

PHILADELPHIA CITY PLANNING COMMISSION

MEETING VIA ZOOM

MINUTES MAY 18, 2023

PRESENT:

Joseph Syrnick, Vice Chair

Garlen Capita

Cheryl L. Gaston

Michael Johns

Aubrey Powers

Tavare Brown

Dawn Summerville

Sam Woods Thomas, Commerce

Cathy Califano, Planning & Development

Martine DeCamp – Deputy Executive Director

NOT PRESENT:

Anne Fadullon, Chair

Maria Gonzalez

Ximena Valle

Patrick Eiding

Chairman Syrnick called the Philadelphia City Planning Commission to order at 1:00 p.m.

Nathan Grace, 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 comments. 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 will 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. This meeting will be recorded and posted to our website.

Mr. Grace turned the meeting over to the Commission Chair, to begin the meeting.

1. Action Item: Approval of the Meeting Minutes for January 19, 2023.

Seeing no questions and comments from the Commission, Chairman Syrnick asked for a motion at the minute mark in video (00:01:41).

Motion duly made by Commissioner Capita and seconded by Commissioner Johns to approve the Planning Commission Meeting Minutes from January 19, 2023. Chairman Syrnick polled the Commission for the vote: Commissioner Capita, Commissioner Gaston, Commissioner Johns, Commissioner Powers, and Commissioner Brown (5-0).

Motion carried unanimously to approve the January 19th Meeting Minutes.

2. Deputy Executive Director’s Update.

Next Civic Design Review Meeting

- Tuesday, June 6th at 1:00 p.m.

Next City Planning Commission Meeting

- Thursday June 8th at 1:00 p.m. (second Thursday)

i. Item for 45 Day Review

- i. Zoning Bill No. 230302: To approve a major amendment to the Saint Joseph's University Master Plan related to a proposed Residence Hall and Student Center and the addition of six existing buildings to the Master Plan and to amend the Philadelphia Zoning Maps by changing the zoning designations of certain areas of land, all in the area bounded by City Avenue, 52nd Street, Woodbine Avenue, Wynnefield Avenue, Overbrook Avenue, Upland Way, and Drexel Road. Introduced by Councilmember Jones on April 20, 2023.

St. Joseph's University is requesting the Master Plan amendment to allow future demolition of existing structures, and a future proposal for a new Residence Hall, Student Center, and an addition to an existing Science Building. The amendment will also add six existing buildings to the Master Plan and rezone them into the SP-INS zoning district.

Master Plan Amendment to be reviewed by Civic Design Review on June 6th, 2023.

Questions and comments from the Commission (00:08:37).

Chairman Syrnick recognized a number of comments received from the community and explained the 45-day review. Therefore, the Commission weren't taken any public comments on the Saint Joseph's University Master Plan.

Questions and comments from the Public (00:10:42).

Conor Corcoran, President of the Overbrook Farms Club commented on the Saint Joseph's University Master Plan and requested for an opportunity for public comments.

ii. Items for Administrative Approval

- i. Streets Bill No. 230306: Authorizing the installation, ownership, and maintenance of various encroachments in the vicinity of 3931 Walnut Street, Philadelphia, PA 19104, under certain terms and conditions. Introduced by Councilmember Gauthier on April 20, 2023.
- ii. Streets Bill No. 230325: Authorizing encroachments in the nature of pedestrian light poles, with accompanying LED luminaires, and concrete planter boxes in the vicinity of 1325 N. Beach Street, under certain terms and conditions. Introduced by Councilmember Squilla on April 27, 2023.
- iii. Streets Bill No. 230327: Authorizing the installation, ownership, and maintenance of encroachments in the vicinity of 3500 Broad Street, Philadelphia, PA 19140, under certain terms and conditions. Introduced by Councilmember Bass on April 27, 2023.

3. Review and Comment: The School District of Philadelphia Fiscal Year 2024 Capital Budget and Program. (Presented by Jametta Johnson)

The Philadelphia Home Rule Charter requires the City Planning Commission to review the School District of Philadelphia (SDP) Capital Budget and Program prior to its adoption. The School District's Capital Program and Budget is scheduled for adoption on May 25, 2023, for FY 2024, beginning on July 1, 2023. The School District is proposing to spend \$2.802 billion on capital improvements over the next six years. The District is also proposing to revise their FY2023 Capital Budget to \$287.9 million, a decrease of \$127.6 million from the originally adopted FY2022 budget of \$ 415.5 million. This reduction of funds reflects the actual project expenditures, as well as the reevaluation of projects and associated costs.

The School District of Philadelphia's FY2024 Capital Budget proposes \$330.0 million for City public schools owned and operated by SDP. The SDP Capital Improvement Program (CIP) is a set of projects to construct, replace and/or modernize District facilities to offset the effects of age and use that have occurred in the school buildings and to improve the educational environment for students. The CIP seeks to align resources with the District's Goals and Guardrail Strategic plan. The SDP is faced with many challenges as it continues to pursue educational excellence for students throughout the city. One such difficulty is addressing the extensive physical needs of the District's aging infrastructure.

The City Planning Commission's staff has reviewed the School District's Capital Budget and Program agrees with the stated priorities. The City Planning Commission's approval is not required. The School District is only seeking comments.

Questions and comments from the Commission (00:34:31).

