

PHILADELPHIA CITY PLANNING COMMISSION

MEETING VIA ZOOM

MINUTES MARCH 21, 2024

PRESENT:

John Mondlak, Chair

Joseph Syrnick, Vice Chair

Tavare Brown

Patrick Eiding

Cheryl Gaston

Maria Gonzalez

Michael Johns

Dawn Summerville

Ximena Valle

Adam Thiel

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

Aaron Holly, 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. Holly turned the meeting over to Vice Chair Syrnick, who began with the appointment of a Commission Chairperson adding staff recommendation and nomination, of Interim Director of Planning & Development John Mondlak.

Vice Chair Syrnick asked the Commission for a motion of the recommendation and nomination (00:02:49).

Motion duly made by Commissioner Gaston and seconded by Commissioner Johns to accept John Mondlak as Chair of the Commission.

Vice Chair Syrnick polled the Commission for the vote: Commissioner Brown, Commissioner Gaston, Commissioner Gonzalez, Commissioner Johns, Commissioner Summerville, and Commissioner Valle.

Motion carried unanimously to approve John Mondlak as Chair of the Commission.

On behalf of the staff and the full Commission, Vice Chair Syrnick congratulated Chair Mondlak, who made brief remarks and expressed appreciation for the motion, the confidence, and the kind words followed by the next item on the agenda.

1. Action Item: Approval of the Meeting Minutes for February 15, 2024.

Seeing no questions or comments from the Commission, Chair Mondlak asked for a motion to approve the meeting minutes (00:05:02).

Motion duly made by Commissioner Gonzalez and seconded by Commissioner Brown.

The vote was taken by consensus.

Motion carried unanimously to approve the February 15, 2024 Meeting Minutes.

2. Executive Director's Update.

Next Civic Design Review Meeting

- Tuesday, April 2nd at 9:30 a.m.

Next City Planning Commission Meeting

- Thursday, April 18th at 1:00 p.m.

Items for Administrative Approval

- i. Streets [Bill No. 240119](#): Authorizing encroachments in the nature of two new light poles and three existing light poles in the vicinity of the Southeast and Northwest corners of John F. Kennedy Boulevard and North Broad Streets and the Northeast corner of John F. Kennedy Boulevard and N. Juniper Street, all under certain terms and conditions. Introduced by Councilmember Young on February 29, 2024.

Bill No. 240119 is to allow two new light poles and three existing light poles in the furnishing zone in the vicinity of the Southeast and Northwest corners of John F. Kennedy Boulevard and North Broad Streets and the Northeast corner of John F. Kennedy Boulevard and N. Juniper Street.

- ii. Streets [Bill No. 240121](#): Authorizing encroachments in the nature of a sidewalk cafe in the vicinity of 2401 E. Norris Street, all under certain terms and conditions. Introduced by Councilmember Squilla on February 29, 2024.

This Bill is to allow a sidewalk café at 2401 E Norris Street. A minimum of six feet (6'-0") of clear sidewalk space is to remain after installation.

- iii. Streets [Bill No. 240122](#): Authorizing Norris Street Holdings, LLC to install, own, and maintain a Streeetry in the Right-of-Way adjacent to 2401 E. Norris Street, Philadelphia, PA 19125-2913, under certain terms and conditions. Introduced by Councilmember Squilla on February 29, 2024.

This Bill is to allow a streeetry at 2401 E Norris Street.

3. Review and Comment. Nomination of Spruce Hill Southeast Quadrant to the Philadelphia Register of Historic Places. (Presented by Kim Chantry)

Questions and comments from the Commission (00:11:50).

Commissioner Johns inquired about certain properties that were excluded from the historic proposal area and requested the timeframe. About the decisions of the boundaries.

Commissioner Gonzalez wanted to know what the impact would be to the existing owners, and how the criteria would be shared with the present owners. Commissioner Valle asked about the new development in the area and adjacent properties. Ms. Chantry addressed the decisions of the boundaries, design of the new construction, and the timeline.

Questions and comments from the Public (00:18:43).

Cathy Duval spoke in support of the project.

Amy Lambert spoke on how historic designation could help property owners restore or maintain their properties.

Suzanne Ponson supported the designation.

4. Action Item: Bills Nos. [240177](#) and [240178](#): Fiscal Year 2024 Capital Budget and Fiscal Year 2024-2029 Capital Program Amendments. Introduced by Councilmember Gilmore-Richardson for Council President Johnson on March 14, 2024. (Presented by Greg Waldman).

