

CITY PLANNING COMMISSION

Minutes of the Meeting of June 30, 2015
Beginning at 2:50 p.m.

PRESENT OF THE COMMISSION: Acting Chairwoman Valaw,
Brown, Askey, Burton-Faulk, Deitrick

PRESENT OF THE STAFF: Gastil, Layman, Hanna, Rakus, Kramer,
Ray

AGENDA ITEMS COVERED IN THESE MINUTES

Item	Page No.
1. Conditional Use File #786, Land Use Control File #748, 1156 Portland Street, Bed and Breakfast	2
2. Zone Change Petition No. 778, Land Use Control File #C-787-2015 Mary Street, EMI to UI	5
3. Project Development Plan #15-087, 428 Forbes Avenue, Exterior Renovations, GT-B	6
4. Project Development Plan #15-086, 301 Wood Street, The Residences of Wood Street, Exterior Renovation, GT-A	7
5. Project Development Plan #15-096, Centre Avenue at Penn Avenue, Eastside Limited, Baum-Centre Overlay	8
6. Neville Townhome Plan of Lots (501 to 507 N. Neville Street), 7 th Ward	9
7. RH Factor Townhomes Lot Consolidation and Subdivision Plan No. 1 (Jefferson and Carrington Streets), 25 th Ward	10
8. The Elsico Plan (228 38 th Street), 6 th Ward	11
9. 3811 Bigelow LLC Consolidation Plan (3811 Bigelow Boulevard.) 5 th Ward	12
10. North Hills Disposal Plan of Lots (3231 W. Carson Street), 20 th Ward	13
11. Carron Street Consolidation Plan (219-213 Carron Street), 7 th Ward	14
12. Caggiano Consolidation Plan (9 Natchez Street), 19 th Ward	15
13. 1206 5 th Avenue Consolidation Plan (1206 5 th Avenue), 1 st Ward	16
14. 5207 Lytle Street Consolidation Plan (5207 Lytle Street), 15 th Ward	17

Ms. Valaw chaired today's meeting and called the meeting to order. Ms. Valaw asked for a moment of silence in memory of Ms. Lucy Spruill, Commissioner that passed away earlier in the month.

On motion by Mr. Brown and seconded by Ms. Deitrick, Ms. Burton-Faulk was appointed Acting Secretary for today's meeting.

A. ACTION ON THE MINUTES

On a motion duly moved by Ms. Burton-Faulk and seconded by Ms. Askey the minutes from the June 16, 2015 meeting were approved.

B. CORRESPONDENCE

Ms. Valaw stated that there was no correspondence.

C. DEVELOPMENT REVIEWS (See **Attachment A for staff reports.)**

1. Hearing and Action: Conditional Use File #786, Land Use Control File #748, 1156 Portland Street, Bed and Breakfast

Ms. Rakus made a presentation in accord with the attached staff report. Ms. Rakus recommended approval of the proposal.

Randy Woods gave presentation and details on the project. They are neighbors of the property and their desire is to open a Bed and Breakfast.

Ryan England of City Development Consultant gave presentation and complete details of the project. There will be no application of a liquor license or event rental (only to overnight guest). No new construction or expansion of the main structure; just an extensive internal renovation. They have met with all of the community groups with very positive support.

The Chairwoman called for comments from the Public.

Jake Pollack 1014 Winterton Street, Board Member of Highland Park Community Council is in support of the plan.

There being no more comments from the Public, the Chairwoman called for questions and comments from the Commissioners.

There being no questions or comments from the Commissioners, the Chairwoman called for the motion.

MOTION 1: Whereas, Section 922.06 of the City's Zoning Ordinance requires that the following criteria be met before a Conditional Use be recommended for approval:

(a) That the development will not create detrimental visual impacts, such that the size and visual bulk of the proposed development is determined to create an incompatible relationship with the surrounding built environment, public streets, open spaces and land use patterns;

(b) That the development will not create detrimental transportation impacts, such that the proposed development is determined to adversely affect the safety and convenience of residential neighborhoods or of vehicular and pedestrian circulation in the vicinity of the subject tract, including traffic reasonably expected to be generated by the proposed use and other uses in the area given the existing zoning, land uses and proposed land use in the area;

(c) That the development will not create detrimental transportation impacts, such that the proposed development will result in traffic volumes or circulation patterns

that exceed the capacity of streets and intersections likely to be used by traffic to and from the proposed development;

(d) That the development will not create a detrimental operational impacts, including potential impacts of hours of operation, management of traffic, servicing and loading operations, and any on site operations associated with the ongoing functions of the use of the site, in consideration of adjacent and surrounding land uses which may have differing sensitivities to such operational impacts;

(e) That the development will not create detrimental health and safety impacts, including but not limited to potential impacts of noise, emissions, or vibrations from the proposed development or functions within the proposed site which would otherwise affect the health and safety of others as a direct result of the operation of the proposed use;

(f) That the development will not create detrimental impacts on the future and potential development of parcels in the vicinity of the proposed site of the development;

(g) That the development will not create detrimental impacts on property values.

Now therefore be it resolved by the Planning Commission of the City of Pittsburgh that in the specific application of these standards to Conditional Use Application No. 748 for the proposed bed and breakfast use:

(a) That the proposed bed and breakfast is in an existing structure that is being renovated. The use will not create any detrimental visual impacts.

(b) That the proposed bed and breakfast will not create detrimental transportation impacts, as the parking requirements are being met and limited events will be for guests only.

