

PHILADELPHIA CITY PLANNING COMMISSION
November 19, 2013

PRESENT:

Alan Greenberger, Chairman
Joseph Syrnick, Vice Chairman
Manny Citron, representing Richard Negrin
Patrick J. Eiding
Bernard Lee, Esq.
Elizabeth K. Miller
Nancy Rogo Trainer
Nilda Ruiz
Saskia Thompson, representing Rob Dubow

ABSENT:

Executive Director:
Deputy Executive Director:

Gary J. Jastrzab
Alan Urek

Chair Alan Greenberger convened the City Planning Commission Meeting of November 19, 2013 at 1:06pm.

Mr. Greenberger congratulated Board Member, Nancy Rogo Trainer, on her new position as Associate Vice President for Planning and Design at Drexel University.

- 1) Approval of the Minutes for the October 15, 2013 meeting.

Mr. Jastrzab explained that the minutes for October 15 were lost in our computer migration. They will have to be compiled again and the Commissioners can vote on them in December.

- 2) Executive Director's Update

Mr. Jastrzab stated he had a relatively brief report.

- **PHILADELPHIA2035 DISTRICT PLAN PUBLIC MEETINGS:**

1. Central Northeast District Plan public meeting will be held on Tuesday, December 3 from 5:30 to 7:30pm in the Northeast High School Auditorium at 1601 Cottman Avenue.
2. Lower North District Plan public meeting will be held on Wednesday, December 11 from 6:30 to 8:30pm in the Howard Gittis Student Center at 1755 N. 13th Street, Room 217.

- **CITIZENS PLANNING INSTITUTE**

The Fall 2013 Session is coming to a close with 32 students in attendance. There will be a final workshop in this room on November 20. This class will graduate in January 2014.

- **RECOGNITION OF DEPARTING STAFF**

Debby Schaaf retired on November 15, after 33 years of service. She was the Senior Transportation Planner. She worked on the PCPC Bicycle and Pedestrian Plan, and also worked on the Philadelphia Complete Streets Design Handbook check list. We thank Debby for her service to the City. Also Clint Randall has been with us for 3 years as the Healthy Communities Planner. He has been a prime mover with our Philadelphia2035 Plan. He is an active blogger on our staff blog and social media sites. He is leaving for the private sector.

REDEVELOPMENT ITEMS RECOMMENDED FOR ADMINISTRATIVE APPROVAL:

All are consistent with their respective Redevelopment Area Plans:

1. Redevelopment Agreement with Rock Solid Foundation LLP, for construction of a two-unit residential building at 1154 S. 15th Street in the Point Breeze Redevelopment Area.

2. Redevelopment Agreement with Innova Development LLP, for the construction of ten new single-family homes for affordable homeownership under the Neighborhood Stabilization Program (NSP) on eight scattered sites in the Point Breeze Redevelopment Area: 1734 Federal Street; 1606, 1624 and 1637 Latona Street; 1713-17, 1721, and 1726 Manton Street; and 1231 South 17th Street.
3. Redevelopment Agreement with Lev Yakobov for the renovation of an apartment building containing six units at 3856 Haverford Avenue in the Mantua Redevelopment Area.
4. Redevelopment Agreement with Sefik Solutions LLC, to construct a single-family home at 2103 Abigail Street in the Kensington Redevelopment Area.
5. Redevelopment Agreement with Tajdeed Redevelopment Associates LP, for the construction of two new apartment buildings containing 45 affordable housing units at 250-66 W. Oxford Street and 1505-13 Cadwallader Street in the Kensington South Redevelopment Area.
6. Redevelopment Agreement with HMZ One LLC, for the construction of three new buildings, each with four apartments plus retail at 1725, 1727 and 1735 Cecil B. Moore Avenue in the North Central Philadelphia Redevelopment Area.