The Capital Program is the City's six-year plan for investing in its physical and technology infrastructure, community facilities, and public buildings. The Capital Program aligns with the Mayor's priorities and reflects the City's and partners' long-term commitments and plans, through efforts such as the Philadelphia2035 Comprehensive Plan, to maintain and improve public assets throughout Philadelphia. The first year of the Capital Program is the Capital Budget.

On February 27th, 2023, the City Planning Commission approved the Recommended Fiscal Year (FY) 2024-2029 Capital Program and Fiscal Year 2024 Capital Budget. The Fact Sheet Recommended Program and Budget were, as per the City Charter, subsequently submitted to the Mayor and presented by the Administration to City Council, where it was introduced on March 2nd, 2023.

Staff recommendation is for approval of Bill No. 240177 and 240178 Sub Fiscal Year 2024 Capital Budget and Fiscal Year 2024-2029 Capital Program Mid-Year Amendments.

Seeing no questions and comments from the Commission or Public, Chair Mondlak asked for a motion (00:31:15).

Motion duly made by Commissioner Johns and seconded by Commissioner Summerville to accept staff recommendation for approval of Bill No. 240177 and 240178 Sub Fiscal Year 2024 Capital Budget and Fiscal Year 2024-2029 Capital Program Mid-Year Amendments.

Chair Mondlak polled the Commission for the vote: Commissioner Brown, Commissioner Gaston, Commissioner Gonzalez, Commissioner Johns, Commissioner Summerville, Commissioner Syrnick, Commissioner Thiel, and Commissioner Valle.

Motion carried to accept staff recommendation for approval (8-0).

5. Action Item: Zoning [Bill No. 240020](#) as amended: Amending Title 14 of The Philadelphia Code, entitled "Zoning and Planning," [by creating residency requirements for RCO leadership] all under certain terms and conditions. Introduced by Councilmembers Bass, Phillips, Lozada and Brooks on January 25, 2024. Held from February for 45 days. (Presented by Jonathan Goins).

Bill No. 240020 creates a residency requirement for RCO leadership in the 8th and 9th Council Districts. RCO leadership "must be a full-time permanent resident(s)" with a "primary address" within the RCO's registered boundaries. Under the current code, there is no residency requirement for RCO leadership or RCO members, and both membership and leadership can be comprised of various groups with an interest within the RCO boundaries, including business and property owners.

As written, the new requirement would apply to any RCOs with any portion of their boundaries within the 8th or 9th District. In practice, many of these RCO boundaries extend beyond the 8th and 9th Districts, into neighboring council districts. SSD/BID and Ward RCOs would not be impacted by the new requirement, as these RCO types are exempt from the membership and leadership requirements in the Code.

The Bill was amended at the most recent Rules hearing, since first brought before the Commission in February of 2024 (see below). The Commission requested 45 days to review it. The amendment gives examples of RCO leadership, including “board members, associating committee members, conveners, those that may function as decision makers, and/or anyone acting in an official capacity representing an RCO.”

Staff recommendation is not for approval.

Questions and comments from the Commission (00:35:51).

Commissioner Johns and Commissioner Gaston asked for clarification on the meaning and language of an associating committee member, geographic area of concern and elect leadership. Mr. Goins addressed the Commission and mentioned that the language is from the code of RCO's, which isn't clearly defined. Further discussion continued the topic, as well as boundaries and changes in the Bill and future development (00:37:23).

Questions and comments from the Public (00:47:10).

Suzanne Ponson agreed with the Commission that the regulations are very vague and should be citywide.

Seeing no further questions and comments from the Commission or Public, Chair Mondlak asked for a motion (00:49:27 – 00-53:34). Commissioner Valle and Commissioner Gonzalez suggested conversation to convene with RCO's, City Planning Institute and Planning staff.

Motion duly made by Commissioner Gaston and seconded by Commissioner Syrnick to accept staff recommendation of not for approval.

Chair Mondlak polled the Commission for the vote: Commissioner Brown, Commissioner Gaston, Commissioner Gonzalez, Commissioner Johns, Commissioner Summerville, Commissioner Syrnick, Commissioner Valle, and Commissioner Eiding.

Commissioner Thiel abstained from Bill No. 240020.

Motion carried to accept staff recommendation of not for approval (8-1).

6. Action Item: Zoning [Bill No. 240058](#): Amending Section 14-702 of The Philadelphia Code, entitled "Floor Area, Height, and Dwelling Unit Density Bonuses," to add requirements related to the use of payments in lieu of building affordable housing to receive floor area, building height and dwelling unit density bonuses; and amending Section 14-533, entitled "/MIN, Mixed Income Neighborhoods Overlay District," to add requirements related to the use of payments in lieu of building affordable housing to satisfy certain minimum affordable housing building requirements; all under certain terms and conditions. Introduced by Councilmember Gauthier on February 1, 2024. (Presented by Mason Austin).

