreement allows for the use of 2929 Kingston Street and 2940 E Venango Street for a warehouse and parking lot to support expansion of a window cleaning business. The properties will be sold for a combined \$140,000. This conforms to the Aramingo and East Venango Industrial Redevelopment Area Plan. Therefore, our recommendation is approval.

- iii. Redevelopment Agreement with Women's Community Revitalization Project for Stage III of the Mamie Nichols Housing Development in the Point Breeze Redevelopment Area.

This concludes the directors report. (00:01:12)

*Prior to the directors report, Chair Fadullon noted for the record that even though there isn't going to be a formal Commission vote on this item, it is one of the redevelopment agreements that is being heard that references the Mannie Nichols Housing Development; she have a conflict with the item and stated for the record, that she has not been involved in any discussions or decisions about it.*

3. **Action Item: 200095: amended: "To amend the Philadelphia Zoning Maps by changing the zoning designations of certain areas of land located within an area bounded by Walnut Street, Front Street, South Street, and 8th Street, all under certain terms and conditions."** Introduced by Councilmember Squilla on January 30, 2020 (Presented by Ian Litwin)

Existing Zoning - Mixed

Proposed Zoning - Correctively rezones parcels fronting Washington Square - Down-zones a significant number of parcels from RM-1 to RSA-5

This Bill is a re-introduction of Bill 190916 (Introduced by Councilmember Squilla on November 14, 2019) that was not passed by City Council during the last term.

PCPC, Society Hill Civic Association, and Councilmember Squilla worked over a period of 6 months on amendments agreeable to all parties.

The Commission considered Bill No. 190916 at its meeting of November 19, 2019 and recommended that it not be approved.

Staff recommendation is for approval with amendments.

*Seeing no further questions or comments by the public, Chair Fadullon asked if there was a Motion.*

*Upon the Motion made by Commissioner Eiding and seconded by Commissioner Trainer to Accept Staff Recommendation for Approval with Amendments. (At 00:19:00)*

*Chair Fadullon pulled Commission for the vote: Approved by Commissioner Bumb, Commissioner Capita, Commissioner Eiding, Commissioner Rupe, Commissioner Vazquez, Commissioner Trainer, Commissioner Gaston, Commissioner Chen and Commissioner Syrnick. Staff recommendation for approval with amendments was approved. Unanimous consent with no nays. Motion carried unanimously (9-0).*

4. **Action Item: Zoning Bill No. 200349 as amended: "An Ordinance amending Title 14 of The Philadelphia Code, entitled 'Zoning and Planning,' to amend certain provisions of Chapter 14500, entitled 'Overlay Zoning Districts,' by creating the**

**‘/AME, American Street Overlay District,’ all under certain terms and conditions.”  
Introduced by Councilmember Quinones Sanchez on June 4, 2020. (Presented by  
David Fecteau)**

The overlay is intended to allow development by-right of market-rate and affordable housing.

For all lots fronting on American Street, the overlay will:

- Allow multi-family household living by-right if:
  - All ground floor square frontage along American Street contains a use other than residential or parking within the first 50 feet of building depth;
    - Regulated uses are prohibited; and
    - The ground floor frontage must permit a finished ceiling height of at least 14-feet.
- Require at least 20 percent of all residential units to be affordable.
  - This requirement cannot be satisfied by paying into the Affordable Housing Trust Fund;
- Require developers on N. American Street to enter into an Equal Opportunity Plan contract with the City of Philadelphia.

Existing Zoning - RSA-5 Single Family, RM-1 Multi-Family and ICMX Industrial-Commercial Mixed Use

Proposed Zoning - Unchanged

Present Use - Occupied buildings and vacant lots. Businesses which occupy these buildings currently have over 200 employees.

Additionally, in conversations with staff and with the American Street Empowerment Board, the Councilwoman has stated her desire to try to channel the development pressure bearing down on the corridor into something productive. That is affordable housing.