LEGISLATIVE BILLS RECOMMENDED FOR ADMINISTRATIVE APPROVAL:

1. Zoning Bill No. 130636: amending the Zoning Code to change the geographic boundaries of the North Delaware Avenue Neighborhood Commercial Area (NCA) Overlay District and by amending Section 14-802 to repeal the special parking controls for the Delaware River Waterfront (Introduced by Councilmember Squilla on September 19, 2013). This is one of the actions recommended by the Central Delaware Waterfront Master Plan adopted in March 2012.
2. Zoning Bill No. 130763 amending the Zoning Code to extend the current sunset provision of the “NCP North Central Philadelphia Overlay District” until December 31, 2016 (Introduced by Councilmember Greenlee for Council President Clarke on October 24, 2013; originally approved by the Commission in May 2012 and again in September 2012 as “Zoning Code Clean-Up Amendments.”
3. Streets Bill No. 130765 authorizing Chestlen Development LP, to construct, own, and maintain marquee encroachments at 1441 Chestnut Street (Introduced by Councilmember Greenlee for Council President Clarke on October 24, 2013).
4. Streets Bill No. 130771 authorizing Green Eggs Café to construct, own, and maintain an open-air sidewalk café at 1306 Dickinson Street (Introduced by Councilmember Squilla on October 24, 2013).

Mr. Synchron asked was number 4 originally on our Agenda today. One of the streets didn't have enough clear space. Was that changed?

Mr. Jastrzab replied yes it was under 6.

Ms. Rogo Trainer asked did they move two of the chairs.

Mr. Jastrzab replied they agreed to move 2 chairs.

Sarah Chiu replied they agreed to move a table and 2 chairs.

5. Streets Bill No. 130772 authorizing Green Eggs Café to construct, own, and maintain an open-air sidewalk café at 719 North 2nd Street (Introduced by Councilmember Squilla on October 24, 2013).
6. Streets Bill No. 130773 authorizing Global Crepes & Local Shakes to construct, own, and maintain an open-air sidewalk café at 1300 South 9th Street (Introduced by Councilmember Squilla on October 24, 2013).
7. Streets Bill No. 130774 authorizing Likmos, Inc. (t/a Dmitri's) to construct, own, and maintain an open-air sidewalk café at 944 North 2nd Street (Introduced by Councilmember Squilla on October 24, 2013).
8. Streets Bill No. 130806 authorizing TELA Partners (dba Fairmount Coffee Company) to construct, own, and maintain an open-air sidewalk café at 888 North 26th Street (Introduced by Councilmember Greenlee for Council President Clarke on October 31, 2013).
9. Streets Bill No. 130807 authorizing Lloyd's Whiskey Bar to construct, own, and maintain an open-air sidewalk café at 529 E. Girard Avenue (Introduced by Councilmember Greenlee for Council President Clarke on October 31, 2013).
10. Property Bill No. 130811 authorizing the Commissioner of Public Property to enter into a ground lease and sublease agreements with the Philadelphia Authority for Industrial Development for a parcel of land bounded by South Broad Street, Castle Avenue, 15th Street, and Morris Street (Introduced by Councilmember Johnson on October 31, 2013). This lease will implement the CHOP-funded reconstruction of the Health Center 2, South Philadelphia Library, and DiSilvestro Recreation Center at this location. The Commission recommended approval of the remapping of this site to CMX-3 in May 2013.
11. Zoning Bill No. 130812 to amend the Institutional (Special Purpose) District Master Plan of the Philadelphia Presbytery Homes and Services for the Aging for the construction of an addition to house the Witherspoon Senior Apartments at 2050 South 58th Street (Introduced by Councilmember Johnson on October 31, 2013; Master Plan approved by the PCPC on October 15, 2013).

Mr. Jastrzab also pointed out that there are 2 important historical anniversaries: the 150th anniversary of the Gettysburg Address, and on Friday, November 22 the 50th anniversary of the assassination of JFK.

3. Presentation of Philadelphia AIA Award for the "Skyplane" provisions of the Zoning Code.

George Claflen stated he was a consultant to the Zoning Code Commission. We won an award for the "Skyplane" provisions of the Zoning Code. The jury that voted on this was

from California. It is very hard to come by this award for un-built projects. We looked at existing rules. Delancey Street is a good example of street width and height. How very very small setback reduces visibility to the sky. The dry numbers you have seen in the code comes from this plan. A 9-story tower at Curtis is almost invisible. The City Planning Commission study of the site across from the Reading Terminal. We are happy to present this certificate to Alan Greenberger.