This Bill adds language to the Mixed Income Housing Bonus and /MIN, Mixed-Income Neighborhoods Overlay District that clarifies existing language and, more significantly, adds the requirement that the City agree "to use best efforts to use... [in-lieu fees] ...within five years of the owner tendering payment to the City for a project or projects within two miles of the development."

Staff recommendation is not for approval.

Questions and comments from the Commission (00:58:28).

Commissioner Johns agreed with the intent of the project, with regards to high density, etc. Commissioner Gonzalez requested clarity on the Bill and funding, which was provided by Mr. Austin and Chair Mondlak. Additional comments were made by Commissioner Valle, Commissioner Summerville, and Commissioner Brown about how funds would be invested, the challenges, constraint on the resources, and other areas of the city that would be affected by the change.

Seeing no further questions and comments from the Commission or Public, Chair Mondlak asked for a motion (01:08:59).

Motion duly made by Commissioner Eiding and seconded by Commissioner Gonzalez to accept staff recommendation of not for approval.

Chair Mondlak polled the Commission for the vote: Commissioner Brown, Commissioner Eiding, Commissioner Gaston, Commissioner Gonzalez, and Commissioner Syrnick.

Commissioner Johns, Commissioner Summerville, Commissioner Thiel, and Commissioner Valle abstained from Bill No. 240159.

Motion carried to accept staff recommendation of not for approval (5-4).

7. Action Item: Zoning [Bill No. 240159](#): To amend the Philadelphia Zoning Maps by changing the zoning designations of certain areas of land located within an area bounded by Sedgwick Street, Ardleigh Street, Upsal Street, Belfield Avenue, and Sprague Street. Introduced by Councilmember Bass on March 7, 2024. (Presented by Ian Hegarty).

The purpose of Bill No. 240159 is to correct the zoning map to reflect existing uses on three blocks near Stenton Station in East Mount Airy. These blocks are developed with semi-detached and attached multifamily buildings. The 6900 block of Ardleigh Street is developed with two-family semi-detached buildings, The 6700 block of Blakemore Street, including Pleasant Place, is developed with attached twofamily buildings, and the 6600 block of Blakemore Street is developed with semi-detached four-family buildings. They are currently zoned RSA-3, RSA-5, and RTA-1 respectively.

This Bill would amend the zoning map to RM-1 for all three groups of buildings.

Staff recommendation is for approval.

Seeing no questions and comments from the Commission or Public, Chair Mondlak asked for a motion (01:15:13).

Motion duly made by Commissioner Summerville and seconded by Commissioner Gonzalez to accept staff recommendation for approval.

Chair Mondlak polled the Commission for the vote: Commissioner Brown, Commissioner Eiding, Commissioner Gaston, Commissioner Gonzalez, Commissioner Johns, Commissioner Summerville, Commissioner Syrnick, Commissioner Thiel, and Commissioner Valle.

Motion carried to accept staff recommendation for approval (9-0).

Chair Mondlak asked for a motion to adjourn at the minute mark in video (01:15:50).

Motion duly made by Commissioner Eiding and seconded by Commissioner Gaston to adjourn.

Motion carried with no nays to adjourn the March 21, 2024 Planning Commission Meeting.

The next Planning Commission is scheduled for April 18, 2024 at 1:00 p.m.

SUMMARY

1. Action Item: Approval of the Meeting Minutes for February 15, 2024.

APPROVED

2. Executive Director's Update. Items for Administrative Approval

- i. Streets [Bill No. 240119](#): Authorizing encroachments in the nature of two new light poles and three existing light poles in the vicinity of the Southeast and Northwest corners of John F. Kennedy Boulevard and North Broad Streets and the Northeast corner of John F. Kennedy Boulevard and N. Juniper Street, all under certain terms and conditions. Introduced by Councilmember Young on February 29, 2024.
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STAFF RECOMMENDATION OF NOT FOR APPROVAL WAS APPROVED

6. Action Item: Zoning [Bill No. 240058](#): Amending Section 14-702 of The Philadelphia Code, entitled "Floor Area, Height, and Dwelling Unit Density Bonuses," to add requirements related to the use of payments in lieu of building affordable housing to receive floor area, building height and dwelling unit density bonuses; and amending Section 14-533, entitled "MIN, Mixed Income Neighborhoods Overlay District," to add requirements related to the use of payments in lieu of building affordable housing to satisfy certain minimum affordable housing building requirements; all under certain terms and conditions. Introduced by Councilmember Gauthier on February 1, 2024. (Presented by Mason Austin).