There are currently at least three large residential buildings proposed for the 1700, 1800 and 1900 blocks of N. American Street. From the information we have, they are proposing approximately 600 total dwelling units. We are also aware of another 400 units of housing proposed within the overlay. And over 500 housing units have been approved in South Kensington and Norris Square, outside of the zoning overlay boundaries, but have not yet been built. These two neighborhoods combined have seen a net increase of approximately 1,600 people since 2010. It is unlikely that in the next three years these two neighborhoods will gain as many people as they did in the last eight.

Staff recommendation is for approval.

Seeing no further questions or comments by the public, Chair Fadullon asked if there was a Motion.

*Upon the Motion made by Commissioner Vazquez and seconded by Commissioner Gonzalez to Accept Staff Recommendation for Approval. (At 01:10:58)*

*Chair Fadullon pulled the Commission for the vote: Approved by Commissioner Gaston, Commissioner Chen, Commissioner Capita, Commissioner Gonzalez, Commissioner Rupe, Commissioner Vazquez, Commissioner Trainer, Commissioner Bumb and Commissioner Syrnick.*

*Staff recommendation for approval was approved. Unanimous consent with no nays. Motion carried unanimously (9-0).*

*Commissioner Eiding Abstained from this item.*

5. **Action Item: Zoning Bill No. 200350 as amended: “An Ordinance amending the Philadelphia Zoning Maps by changing the zoning designations of certain areas of land located within an area bounded by Norris Street, American Street, Berks Street, and 3rd Street; and amending Title 14 of The Philadelphia Code, entitled ‘Zoning and Planning,’ to amend certain provisions of Chapter 14-500, entitled ‘Overlay Zoning Districts,’ by creating the ‘BNA, Berks and American Overlay District,’ all under certain terms and conditions.” Introduced by Councilmember Quinones Sanchez on June 4, 2020. (Presented by David Fecteau)**

The overlay is intended to allow development by-right of market-rate and affordable houses.

For lots zoned RSA-5 single family and RM-1 multi-family, the overlay will:

- Allow two-family homes on RSA-5 Single Family lots if: (1) the lots have a width greater than 15.5 feet; and at least one of the units qualifies as affordable.
- Waive open area requirements for lots with a depth of less than 55 feet, and set the required yard depth for those lots to 5 feet;
- Set a minimum lot width for all lots of 12 feet; and
- Set a minimum required lot area of 550 square feet.

For lots zoned IRMX, the overlay will:

- Waive the height and building setback requirements for rooftop solar panels;
- Set the maximum occupied area to 100 percent of the lot if at least half of residential units are affordable;
- Set the maximum building height to 200 feet if at least half of residential units

are affordable.

Additionally, Scannapieco Development owns 265 W. Berks Street formerly a scrapyard operated by Morris Iron and Steel. Morris consolidated their operations at 7345 Milnor Street. This will become a mixed-use apartment building.

The profits from this building may be used to subsidize rowhomes on the smaller lots, west of 3rd Street, within the overlay boundaries.

Staff recommendation is for approval.

Seeing no further questions or comments by the public, Chair Fadullon asked if there was a Motion.

*Upon the Motion made by Commissioner Eiding and seconded by Commissioner Capita to Not to Accept Staff Recommendation for Approval. (At 01:41:03).*

*Chair Fadullon pulled the Commission for the vote: Approved by Commissioner Gaston, Commissioner Chen, Commissioner Capita, Commissioner Rupe, Commissioner Vazquez, Commissioner Trainer, Commissioner Eiding, Commissioner Bumb, Commissioner Gonzalez and Commissioner Syrnick.*

*Staff recommendation for approval was not approved. Unanimous consent with no nays. Motion carried unanimously (10-0).*

**6. Action Item: Preliminary plat for 4101 N Delaware Ave, Richmond Power Station site (presented by Sarah Chiu).**

*Chair Fadullon stated for the record that both, Commissioner Trainer and Commissioner Capita had to excuse themselves from the remaining of the meeting.*

For financing purposes. The purpose of creating the subdivision plat is to compartmentalize locations on the property that require extensive remediation for a short-term period so that financial institutions can lend for less contaminated portions of the site.