4. Action Item: Adoption of the City Planning Commission Meeting Calendar for 2014.

Upon motion by Ms. Rogo Trainer, seconded by Mr. Eiding, the City Planning Commission adopted the City Planning Commission Meeting Calendar for 2014.

5. Action Item: Renaissance Plaza "Plan of Development" Hearing.

Alan Greenberger stated this is the last plan of development you will see. We have a court reporter her for this item.

Martine Decamp stated Waterfront Renaissance Associates proposes four mixed-use development towers in the Spring Garden Section of the Central Delaware Waterfront. The proposal was submitted under the current zoning code (effective August of 2012), but under the old Central Delaware Overlay that was replaced with a new overlay in June of 2013. Since the project was submitted under the former overlay, it is subject to Plan of Development (POD) review, which requires that a POD be approved by the City Planning Commission prior to obtaining permits. The Commission saw a former iteration of this project as an information-only item in August 2012.

Hercules Grigos, representing Waterfront Renaissance Associates, stated this site is located at 400 N. Christopher Columbus Boulevard. He listed the following people: Carl Marks, Bill Alesker, Dick Orth (traffic), Steve Mullin, and Tom Leonard (Partner). They had many meetings with the neighbors, neighborhood associations, Councilman Squilla, and the City Planning Commission staff. This is a demonstration that RCOs can really work. It is 230,860 sq. ft. or 5.3 acres. The existing zoning is CMX-4. For the design, we look at is for CMX-4 zoning and the Master Plan. There are 2 sewer easements on the site. In addition, to avoid excessive vibrations which could damage existing sewers, an auger-cast pile foundation system is planned for all of the buildings. We would need 700 piles to support each building. The piles are very expensive. The Project is in the flood zone, and it would need to be raised. In August 2012, the proposal presented as information only in included four towers that were over 400 feet in height. In response to comments made by the City Planning Commission and CDAG, the proposal was modified to reduce all tower heights to less than 300 feet, the retail portion was made more visible, aesthetics of the building were improved, and the developer made a commitment to a signalized mid-block crossing for pedestrians if permitted by relevant agencies. We have added a fifth building on Columbus Boulevard. The project will be done in 4 phases. There will be retail along Columbus Boulevard, public space, and buildings 1 and 3 (the end buildings) will contain a health club for the public, and parking on the site. There are potential restaurants in phase 3, and a day care in phase 2. We are also looking at a Farmer's Market. One of the most important issues we heard from everyone was that in phase 1 all of the retail and parking structure will be built. The public benefits are retail on Columbus Boulevard and open public plaza. Phase 3 – parking structure with green roof on top, and the

whole build out in phase 4. There will be 21% of the site is public open space, 1 acre park and over 70,000 sq. ft. of retail on the waterfront. We will be successful in creating a destination environment. We are proposing to do greening along Front Street. In discussions with the Philadelphia City Planning Commission, we are investigating doing a mid-street crossway. We are talking with the Street Department and PennDot. Study wise, Orth Rogers did the traffic study. We have an OEO plan. We will be choosing a minority consultant. We have letters of support from 32 neighbors, who live nearby. We have a letter from DRWC. We received positive feedback from CDAG and Old City. Councilman Squilla supports it.

Ms. Decamp stated it is bounded by Columbus Boulevard on the east, Callowhill Street on the south, Water and Front Streets on the west, and Noble Street on the north. It is in the CMX-4 district. It is surrounded by mixed use and multi-family dwellings. New proposal is still 4 towers but reduced the height. They changed the design by recommendation from the City Planning Commission staff. The City Planning Commission is given a set of criteria by which to judge POD proposals, established in the PCPC Regulations, as amended, March 19, 2013. Items that are subject to review under POD regulations include:

- Conformance with base zoning;
- connection to adjacent sites, areas, and the development's surroundings;
- measures proposed to encourage street life and visible human activity, and to promote an appropriate and continuous "urban fabric" in the overlay district;
- proposed streetscape improvements;
- parking and traffic impacts of the development, including the location and means of servicing buildings;
- the appearance of the building, including its form, legibility, and materials, and; aspects of the development relating to issues of sustainability, efficient building performance, and the mitigation of negative environmental impacts, as they relate to overall site design.