(c) That the proposed bed and breakfast will not create detrimental transportation impacts that result in traffic volumes that exceed the capacity of the streets and intersections, since any increase in traffic can be accommodated by the existing streets;

(d) That the proposed bed and breakfast will not create detrimental operational impacts on nearby land uses as staff will be on premises 24 hours a day and limited events will be for guests only;

(e) That the proposed bed and breakfast will not create detrimental health and safety impacts since the use remains compatible in a residential zoning district;

(f) That the proposed school use will not crate detrimental impacts on future development in the area since the use is permitted in the zoning districts, and there is no expansion of building or site area involved;

(g) That the proposed bed and breakfast will not create detrimental impacts on property values in the area since the structure is being renovated and improved for use.

MOVED BY Ms. Burton-Faulk; SECONDED BY Ms. Askey.

IN FAVOR: Valaw, Brown, Askey, Burton-Faulk, Deitrick

OPPOSED: None

CARRIED

3. Hearing & Action: Project Development Plan #15-087, 428 Forbes Avenue, Exterior renovations, GT-B

Mr. Layman made a presentation in accord with the attached staff report. Mr. Layman recommended approval of the proposal.

Rob Pfaffman, Architect, made presentation concerning the rehabilitation of the project and a brief history of the building.

The Chairwoman called for comments from the Public.

There being no comments from the Public, the Chairwoman called for questions and comments from the Commission members.

There being no questions or comments from the Commission, the Chairwoman called for the motion.

MOTION: That the Planning Commission of the City of Pittsburgh approves the Project Development Plan No. 15-087, for exterior renovations, based on the application and drawings filed by Pfaffmann + Associates on behalf of King Penguin Opportunity Fund, property owner, with the following conditions:

Final elevation drawings shall be reviewed and approved by the Zoning Administrator prior to application for a building permit.

MOVED BY Ms. Burton-Faulk;

SECONDED BY Ms. Deitrick

IN FAVOR: Valaw, Brown, Askey, Burton-Faulk, Deitrick

OPPOSED: None

CARRIED

5. Hearing & Action: Project Development Plan #15-096, Centre Avenue at Penn Avenue, Eastside Limited, Baum-Centre Overlay

Ms. Rakus made a presentation in accord with the attached staff report. Ms. Rakus recommended approval of the proposal.

Dan Friday of Mosites gave presentation regarding this phase of the project and described the details related to the traffic and site.

The Chairwoman called for comments from the Public.

There being no comments from the Public, the Chairwoman called for questions and comments from the Commission members.

There being no questions or comments from the Commission, the Chairwoman called for the motion.

MOTION: That the Planning Commission of the City of Pittsburgh approves the Project Development Plan No. 15-096 for the plaza and overall site details based on the application and drawings filed by Eastside Limited Partnership III, property owner, with the following conditions:

1. Final construction plans including final site plans and materials shall be submitted for review and approval by the Zoning Administrator prior to approval of an application for a building permit.
2. The final landscaping plans shall be submitted for review and approval by the Zoning Administrator prior to issuance of an occupancy permit.

MOVED BY Ms. Burton-Faulk; SECONDED BY Ms. Askey

IN FAVOR: Valaw, Brown, Askey, Burton-Faulk, Dietrick

OPPOSED: None

CARRIED

- 7. RH Factor Townhomes Lot Consolidation and Subdivision Plan No. 1 (Jefferson and Carrington Streets), 25th Ward

Mr. Miller made a presentation in accord with the attached staff report. Director Gastil stated that the subdivision committee had met and recommends approval of the plan. The Chairwoman called for a motion.

MOTION: That the RH Factor Townhomes Lot Consolidation and Subdivision Plan No. 1, 25th Ward, City of Pittsburgh, County of Allegheny, prepared for RH Factor, LLC by PVE Sheffler, dated June 19, 2015 and received by the Planning Commission June 30, 2015 be approved and the signatures of the proper officers of the Planning Commission be affixed thereto. (No improvements or monuments needed.)

MOVED BY Ms. Askey; SECONDED BY Mr. Brown.

IN FAVOR: Valaw, Brown, Askey, Deitrick, Burton-Faulk

OPPOSED: None **CARRIED**

- 8. The Elisco Plan (228 38th Street), 6th Ward

Mr. Miller made a presentation in accord with the attached staff report. Director Gastil stated that the subdivision committee had met and recommends approval of the plan. The Chairwoman called for a motion.

MOTION: That the Elisco Plan, 6th Ward, City of Pittsburgh, County of Allegheny, prepared for John Elisco and Bernadette Elisco by Tait Engineering, Inc., dated May 22, 2015 and received by the Planning Commission June 30, 2015 be approved and the signatures of the proper officers of the Planning Commission be affixed thereto. (No improvements or monuments needed.)

MOVED BY Ms. Askey; SECONDED BY Mr. Brown.

IN FAVOR: Valaw, Brown, Askey, Deitrick, Burton-Faulk

OPPOSED: None **CARRIED**

D. **ADJOURNMENT:**

3:53 p.m.

APPROVED BY:

LaShawn Burton-Faulk
ACTING SECRETARY

Attachments

DISCLAIMER: The official records of the Planning Commission's meetings are the Minutes of the Meetings approved by the Commission's Secretary, Paul Gitnik. The Minutes are the ONLY official record.

Any other notes, recordings, etc. are not official records of the Planning Commission. The Planning Commission cannot verify the accuracy or authenticity of notes, recordings, etc., that are not part of the official minutes.