Chairman Syrnick commended the presentation.

Commissioner Capita wanted to know the criteria on developing the priority list and expressed concern about the lead level. Commissioner Brown mentioned that he may reach out concerning budget development and strategies going forward, and operating capital.

4. Action Item: Report from April 2023 Public Hearing on Amendment to Agency Regulations Regarding Drawing of Registered Community Organization Boundaries. (Presented by Jonathan Goins)

In January 2023, staff proposed, and the Commission adopted new regulations related to drawing of Registered Community Organization boundaries. The new rule requires that boundaries must follow a physical feature, such as a road, watercourse or railroad. The rule also allows RCOs to request changes to their boundaries once per year during the annual registration.

Procedurally, the new regulations will work as such:

- The regulations will apply to all new RCO applicants, and to existing RCOs, at the time of their registration or renewal
- On initial review, less than 30 of over 270 existing RCO boundaries should be affected by the new regulations
- Any non-compliant boundaries will be amended, by PCPC, at renewal, and RCOs will be provided with revised language and/or maps to be included in their bylaws

Chapter 4, Section 8-407 of the Philadelphia Home Rule Charter creates the process through which agency regulations are adopted and amended. The Charter allows anyone from the public to request a public hearing to discuss proposed amendments, within 30 days of the amendment's posting at the Department of Records. Swampoodle Neighborhood Parcels Association requested a hearing on the recently approved amendment related to RCO boundaries.

After the hearing, staff wrote a report (see attached) to be presented to the Commission in May for their adoption, which includes a summary of the public hearing and a recommended action. In the report, staff recommends the regulation changes be adopted as approved in January. If adopted, staff will send the report to the Department of Records to be posted for 10 days, after which any proposed amendments will become active.

Staff recommendation is for approval.

Seeing no questions and comments from the Commission, Chairman Syrnick asked for a motion at the minute mark in video (00:51:50).

Motion duly made by Commissioner Johns and seconded by Commissioner Capita to approve. Chairman Syrnick polled the Commission for the vote: Commissioner Capita, Commissioner Gaston, Commissioner Johns, Commissioner Powers, and Commissioner Brown, and Commissioner Summerville (6-0).

Motion carried unanimously to approve staff recommendation for approval.

5. Action Item: NCO Referral from Staff Review for 530 Montrose Street in the Queen Village Neighborhood Conservation Overlay (Presented by Jack Conviser).

Planning Commission staff rejected the building permit application for this address during their review for compliance with the Queen Village Neighborhood Conservation Overlay (NCO). Planning Commission staff indicated that the vinyl siding applied to the Fairhill Street elevation and rear elevation was not permitted in this NCO, per 14-504(5)(d)(.4) . The applicant is requesting a review of that decision from the full Planning Commission per code section 14-504(3)(.2). The applicant is seeking a deviation from the design standards of the NCO.

No staff recommendation.

Questions and comments from the Public (00:59:46).

Attorney Harry Cook spoke on behalf of the property owners.

Alex Newman spoke on the character of the street and neighborhood.

Ravina Thutrey also spoke about the character and quality of the street. Attorney Cook responded to public comments.

Planning Commission staff Nathan Grace acknowledged letter from the Queen Village Neighbors Association stating that they opposed the request (01:11:42).

Questions and comments from the Commission (01:12:10).

Commissioner Johns wanted to know if L & I issue a cease and assist order once the work was declared as non-compliant. Attorney Cook responded that there wasn't any cease and assist order issued and stated that the violations were under CF2020-07148. Discussion continued on the topic and Commissioner Gaston inquired about the letter from the Queen Village Neighbors Association. Discussion continued about the material.

Senior Attorney for the City of Philadelphia and Counsel for the Commission Leonard Reuter, commented on the guidelines, Philadelphia code, and strict conformity regarding the impact upon existing structure, materials, and uses (01:25:10). Discussion continued on the material.

Seeing no further questions and comments from the Commission, a motion was *duly made by Commissioner Gaston to removing siding, returning to existing stucco, and repairing the stucco. Motion seconded by Commissioner Johns (01:34:25).*

Chairman Syrnick polled the Commission for the vote: Commissioner Capita, Commissioner Gaston, Commissioner Johns, Commissioner Powers, and Commissioner Brown (5-0).

6. Action Item: NCO Referral from Staff Review for 314 Pemberton Street in the Queen Village Neighborhood Conservation Overlay (Presented by Alex Smith)

Planning Commission staff rejected the building permit application for this address during their review for compliance with the Queen Village Neighborhood Conservation Overlay (QVNCO). Planning Commission staff indicated that two requirements were not being met (14-504(5)(d)(.2) Windows and 14- 504(5)(d)(.4)(.a) Materials) per the terms and intentions of the NCO. The applicant requested a referral to the full Commission, requesting deviations of the design standards of the applicable NCO district area per code section 14-504(3)(.2).

Staff recommendation is not for approval.

Questions and comments from the Public (01:42:20).

Tina Geary asked the Commission to consider the window and façade material separately.

Christian Danilo and Greg Shapiro spoke about the value of homes in their neighborhood.

Attorney Len Reuter suggested a short break for the Commission regarding loss of quorum (01:52:30).

