

PHILADELPHIA CITY PLANNING COMMISSION

MEETING VIA ZOOM

MINUTES MAY 16, 2024

PRESENT:

Joseph Syrnick, Vice Chair

Tavare Brown

Cheryl Gaston

Michael Johns

Dawn Summerville

Kathleen Grady

Maria Gonzalez

Adam Theil

Patrick Eiding

NOT PRESENT:

*The Philadelphia City Planning Commission was called to order by Chair Syrnick at 1:00 p.m.*

*Peter Bernard, of the Philadelphia City Planning Commission, (PCPC) – introduced the Zoom platform and remote City Planning Commission process. We are hosting this meeting at the 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 questions and comments. After that, the Commissioners will finish their discussion and vote.*

*Those of you who are joining us at 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](mailto:Planning@phila.gov). This meeting will be recorded and posted to our website.*

*Peter Bernard turned the meeting over to the Commission Chair, to begin the meeting.*

## **1. Deputy Executive Director’s Update Presented by Paul Brumbelow**

### Next Civic Design Review Meeting

- Tuesday June 4, 2024, 1:00pm

### Next City Planning Commission Meeting

- Thursday, June 6<sup>th</sup> at 1:00 p.m.

RCO Registration

- Begins June 1
- Ends June 30

Online Information Sessions for RCO

- June 12 at 6pm and June 20 at 12pm

Welcome New Staff

Camilla Lizundia, Community Initiatives Specialist

I. Items for Administrative Approval

- i. Zoning Bill 24033: Amending Section 14-533 of The Philadelphia Code, entitled? IN, Mixed Income Neighborhoods Overlay District,” to update the Illustrative maps to reflect recent redistricting changes, all under certain terms and conditions. Introduced by Councilmember Lozada on April 25, 2024
- ii. Streets Bill 240301: Authorizing encroachment in the nature of a sidewalk cafe in the vicinity of 6516 Castor Avenue, Philadelphia, PA 19149, under certain terms and conditions. Introduced by Councilmember Phillips on April 18, 2024
- iii. Streets Bill No.240305: Authorizing encroachments in the nature of a sidewalk café in vicinity if 795 N 24<sup>th</sup> St , Philadelphia PA 19130, under certain terms and conditions. Introduced by Councilmember Young on April 18, 2024.
- iv. Streets Bill No. 240384: Authorizing encroachments in the nature of a sidewalk café in vicinity of 9444 North 2<sup>nd</sup> Street Philadelphia, PA 19123, under certain terms and conditions. Introduced by Councilmember Squilla on May 2, 2024

Staff recommendation for each of the Streets Bills are for administrative approval.

2. **Review and Comment:**

**The School District of Philadelphia Fiscal Year 2025 Capital Budget and Program Presented by . (Presented by John LaVacarre; Meka Perez, School District; Surekha Ramanjulu, School District)**

The Philadelphia Home Rule Charter requires the City Planning Commission to review the School District of Philadelphia (SDP) Capital Budget and Program is scheduled for adoption on the May 30, 2024, for the fiscal year 2025, beginning on July 1, 2024

The School District is proposing to spend \$2.804 billion on capital improvements over the next six years. The district is also proposing to revise their FY2024 Capital Budget to \$200.9 million, a decrease of \$129.1 million from the originally adopted FY2024 budget of \$329.8 million. This reduction of funds reflects the actual project expenditures, as well as the reevaluation of projects and associated costs.

Mr. Hill took question and comments at this time (00:33:31).

3. **Action Item: Subdivision plan to create two ne parcels "4B1" and "4B2" from existing parcel 4B at the Philadelphia Navy Yard. Presented By Meg Cavanaugh**

**The reason is to straight out stormwater fees and Utility bills . 4B1 is occupied by a tenant as 4B2 is not.**

Staff recommendation is for Approval.

*Questions and comments from the Commission (01:08:28).*

*Commissioner Gonzales asked why one parcel was excluded and the reason was because it is just a separate parcel "4C"*

Seeing no further questions and comments from the Commission or Public, Chair Sharpe asked for a motion (01:09:14).

*Motion duly made by Commissioner Patrick Eding and seconded by Commissioner Maria Gonzales to accept staff recommendation for Approval.*

*Chair Sharpe polled the Commission for the vote: Commissioner Brown, Commissioner Gaston, Commissioner Johns, Commissioner Summerville, Commissioner Powers, Commissioner Theil, Commissioner Grady, and Commissioner Gonzales*

*Motion carried to approve staff recommendation for Approval (8-0).*

4. **Action Item: Request for excess impervious coverage at 724 Saint Andrew Rd in Chestnut Hill (Presented by Meg Cavanaugh)**

*I am being asked to increase the impervious coverage. The current allowable rate is 27%. The proposed impervious is 35%. This project meets all five criteria that is needed to extend. Proposed also are to subsurface infiltration basins.*

Staff recommendation is for Approval.

*Questions and comments from the Commission (01:15:00).*

Seeing no further questions and comments from the Commission or Public, Chair Sharpe asked for a motion (01:18:00).