Additional information: Existing parcel size: 19.274 acres, Zoned I-3, Heavy Industrial

Proposed Lot 1: 6.6 acres, fronting on Delaware Avenue. Lot 1's proposed uses include: PPA's car auction and impound lot, existing parking garage, administrative offices

Proposed Lot 2: 1.7 acres, landlocked, with no immediate use proposed

Proposed Lot 3: 1.2 acres, landlocked, with no immediate use proposed

Proposed Lot 4: 3 acres, landlocked, with no immediate use proposed

Proposed Lot 5: 2.6 acres, landlocked, with no immediate use proposed

Proposed Lot 6: 4.1 acres, fronting on Wheat Sheaf Lane, proposed use is PPA's car impound lot.

Staff recommendation is for approval for preliminary plat.

Seeing no further questions or comments by the public, Chair Fadullon asked if there was a Motion.



*Upon the Motion made by Commissioner Gaston and seconded by Commissioner Eiding to Accept Staff Recommendation for Approval. (At 01:51:45).*

*Chair Fadullon pulled the Commission for the vote: Approved by Commissioner Gaston, Commissioner Chen, Commissioner Rupe, Commissioner Vazquez, Commissioner Eiding, Commissioner Gonzalez, Commissioner Bumb and Commissioner Syrnick. Staff recommendation for approval was approved. Unanimous consent with no nays. Motion carried unanimously (8-0).*

(At 01:52:38), Chair Fadullon asked for a motion to adjourn the meeting.

*Upon the motion made by Commissioner Eiding and seconded by **Commissioner?**, the Philadelphia Planning Commission Meeting was adjourned by the Commission Chair at minute mark (01:52:53) in video.*

The next City Planning Commission Meeting is scheduled for **Tuesday, September 15, 2020 at 1:00 p.m.** via Zoom platform.

## SUMMARY

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1. Action Item: Approval of the Meeting Minutes for June 16, 2020.

**APPROVED**

2. Executive Director's Update.

3. Action Item: 200095: amended: "To amend the Philadelphia Zoning Maps by changing the zoning designations of certain areas of land located within an area bounded by Walnut Street, Front Street, South Street, and 8th Street, all under certain terms and conditions." Introduced by Councilmember Squilla on January 30, 2020 (Presented by Ian Litwin)

**APPROVED WITH AMENDMENTS**

4. Action Item: Zoning Bill No. 200349 as amended: "An Ordinance amending Title 14 of The Philadelphia Code, entitled 'Zoning and Planning,' to amend certain provisions of Chapter 14500, entitled 'Overlay Zoning Districts,' by creating the 'AME, American Street Overlay District,' all under certain terms and conditions." Introduced by Councilmember Quinones Sanchez on June 4, 2020. (Presented by David Fecteau)

**APPROVED**

5. Action Item: Zoning Bill No. 200350 as amended: "An Ordinance amending the Philadelphia Zoning Maps by changing the zoning designations of certain areas of land located within an area bounded by Norris Street, American Street, Berks Street, and 3rd Street; and amending Title 14 of The Philadelphia Code, entitled 'Zoning and Planning,' to amend certain provisions of Chapter 14-500, entitled 'Overlay Zoning Districts,' by creating the 'BNA, Berks and American Overlay District,' all under certain terms and conditions." Introduced by Councilmember Quinones Sanchez on June 4, 2020. (Presented by David Fecteau)

**STAFF RECOMMENDATION FOR APPROVAL WAS NOT APPROVED**

6. Action Item: Preliminary plat for 4101 N Delaware Ave, Richmond Power Station site (presented by Sarah Chiu).

**APPROVED FOR PRELIMINARY PLAT**