Chairman Syrnick clarified with Ms. Danila and Mr. Shapiro, that they were waiving the fact that the Commission didn't have quorum to move forward, recognizing that it would negate their ability to appeal based on the quorum issue, which Ms. Danila and Mr. Shapiro agreed (02:13:04).

Seeing no further questions and comments from the Commission or the Public, Chairman Syrnick asked for a motion at the minute mark in video (02:14:15).

Motion duly made by Commissioner Johns to accept recommendation for the additional 6-inches on the height of the windows. Motion seconded by Commissioner Brown. Chairman Syrnick polled the Commission for the vote: Commissioner Capita, Commissioner Gaston, Commissioner Johns, Commissioner Powers, and Commissioner Brown. Motion carried (4-0).

Seeing no further questions and comments from the Commission, Chairman Syrnick asked for a motion at the minute mark in video (02:21:22).

Second motion duly made by Commissioner Johns that the material on the front façade be consistent with the adjacent property and the material above them, be of the material that could be non-conformant. Motion seconded by Commissioner Brown.

Chairman Syrnick polled the Commission for the vote: Commissioner Capita, Commissioner Gaston, Commissioner Johns, Commissioner Powers, and Commissioner Brown.

Commissioner Gaston opposed. Motion carried (3-1).

Commissioner Brown asked about alterations to the existing stucco and the overlay (02:23:17). Discussion continued on the subject and understating the motion.

Planning Commission staff Mr. Smith requested clarification on the first motion for the windows and third requirement, because there were three points (02:25:42).

Commission Counsel Len Reuter explained what happens next and Chairman Syrnick position as Acting Chair, and designee for Commerce (02:27:09).

Martine DeCamp welcomed designee Sam Woods Thomas (02:29:04).

7. **Action Item: Zoning Bill No. 230276: To approve a major amendment to the Holy Family University Master Plan related to the Welcome Center and an athletic fields structure in the area bounded by Grant Avenue, Frankford Avenue, Carteret Drive, Saint Denis Drive (extended), the Poquessing Creek, and the Delaware Expressway and to consolidate previously approved minor amendments in the same area. Introduced by Councilmember Driscoll on April 13, 2023. (Presented by Keith Davis)**

The Welcome Center addition and the Athletic Field Structure are separate projects proposed by Holy Family to support Holy Family University. Because the additional gross floor area or the occupied area is greater than 2,500 sq. ft., this amendment constitutes a major amendment, per 14.304.4.d. Neither the amendment nor the construction projects will trigger Civic Design Review.

The proposed Welcome Center would cross property lines, triggering 14.404.9. which states that projects may only cross property lines in the SP-INS district if the properties share a common owner. Per L&I's request, the applicant, Holy Family, is working with the other property owner to file a dedicated easement to address the regulation. The applicant is informed that the filed easement should precede building permits.

Staff recommendation is for approval.

Chairman Syrnick confirmed the vote for Cathy Califano to join the Commission (02:34:20).

Seeing no questions or comments from the Commission or Public, Chairman Syrnick asked for a Motion (02:34:48).

Motion duly made by Commissioner Gaston and seconded by Commissioner Johns to accept staff recommendation for approval. Chairman Syrnick polled the Commission for the vote: Commissioner Gaston, Commissioner Johns, Commissioner Powers, Commissioner Brown, Commissioner Thomas, and Commissioner Califano (6-0).

Motion carried unanimously to approve staff recommendation for approval.

8. **Action Item: Zoning Bill No. 230308: Amending Section 14-502 of The Philadelphia Code, entitled "/CTR, Center City Overlay District," by amending the South Street/ Head House Square Area, all under certain terms and conditions. Introduced by Councilmember Squilla on April 20, 2023. (Presented by Ian Litwin)**

Bill No. 230308 adds Smoking Lounge sub-category to Table 14-502-2: Supplemental Use Controls in the Center City Overlay District and expressly prohibits them in the South Street Headhouse sub-area of the Center City Overlay District A Smoking Lounge is defined as an eating and drinking establishment where the smoking of tobacco products, electronic cigarettes, or other substances is permitted.

Examples of smoking lounges include, but are not limited to, cigar lounges, hookah lounges, vape lounges, tobacco clubs, tobacco bars, etc. Smoking lounged in CMX-2 or CMX-2.5 currently require a Special Exception. They are expressly prohibited in all other zoning districts in the South Street Headhouse sub-area of the Center City Overlay District.

This change was agreed upon by the South Street Headhouse District and the leadership of Society Hill Civic and Bella Vista Neighborhood Associations This was discussed as a first step towards more comprehensive remapping along South Street

Staff recommendation is not for approval.

Questions and comments from the Commission (02:39:53).

Chairman Syrnick wanted to know if certain smoking lounges that were approved could stay in operation. Ian Litwin explained the use permit and process.

Commissioner Gaston explained the standard permitted use for the Zoning Board.

Questions and comments from the Public (02:43:08).

Michael Harris spoke on the use of smoking lounges, with proper zoning and permits.

Kate Allen spoke in support of the Bill.

Questions and comments from the Commission (02:49:20).

Commissioner Johns requested for clarity on the Bill, which was explained by Mr. Litwin.

Seeing no questions or comments from the Commission or Public, Chairman Syrnick asked for a Motion (02:50:25).