*Motion duly made by Commissioner Maria Gonzales and seconded by Commissioner Patrick Eding to accept staff recommendation for Approval.*

*Chair Syrnick polled the Commission for the vote: Commissioner Brown, Commissioner Gaston, Commissioner Johns, Commissioner Eding, Commissioner Summerville, Commissioner Theil, Commissioner Grady, and Commissioner Gonzales*

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

5. **Action Item: Zoning Bill No. 240336. Amending Title 14 of The Philadelphia Code, entitled "Zoning and Planning" by adding definitions; and creating a new Chestnut Hill Lower East /NCO in the area generally bounded by the SEPTA Chestnut Hill East Line, Cresheim Valley Drive, Germantown Avenue, Winston Road, Moreland Avenue, Devon Street, Ardleigh Street, and Springfield Avenue, under certain terms and conditions. Introduced by Councilmember Bass on April 25, 2024. (Presented by Ian Hegarty)**

This bill proposes a Neighborhood Conservation Overlay, or NCO, regulating RSA-3 properties in a portion of the Chestnut Hill neighborhood in the Upper Northwest planning district. NCOs are zoning overlays that apply zoning and design requirements to residential properties.

Staff recommendation is Not for Approval.

*Questions and comments from the Commission (01:32:39).*

*Commissioner Gaston asked if there was a way to impose historical standards. Ian Hegarty answered that this is to impose the outward layer regulation of new construction.*

*Statements for the public was continued as concerns were expressed about having the developments (01:36:33).*

*Commissioner Eding stated that we should be more considerate so that we are able to preserve the culture and not just put-up developments. This was regarding any development throughout the city*

Seeing no further questions and comments from the Commission or Public, Chair Syrnick asked for a motion (01:57:04).

*Motion duly made by Commissioner Peter Eding and seconded by Commissioner Maria Gonzales to hold for 45 days did not accept staff recommendation for Not Approved.*

*Chair Syrnick polled the Commission for the vote: Commissioner Brown, Commissioner Gaston, Commissioner Johns, Commissioner Eding, Commissioner Summerville, Commissioner Theil, Commissioner Grady, and Commissioner Gonzales*

*Motion carried out to approve staff recommendation for 45-day hold (8-0).*

- 6. Action Item: Zoning Bill No. 240385. To amend the Philadelphia Zoning Maps by changing the zoning designations of certain areas of land located within an area bounded by Snyder Avenue, 6th Street, Cantrell Street, and 7th Street. Introduced by Councilmember Squilla on May 2, 2024. (Presented by Sarah Banh)**

The original request for legislation was to modify the zoning classification for the properties located at 624-28 Snyder Avenue for SEAMAAC (Southeast Asian Mutual Aid Association). Staff looked at the existing block and felt that zoning on the block of CMX-1 could be elevated to CMX-2 to reflect the commercial nature of the block.

Staff recommendation is for Approval.

*Questions and comments from the Commission (02:11:05).*

Seeing no further questions and comments from the Commission or Public, Chair Sharpe asked for a motion (00:2:11:16).

*Motion duly made by Commissioner Trave Brown and seconded by Commissioner Cherly Gaston to accept staff recommendation for Approval.*

*Chair Syrnick polled the Commission for the vote: Commissioner Brown, Commissioner Gaston, Commissioner Johns, Commissioner Summerville, Commissioner Eding, Commissioner Theil, Commissioner Grady, and Commissioner Gonzales*

*Motion carried out to approve staff recommendation for approval (8-0).*

- 7. Action Item: Streets Bill No. 240382: Authorizing the installation, ownership and maintenance of various encroachments in the vicinity of 4432 Main Street, 4436-42 Main Street and 4436R Main Street, Philadelphia, PA 19127, under certain terms and conditions. Introduced by Councilmember Jones on May 2, 2024. (Presented by Daniel Farrell)**

Staff recommendation is for 45 Days.

*Questions and comments from the Commission (02:15:22).*

Seeing no further questions and comments from the Commission or Public, Chair Syrnick asked for a motion (00:02:22:20)

*Motion duly made by Commissioner Patrick Eding and seconded by Commissioner Cherly Gaston to accept staff recommendation for 45 Day.*

*Chair Syrnick polled the Commission for the vote: Commissioner Brown, Commissioner Gaston, Commissioner Johns, Commissioner Eding, Commissioner Summerville, Commissioner Theil, Commissioner Grady, and Commissioner Gonzales*

*Motion carried to approve staff recommendation for 45-day hold (8-1).*

*Chair Syrnick asked for a motion to adjourn at the minute mark in video (02:23:38).*

*Motion duly made by the Commission to adjourn the May Planning Commission.*

*The next Planning Commission is scheduled for June 6, 2024, at 1:00 p.m.*

## SUMMARY

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1. Deputy Executive Director's Update. **APPROVED**
2. Comment and Review
3. Action Item: Subdivision plan to create two ne parcels "4B1" and "4B2" from existing parcel 4B at the Philadelphia Navy Yard **APPROVED**
4. Action Item: Request for excess impervious coverage at 724 Saint Andrew Rd in Chestnut Hill **APPROVED**
5. Action Item: Zoning Bill No. 240336 **45-day hold**
6. Action Item: Zoning Bill No. 240385 **APPROVED**
7. Action Item: Streets Bill No. 240382 **45-day hold**