We believe the above ground parking structure is a special exception. The developer has given financial consideration to the cross way. There is a 40 ft. setback on Callowhill. It does hold the street line on Columbus Boulevard with retail. They are incorporating a lot of green space in their plan. Our Urban Design like the materials of the building – stone and glass. They are working on stormwater management with the Water Department, and they are going for LEED gold certification. The City Planning Commission staff recommendation is approval.

Mr. Lee asked if phases 1 and 2 are starting together.

Mr. Grigos replied they will begin phase 1 and 50% in we will start phase 2.

Mr. Citron asked the interpretation is above ground parking.

Ms. Decamp replied elevate the building to meet the flood zone.

Mr. Grigos replied we could not do below ground parking so close to the river.

Jihad Ali replied he would like to know about the OEO plan, and will this go to City Council at a later date.

Mr. Grigos replied they don't go to City Council, and they are working on the OEO plan.

Mr. Greenberger suggested that Mr. Grigos go spend time with Angela Dowd Burton.

Mr. Ali replied Senator Williams has good thing to say about Mr. Leonard.

Robert Danileri stated he lives on Callowhill, opposite the area of where the townhouses will be. Everyone seems to be in support of this plan. He has travelled to many beautiful waterfront cities, like Boston. We don't have it here. It will be nice to see this here. I-95 really cuts off the waterfront.

Joe Schiavo, from CDAG, recommended approval of the plan by the developer today. The developer has been conforming to the overlay they were exempt. They have gone overboard to do everything everyone asked like streetscape and lighting. Today in this Plan of Develop that has been addressed. Small point – self storage remains in place in phase 1 and 2 but hidden from view. We think this is wonderful.

Karen Thompson, from DRWC, replied the Design Review Committee understands it is grandfathered in the old overlay, but they decided to build it in the new one. The committee suggested several things. In October the committee was very pleased with the elimination of that larger building. Putting up green wall space where the storage is. The developers were well to listen to us and the community groups. This process was very good.

Upon motion by Mr. Eiding, seconded by Mr. Citron, the City Planning Commission approved the Renaissance Plaza "Plan of Development".

Mr. Greenberger advised Mr. Grigos to use caution as he moves forward, if anything changes he will have to come back.

- 6) Action Item: Race Street Sidepath (north side) from 2nd Street to Columbus Boulevard.

Jeannette Brugger stated The Delaware River Waterfront Corporation has applied to the City to designate sections of the sidewalk right-of-way for use by bicyclists, as part of the Race Street Connector. Before adopting regulations permitting bicycling on any sidewalk, the Streets Department must first receive a recommendation from the City Planning Commission. The revised walkway will vary from 10' wide sidepath with a 6' buffer between the sidepath and the roadway. This will all be within an expanded sidewalk right-of-way. The trail will extend from the intersection of Delaware Avenue and Race Street to the intersection of Race Street and Florist Street. The section of sidewalk to be converted to a sidewalk trail is Race Street (north side) from Delaware Avenue to Florist Street at 2nd Street. The Race Street Connector will be part of the Philadelphia Trail and Bicycle Network, and will provide a valuable bicycle connection between Delaware Avenue and Old City, as there are very limited two-way connections to and from Delaware Avenue today. The bikeway will be separated from the curb by a 6' wide buffer with intermittent mooring bollards. The sidepath does cross an I-95 N on-ramp. At that point, there is a pedestrian-actuated flashing beacon that is vehicle-oriented, as well as pavement markings and signage to alert drivers of the sidepath crossing. The DRWC received an easement from the DRPA to build the sidepath on DRPA land adjacent to the Benjamin Franklin Bridge and under I-95. Public notices for the proposed sidewalk trail were posted on November 5, 2013. The project received Philadelphia Water Department and Streets Department approvals in May of 2013. This is not the typical schedule for a sidepath approval by the Philadelphia City Planning Commission – it states in the regulations that sidepaths

should be approved by the Philadelphia City Planning Commission before final design. The City Planning Commission staff recommendation is approval with the following conditions: 1) signage consistent with the City of Philadelphia bicycle directional signage standards, and 2) consider bicycle friendly curb ramps.