Motion duly made by Commissioner Gaston and seconded by Commissioner Califano to accept staff recommendation of not for approval. Chairman Syrnick polled the Commission for the vote: Commissioner Gaston, Commissioner Johns, Commissioner Powers, Commissioner Brown, Commissioner Thomas, and Commissioner Califano (6-0).

Motion carried unanimously to approve staff recommendation of not for approval.

9. **Action Item: Zoning Bill No. 230318: To amend Title 14 of The Philadelphia Code, entitled "Zoning and Planning," by revising certain provisions of Chapter 14-500, entitled "Overlay Zoning Districts," by creating the "/EOD, East Poplar Overlay District," all under certain terms and conditions. Introduced by Councilmember Jones for Council President Clarke on April 27, 2023. (Presented by Dave Fecteau)**

The Council President met with representatives of the neighborhood regarding the desires for a zoning overlay. Commission staff were not invited to the discussion. The Bill sets height limits for all residentially zoned structures and prohibits roof decks.

Staff recommendation is not for approval

Seeing no questions or comments from the Commission or Public, Chairman Syrnick asked for a Motion (03:00:59).

Motion duly made by Commissioner Gaston and seconded by Commissioner Brown to accept staff recommendation of not for approval. Chairman Syrnick polled the Commission for the vote: Commissioner Gaston, Commissioner Johns, Commissioner Powers, Commissioner Brown, Commissioner Thomas, and Commissioner Califano (6-0).

Motion carried unanimously to approve staff recommendation of not for approval.

10. Action Item: Zoning Bill No. 230319: Amending Title 14 of The Philadelphia Code, entitled "Zoning and Planning," by revising Section 14-524, entitled "/FDO, Fourth District Overlay District" to extend the boundaries of certain areas, all under certain terms and conditions. Introduced by Councilmembers Jones and Gilmore-Richardson on April 27, 2023. (Presented by Mason Austin)

This Bill will expand the Wynnefield Commercial Review Area (a subarea of the /FDO, Fourth District Overlay District) from its current boundaries to include the entirety of the 52nd Ward. Within this review area, a wide range of retail uses (Consumer Goods; Food, Beverages, and Groceries; Sundries, Pharmaceuticals, and Convenience Sales; and Drug Paraphernalia Sales) would require the ZBA approval of special exceptions where they would otherwise be allowed by right.

At its meeting of June 10, 2021, PCPC recommended against the approval of Bill #210445, which established the overlay that would be expanded by this Bill.

Staff recommendation is not for approval.

Questions and comments from the Commission (03:06:42).

Commissioner Johns inquired about other strategies and Commissioner Gaston wanted to know what the overlay would prohibit.

Seeing no further questions or comments from the Commission or Public, Chairman Syrnick asked for a Motion (03:09:19).

Motion duly made by Commissioner Gaston and seconded by Commissioner Califano to accept staff recommendation of not for approval. Chairman Syrnick polled the Commission for the vote: Commissioner Gaston, Commissioner Johns, Commissioner Powers, Commissioner Brown, Commissioner Thomas, and Commissioner Califano (6-0).

Motion carried unanimously to approve staff recommendation of not for approval.

11. Action Items: Affordable Housing Overlay District amendments (Presented by Mason Austin:

- (a) Zoning Bill No. 230322: Amending Chapter 14-500 of The Philadelphia Code entitled, "Overlay Zoning Districts," to modify the area subject to Section 14-534, entitled the"/AHP, Affordable Housing Preservation Overlay District," all under certain terms and conditions. Introduced by Councilmember Gauthier on April 27, 2023.

- (b) Zoning Bill No. 230323: Amending Section 14-533 of The Philadelphia Code, entitled "/MIN, Mixed Income Neighborhoods Overlay District," to create a mechanism for satisfying certain use standards related to the construction of affordable housing in the portion of the MIN Overlay District located in the Third Councilmanic District, all under certain terms and conditions. Introduced by Councilmember Gauthier on April 27, 2023.

Questions and comments from the Commission (03:15:36).

Commissioner Gaston inquired about the payment and units.

Seeing no further questions or comments from the Commission, Chairman Syrnick asked for a Motion on Zoning Bill No. 230232 (03:16:56).

Motion duly made by Commissioner Johns and seconded by Commissioner Powers to accept staff recommendation for approval. Chairman Syrnick polled the Commission for the vote: Commissioner Gaston, Commissioner Johns, Commissioner Powers, Commissioner Brown, Commissioner Thomas, and Commissioner Califano (6-0).

Motion carried unanimously to approve staff recommendation for approval.

Seeing no further questions or comments from the Commission or Public, Chairman Syrnick asked for a Motion for Zoning Bill No. 230322 (03:17:47).

Motion duly made by Commissioner Johns and seconded by Commissioner Gaston to accept staff recommendation for approval. Chairman Syrnick polled the Commission for the vote: Commissioner Gaston, Commissioner Johns, Commissioner Powers, Commissioner Brown, Commissioner Thomas, and Commissioner Califano (6-0).

Motion carried unanimously to approve staff recommendation for approval.