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APPROVED

#	Question	Asker Name	Asker Email	Answer	Question Time	Answered Time	Answer Name	Answer Email
1	My apologies - Not trying to speak. I'm just observing. - Mark Umansky	Mark Umansky	marchik.is@gmail.com	No worries Mark. Thank you for joining us. If you have any questions about the agenda items or the work that we do, please feel free to reach out to Planning@phila.gov and we can set up a time to chat.	3/21/2024 13:24	3/21/2024 13:28	David Fecteau	david.fecteau@phila.gov

Attended	User Name (Original Name)	Email	Join Time	Leave Time	Time in Session (minutes)	Is Guest	Country/Region Name
Yes	Letitia (Letitia McNeil)	letitia.mcneil@phila.gov	3/21/2024 12:59	3/21/2024 14:19	81	Yes	United States
Yes	Kim Chantry (PHC staff) (Kim Chantry)	kim.chantry@phila.gov	3/21/2024 12:51	3/21/2024 13:30	39	Yes	United States
Yes	David Fecteau (PCPC Staff) (David Fecteau)	david.fecteau@phila.gov	3/21/2024 12:57	3/21/2024 14:19	83	Yes	United States
Yes	Brian Wenrich	brian.wenrich@phila.gov	3/21/2024 12:51	3/21/2024 14:19	88	Yes	United States
Yes	Michael Johns	mjohns@mdesigns.consulting	3/21/2024 12:55	3/21/2024 14:19	84	Yes	United States
Yes	Kathleen Grady	kathleen.grady@phila.gov	3/21/2024 13:00	3/21/2024 14:19	80	Yes	United States
Yes	John Mondlak (Kathleen Grady)	kathleen.grady@phila.gov	3/21/2024 13:03	3/21/2024 14:19	77	Yes	United States
Yes	Dawn Summerville	dawn.summerville@phila.gov	3/21/2024 12:59	3/21/2024 14:19	80	Yes	United States
Yes	Aaron Holly (PCPC Staff) (Aaron Holly)	aaron.holly@phila.gov	3/21/2024 12:56	3/21/2024 14:19	83	Yes	United States
Yes	Martine DeCamp	martine.decamp@phila.gov	3/21/2024 12:53	3/21/2024 14:19	86	Yes	United States
Yes	Cheryl Gaston	cg@sprucelaw.com	3/21/2024 12:59	3/21/2024 14:19	81	Yes	United States
Yes	Greg Waldman (PCPC Staff) (Greg Waldman)	gregory.waldman@phila.gov	3/21/2024 12:55	3/21/2024 14:19	85	Yes	United States
Yes	Ximena Valle	ximena@xvadesign.com	3/21/2024 12:57	3/21/2024 14:19	83	Yes	United States
Yes	Jonathan Goins	jonathan.goins@phila.gov	3/21/2024 12:55	3/21/2024 14:19	84	Yes	United States
Yes	Ian Hegarty	ian.hegarty@phila.gov	3/21/2024 13:00	3/21/2024 14:19	80	Yes	United States
Yes	Adam Thiel	adam.thiel@phila.gov	3/21/2024 13:07	3/21/2024 14:19	73	Yes	United States
Yes	Patrick Eiding	pat14@philaflcio.org	3/21/2024 13:44	3/21/2024 14:19	36	Yes	United States
Yes	Maria Gonzalez	mgonzalez@hacecdc.org	3/21/2024 12:48	3/21/2024 14:19	91	Yes	United States
Yes	Leonard Reuter	leonard.reuter@phila.gov	3/21/2024 13:00	3/21/2024 14:19	80	Yes	United States
Yes	Mason Austin	mason.austin@phila.gov	3/21/2024 13:02	3/21/2024 14:19	78	Yes	United States
Yes	Tavare Brown	tavare.brown@phila.gov	3/21/2024 13:00	3/21/2024 14:19	80	Yes	United States
Yes	Billy Collins - Staff (he/him) (Billy Collins)	billy.collins@phila.gov	3/21/2024 12:55	3/21/2024 14:11	76	Yes	United States
Yes	Billy Collins	billy.collins@phila.gov	3/21/2024 14:14	3/21/2024 14:19	6	Yes	United States
Yes	Joe Syrnick	joseph.syrnick@srdc.net	3/21/2024 12:57	3/21/2024 14:19	83	Yes	United States