- 12. Property Bill No. 230360: Authorizing the Commissioner of Public Property, on behalf of the City of Philadelphia, to acquire fee simple title or a lesser real estate interest to all or a portion of a parcel of land located in and about the area bounded by Castor Avenue, Richmond Street, Lewis Street, and North Delaware Avenue; all under certain terms and conditions. Introduced by Councilmember Driscoll on May 4, 2023. (Presented by Greg Waldman)**

The Philadelphia Water Department, through the Department of Public Property, seeks to acquire 3001 Castor Ave for the temporary relocation of the Delinquency and Restoration (D&R) Group and Survey Group; permanent relocation of the Plumbing Repairs Group, Green Stormwater Operations (GSO) Group, and Industrial Waste Unit; and store equipment for Northeast Water Pollution Control Plant and Water Distribution. PWD seeks to utilize the existing parking lot for its fleet and employee parking. In the longterm, PWD would consider utilizing this space for plant expansion to achieve the goals of wet weather treatment compliance and climate change resiliency.

Staff recommendation is for approval.

Seeing no questions or comments from the Commission or Public, Chairman Syrnick asked for a Motion (03:21:33).

Motion duly made by Commissioner Brown and seconded by Commissioner Powers to accept staff recommendation for approval. Chairman Syrnick polled the Commission for the vote: Commissioner Gaston, Commissioner Johns, Commissioner Powers, Commissioner Brown, Commissioner Thomas, and Commissioner Califano (6-0).

Motion carried unanimously to approve staff recommendation for approval.

13. Action Item: Streets Bill No. 230307: Permitting sidewalk cafes on Frankford Avenue, Cottman Avenue, Ryan Avenue, Robbins Avenue, and Sackett Street, under certain terms and conditions. Introduced by Councilmember Driscoll on April 20, 2023. (Presented by Matt Wysong)

Permits sidewalk cafés to be installed and maintained in and around the Frankford Avenue commercial corridor in Mayfair. Once this bill is approved, sidewalk café applications within this boundary will no longer need to be approved by encroachment ordinances. They will be reviewed and approved by the Streets department and the Department of License and Inspection per § 9-208. Sidewalk Cafés of Philadelphia Code.

Staff recommendation is for approval.

Questions and comments from the Commission (03:25:20).

Chairman Syrnick mentioned that five-foot clear distance isn't an acceptable width for a busy commercial street.

Seeing no questions or comments from the Commission or Public, Chairman Syrnick asked for a Motion (03:25:53).

Motion duly made by Commissioner Gaston and seconded by Commissioner Califano to accept staff recommendation for approval. Chairman Syrnick polled the Commission for the vote: Commissioner Gaston, Commissioner Johns, Commissioner Powers, Commissioner Brown, Commissioner Thomas, and Commissioner Califano (6-0).

Motion carried unanimously to approve staff recommendation for approval.

14. Action Item: Streets Bill No. 230326: Authorizing Northern Liberties Business Improvement District to own, operate and maintain certain lighting encroachments along the 400 and 500 blocks of 2nd Street in the City of Philadelphia, under certain terms and conditions. Introduced by Councilmember Squilla on April 27, 2023. (Presented by Daniel Farrell)

The purpose is to allow light poles along the 400-500 blocks of N. 2nd Street. A minimum of approximately thirteen feet (13'0") of passable sidewalk space is to remain after installation.

Staff recommendation is for approval.

Questions and comments from the Commission (03:28:23).

Chairman Syrnick questioned why the Commission was just hearing about this given that the lighting was in place and operating. Planning Commission staff Daniel Farrell responded, because it's now legalized. Discussion continued on the topic.

Seeing no questions or comments from the Commission or Public, Chairman Syrnick asked for a Motion (03:29:59).

Motion duly made by Commissioner Johns and seconded by Commissioner Brown to accept staff recommendation for approval. Chairman Syrnick polled the Commission for the vote: Commissioner Gaston, Commissioner Johns, Commissioner Powers, Commissioner Brown, Commissioner Thomas, and Commissioner Califano (6-0).

Motion carried unanimously to approve staff recommendation for approval.

Chairman Syrnick thanked Commissioner Califano and Commissioner Thomas for filling in on very quick notice, then asked for a motion to adjourn (03:31:09).

Motion duly made by Commissioner Gaston and seconded by Commissioner Johns to adjourn the May Planning Commission.

The next Planning Commission was scheduled for June 8, 2023, at 1:00 p.m.

SUMMARY

1. Action Item: Approval of the Meeting Minutes for January 19, 2023.

APPROVED

2. Deputy Executive Director's Update.

- iii. Item for 45 Day Review

- i. Zoning Bill No. 230302: To approve a major amendment to the Saint Joseph's University Master Plan related to a proposed Residence Hall and Student Center and the addition of six existing buildings to the Master Plan and to amend the Philadelphia Zoning Maps by changing the zoning designations of certain areas of land, all in the area bounded by City Avenue, 52nd Street, Woodbine Avenue, Wynnefield Avenue, Overbrook Avenue, Upland Way, and Drexel Road. Introduced by Councilmember Jones on April 20, 2023.

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- i. Streets Bill No. 230306: Authorizing the installation, ownership, and maintenance of various encroachments in the vicinity of 3931 Walnut Street, Philadelphia, PA 19104, under certain terms and conditions. Introduced by Councilmember Gauthier on April 20, 2023.

- ii. Streets Bill No. 230325: Authorizing encroachments in the nature of pedestrian light poles, with accompanying LED luminaires, and concrete planter boxes in the vicinity of 1325 N. Beach Street, under certain terms and conditions. Introduced by Councilmember Squilla on April 27, 2023.

- iii. Streets Bill No. 230327: Authorizing the installation, ownership, and maintenance of encroachments in the vicinity of 3500 Broad Street, Philadelphia, PA 19140, under certain terms and conditions. Introduced by Councilmember Bass on April 27, 2023.

3. Review and Comment: The School District of Philadelphia Fiscal Year 2024 Capital Budget and Program. (Presented by Jametta Johnson)

FOR REVIEW ONLY

4. Action Item: Report from April 2023 Public Hearing on Amendment to Agency Regulations Regarding Drawing of Registered Community Organization Boundaries. (Presented by Jonathan Goins)

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5. Action Item: NCO Referral from Staff Review for 530 Montrose Street in the Queen Village Neighborhood Conservation Overlay (Presented by Jack Conviser).

NO STAFF RECOMMENDATION

6. Action Item: NCO Referral from Staff Review for 314 Pemberton Street in the Queen Village Neighborhood Conservation Overlay (Presented by Alex Smith)

APPROVED, WITH PROVISIO

7. Action Item: Zoning Bill No. 230276: To approve a major amendment to the Holy Family University Master Plan related to the Welcome Center and an athletic fields structure in the area bounded by Grant Avenue, Frankford Avenue, Carteret Drive, Saint Denis Drive (extended), the Poquessing Creek, and the Delaware Expressway and to consolidate previously approved minor amendments in the same area. Introduced by Councilmember Driscoll on April 13, 2023. (Presented by Keith Davis)

APPROVED

8. Action Item: Zoning Bill No. 230308: Amending Section 14-502 of The Philadelphia Code, entitled "/CTR, Center City Overlay District," by amending the South Street/ Head House Square Area, all under certain terms and conditions. Introduced by Councilmember Squilla on April 20, 2023. (Presented by Ian Litwin)

STAFF RECOMMENDATION OF NOT FOR APPROVAL, WAS APPROVED

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10. Action Item: Zoning Bill No. 230319: Amending Title 14 of The Philadelphia Code, entitled "Zoning and Planning," by revising Section 14-524, entitled "/FDO, Fourth District Overlay District" to extend the boundaries of certain areas, all under certain terms and conditions. Introduced by Councilmembers Jones and Gilmore-Richardson on April 27, 2023. (Presented by Mason Austin)

STAFF RECOMMENDATION OF NOT FOR APPROVAL, WAS APPROVED

11. Action Items: Affordable Housing Overlay District amendments (Presented by Mason Austin:

- (a) Zoning Bill No. 230322: Amending Chapter 14-500 of The Philadelphia Code entitled, "Overlay Zoning Districts," to modify the area subject to Section 14-534, entitled the "/AHP, Affordable Housing Preservation Overlay District," all under certain terms and conditions. Introduced by Councilmember Gauthier on April 27, 2023.

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- (b) Zoning Bill No. 230323: Amending Section 14-533 of The Philadelphia Code, entitled "/MIN, Mixed Income Neighborhoods Overlay District," to create a mechanism for satisfying certain use standards related to the construction of affordable housing in the portion of the MIN Overlay District located in the Third Councilmanic District, all under certain terms and conditions. Introduced by Councilmember Gauthier on April 27, 2023.

APPROVED

- 12. Property Bill No. 230360: Authorizing the Commissioner of Public Property, on behalf of the City of Philadelphia, to acquire fee simple title or a lesser real estate interest to all or a portion of a parcel of land located in and about the area bounded by Castor Avenue, Richmond Street, Lewis Street, and North Delaware Avenue; all under certain terms and conditions. Introduced by Councilmember Driscoll on May 4, 2023. (Presented by Greg Waldman)

APPROVED

- 13. Action Item: Streets Bill No. 230307: Permitting sidewalk cafes on Frankford Avenue, Cottman Avenue, Ryan Avenue, Robbins Avenue, and Sackett Street, under certain terms and conditions. Introduced by Councilmember Driscoll on April 20, 2023. (Presented by Matt Wysong)

APPROVED

- 14. Action Item: Streets Bill No. 230326: Authorizing Northern Liberties Business Improvement District to own, operate and maintain certain lighting encroachments along the 400 and 500 blocks of 2nd Street in the City of Philadelphia, under certain terms and conditions. Introduced by Councilmember Squilla on April 27, 2023. (Presented by Daniel Farrell)

APPROVED

Attended	User Name	Email	Join Time	Leave Time	Time in Se	Is Guest	Country/Region Name
Yes	Nicky (IT)	(dpd.zoom)	#####	#####	249	No	United States
Yes	Sam.Wood	sam.wood	#####	#####	64	Yes	United States
Yes	David Fect	david.fect	#####	#####	220	Yes	United States
Yes	Anthony A	aarizmend	#####	#####	64	Yes	United States
Yes	Alex Smith	alex.smith	#####	#####	229	Yes	United States
Yes	Cheryl Gas	cg@spruce	#####	#####	222	Yes	United States
Yes	Garlen Caç	capitag@v	#####	#####	118	Yes	United States
Yes	Jametta Jo	jametta.jo	#####	#####	242	Yes	United States
Yes	Surekha R	sramanju@	#####	#####	58	Yes	United States
Yes	Leonard R	leonard.re	#####	#####	215	Yes	United States
Yes	Dawn Sum	leonard.re	#####	#####	82	Yes	United States
Yes	Billy Collin	billy.collin	#####	#####	159	Yes	United States
Yes	Cathy Calif	billy.collin	#####	#####	67	Yes	United States
Yes	Aubrey Po	aubrey.po	#####	#####	213	Yes	United States
Yes	Peter Barn	peter.barn	#####	#####	233	Yes	United States
Yes	Letitia (Let	letitia.mcn	#####	#####	192	Yes	United States
Yes	Michael Jo	mjohns@r	#####	#####	229	Yes	United States
Yes	Nathan Gr	nathan.gra	#####	#####	227	Yes	United States
Yes	Greg Wald	nathan.gra	#####	#####	205	Yes	United States
Yes	Martine D	martine.de	#####	#####	222	Yes	United States
Yes	Jonathan C	jonathan.g	#####	#####	196	Yes	United States
Yes	Mason Au	mason.aus	#####	#####	201	Yes	United States
Yes	Keith Davi	keith.f.dav	#####	#####	216	Yes	United States
Yes	Tavare Bro	tavare.bro	#####	#####	215	Yes	United States
Yes	Daniel Farr	daniel.farr	#####	#####	215	Yes	United States
Yes	Jack Convi	jack.convis	#####	#####	215	Yes	United States
Yes	Matt Wyc	matt.wyso	#####	#####	212	Yes	United States
Yes	Ian Litwin	ian.litwin@	#####	#####	215	Yes	United States
Yes	Joseph Syr	joseph.syr	#####	#####	99	Yes	United States
Yes	Joseph Syr	joseph.syr	#####	#####	129	Yes	United States
Yes	Laura Spin	laura.spin	#####	#####	65	Yes	United States
Yes	Laura Spin	laura.spin	#####	#####	21	Yes	United States
Yes	Jean Tracy	jean.tracy	#####	#####	8	Yes	United States
Yes	Sam.Wood	sam.wood	#####	#####	4	Yes	United States
Yes	Donna Car	donna.cari	#####	#####	122	Yes	United States
Yes	Melanie El	mteroach(#####	#####	33	Yes	United States
Yes	Nicole Ozd	nicole.ozd	#####	#####	155	Yes	United States
Yes	Virginia Sa	ainalode1	#####	#####	6	Yes	United States
Yes	keyonna	keyonna.s	#####	#####	10	Yes	United States
Yes	Matthew I	mclure@l	#####	#####	15	Yes	United States
Yes	Brian Wen	brian.weni	#####	#####	179	Yes	United States
Yes	Brian Wen	brian.weni	#####	#####	32	Yes	United States
Yes	Jason De Marco		#####	#####	15	Yes	United States
Yes	wandzcost	drwandz@	#####	#####	184	Yes	United States
Yes	1.22E+10		#####	#####	17	Yes	United States
Yes	Henry Fels	henry.felsr	#####	#####	212	Yes	United States

Yes	Ben Schmi benjamin.s	#####	#####	50	Yes	United States
Yes	Ben Schmi benjamin.s	#####	#####	125	Yes	United States
Yes	Michael Gall	#####	#####	204	Yes	United States
Yes	Ben Jewell benjamin.j	#####	#####	73	Yes	United States
Yes	Ben Jewell benjamin.j	#####	#####	18	Yes	United States
Yes	Ben Jewell benjamin.j	#####	#####	83	Yes	United States
Yes	Ben Jewell benjamin.j	#####	#####	2	Yes	United States
Yes	Stephanie stephanie.	#####	#####	186	Yes	United States
Yes	Peter Tant ptantala@	#####	#####	212	Yes	United States
Yes	Emeraude emeraude	#####	#####	173	Yes	United States
Yes	Richard Mi richardmill	#####	#####	20	Yes	United States
Yes	Sarah Banl sarah.banl	#####	#####	99	Yes	United States
Yes	Jimmy Stiving	#####	#####	212	Yes	United States
Yes	areason areason@	#####	#####	9	Yes	United States
Yes	Verónica A veronica.a	#####	#####	72	Yes	United States
Yes	Harry Cool harry@ala	#####	#####	97	Yes	United States
Yes	Bo Dirnbac bdirnbac@	#####	#####	68	Yes	United States
Yes	John Haak john.haak	#####	#####	130	Yes	United States
Yes	Beige Berr beige.berr	#####	#####	183	Yes	United States
Yes	Mary Rose maryrose1	#####	#####	33	Yes	United States
Yes	Ebony Pow epowell@	#####	#####	17	Yes	United States
Yes	Kristen Sni kristen.sni	#####	#####	146	Yes	United States
Yes	Ryan radrake77	#####	#####	12	Yes	United States
Yes	Ryan radrake77	#####	#####	21	Yes	United States
Yes	Ryan radrake77	#####	#####	3	Yes	United States
Yes	Sue Carmc golfingsue	#####	#####	15	Yes	United States
Yes	Gregory W gregory.w	#####	#####	3	Yes	United States
Yes	Kacie Liss katherine.l	#####	#####	199	Yes	United States
Yes	1.22E+10	#####	#####	76	Yes	United States
Yes	1.22E+10	#####	#####	91	Yes	United States
Yes	Matthew I mcclure@	#####	#####	139	Yes	United States
Yes	Anthony.C anthony.cl	#####	#####	206	Yes	United States
Yes	Paula Burr paula.brun	#####	#####	212	Yes	United States
Yes	David Kant david.kant	#####	#####	153	Yes	United States
Yes	Ravina Daı ravina.dap	#####	#####	84	Yes	United States
Yes	Molly Pollı molly.pollı	#####	#####	212	Yes	United States
Yes	Jane Rozmiarek	#####	#####	15	Yes	United States
Yes	James Sailı jsaile0@gr	#####	#####	119	Yes	United States
Yes	Bruce Bohı bruce.bohı	#####	#####	153	Yes	United States
Yes	Bruce Bohı bruce.bohı	#####	#####	5	Yes	United States
Yes	1.27E+10	#####	#####	13	Yes	United States
Yes	Catherine 4catherine	#####	#####	15	Yes	United States
Yes	Jacquie Sir jacquelyn	#####	#####	59	Yes	United States
Yes	eugene d desyatniky	#####	#####	33	Yes	United States
Yes	1.22E+10	#####	#####	21	Yes	United States
Yes	Conor Corı conorcorı	#####	#####	15	Yes	United States
Yes	Leslie Brown	#####	#####	15	Yes	United States

Yes	mina mon: mina.mon: #####	209	Yes	United States
Yes	W-CALLAN wilcallu@: #####	152	Yes	United States
Yes	Gregory - (greg@ove #####	84	Yes	United States
Yes	Nicole Sim nicole.sim: #####	212	Yes	United States
Yes	Allison We awfromhh #####	83	Yes	United States
Yes	Allison We awfromhh #####	21	Yes	United States
Yes	Cait Allen cait@qvna #####	172	Yes	United States
Yes	Tina Geary tgeary@in #####	151	Yes	United States
Yes	Ian Hegart ian.hegart: #####	163	Yes	United States
Yes	shannonm helloyowie #####	113	Yes	United States
Yes	Dale Foote dalefoote(#####	115	Yes	United States
Yes	Aaron Holl aaron.holl: #####	212	Yes	United States
Yes	sami Buiss samibd@y #####	15	Yes	United States
Yes	Leon fieldslw@: #####	85	Yes	United States
Yes	christianec christianec #####	151	Yes	United States
Yes	Mel mseegars(#####	118	Yes	United States
Yes	A Brown nettabrow #####	99	Yes	United States
Yes	D. B. dbprofess(#####	14	Yes	United States
Yes	Ms.Brown dbprofess(#####	41	Yes	United States
Yes	Neil Gutm: nkgutmak: #####	62	Yes	United States
Yes	1.22E+10 #####	70	Yes	United States
Yes	George Fel georgefeli: #####	8	Yes	United States
Yes	Kevin Mue kmueller@ #####	15	Yes	United States
Yes	Wadell Ridley #####	21	Yes	United States
Yes	Michael H: mikeharris #####	172	Yes	United States
Yes	H. Winett hcw@win: #####	212	Yes	United States
Yes	Crystal Mc crystalbmc #####	11	Yes	United States
Yes	Crystal B N crystalbmc #####	31	Yes	United States
Yes	Ron Bedna ronald.bec #####	138	Yes	United States
Yes	James Bish jimmybish #####	26	Yes	United States
Yes	James bish jimmybish #####	51	Yes	United States
Yes	T. C. thomasina #####	102	Yes	United States
Yes	Alex Nutm alex.nutm: #####	115	Yes	United States
Yes	Joe Kende: jkender@s #####	34	Yes	United States
Yes	Joe Kende: jkender@s #####	12	Yes	United States
Yes	Sarah Chiu sarah.chiu #####	212	Yes	United States

Question Report
Report Generated:

5/19/2023 9:49

Topic	Webinar ID	Actual Start Time	Actual Duration (minutes)	# Question					
Philadelphia City Planning Commission	846 2984 2291	5/18/2023 12:26	249	2					
Question Details	Question	Asker Name	Asker Email	Answer	Question Time	Answered Time	Answer Name	Answer Email	
#	<p>On Thursday, May 18th, 2023, at 1 p.m., the City Planning Commission will be reviewing Zoning Bill No. 230032, which is a currently pending bill from Councilman Curtis Jones that seeks a change in the zoning designation for the areas surrounding the 5900 block of City Avenue, and the 5900 and 6000 blocks of Overbrook Avenue.</p> <p>The Zoning Bill seeks to assist St. Joe's University with the construction of six (6) to eight (8) new buildings, providing over 630,000 new square feet of space, for DORMS and other uses. Can you IMAGINE THE TRAFFIC AND PARKING PROBLEMS, let alone that new construction these days looks like it's made from popsicle sticks and segments of macaroni! And SJU has failed to share its design and site impact plans!</p> <p>I urge the Planning Commission to withhold approval until 1 the Overbrook Farms Club approves.</p>	Bo Dirnbach (he/him/PhillyNN)	bdirnbac@gmail.com	Thank you for your comments. We ask participants not to comment in the Q&A.	5/18/2023 13:31	5/18/2023 13:35	David Fecteau	david.fecteau@phila.gov	
	2 Pardon.	Bo Dirnbach (he/him/PhillyNN)	bdirnbac@gmail.com		5/18/2023 13:53				