Mr. Greenberger replied this proposal is for the Philadelphia City Planning Commission to get approval for a sidepath on the sidewalk.

Mr. Eiding asked how does the sidepath cross the I-95 ramp.

Ms. Brugger replied there isn't a stop sign or light. It is a pedestrian button that lets people know something is waiting to happen.

Mr. Greenberger replied this is not an instruction to cars to stop.

Mr. Syrnick replied this is really up to bicyclists to decide when it is safe for them to cross.

Ms. Rogo Trainer asked isn't it a law that pedestrian and bicycles can cross the road at the crosswalk.

Mr. Jastrzab replied pedestrians have the right of way at the crosswalk.

Mr. Eiding replied maybe a crosswalk could have white lines, but I have never seen a crosswalk on a highway.

Ms. Brugger replied there are some in the City.

Karen Thompson, from DRWC, replied PennDot likes this solution. There is going to be a bumpout turn on the ramp.

Mr. Eiding replied the education process for bikers is important. The real bikers are obeying the laws, but the bikers riding in Center City don't care what they are doing.

Craig Schelter, of the Developers Workshop, replied that a highly travelled street with back up during rush hour. He would be concerned that people would stop or a pedestrian would think they have the right of way without a traffic light. It's an accident waiting to happen.

Ms. Brugger replied PennDot and the Streets Department are working on it.

Mr. Syrnick replied it can work if bicyclists are willing to wait for their time to cross.

Mr. Greenberger replied bring up to PennDot about the west side.

Mr. Syrnick replied there is a lot of concern on how it will work. He is concerned on the operation and wishes for it to be studied.

Upon motion by Mr. Syrnick, seconded by Mr. Citron, the City Planning Commission approved the Race Street Sidepath (north side) from 2nd Street to Columbus Boulevard.

7) Action Item: Amendments to City Planning Commission Regulations

Mr. Jastrzab stated on September 17 the Philadelphia City Planning Commission adopted the Streets Department's "Complete Streets Design Handbook". These proposed amendments implement the City's "Complete Streets" policy by requiring that the "Complete Streets Handbook Checklist" be included in Master Plan and CDR submissions to the Philadelphia City Planning Commission. Here is a summary of the proposed amendments to the PCPC regulations:

Section 8: Review of Master Plans

- Adding the "Complete Streets Handbook Checklist" to Master Plan submission requirements.

Section 10: Civic Design Review

- Adding a "site survey showing the current conditions of the proposed development site conducted by a licensed surveyor or engineer." to CDR submission requirements.
- Adding the "Complete Streets Handbook Checklist" to CDR submission requirements.
- Adding the ability to request "additional materials as deemed necessary" to CDR submission requirements.

Section 17: Plan of Development Approval in the Central Delaware Riverfront Overlay District

- Deleting this section of the regulations in its entirety, because the Central Delaware Riverfront Overlay District which required "Plan of Development" (POD) approvals was repealed and replaced by a new overlay in June 2013. The new overlay district does not include the POD process.

If we approve this, it will begin a 30-day public review period. During this period, any interested party may call for a public hearing on these amendments. If no hearing is held, the regulations become effective upon the expiration of the public review period. It will begin on December 19. The City Planning Commission staff recommendation is approval.

Mr. Greenberger asked what if Renaissance Plaza has changes to it.

Mr. Jastrzab replied it will still need to come back to us. There is a sunset provision that grandfathers that in.

Mr. Schelter replied additional requirement for CDR. Previously we strongly recommended against it and lost. The idea to have an open and ended is wrong.

Mr. Jastrzab replied you know there is a lot of back and forth between developers.

Mr. Greenberger replied it is like a contract, it can cover some things but not everything. If this section becomes abused, it should be brought to our attention.

Mr. Schelter replied it is different from sitting there from here. He has been in both places, as the Director of the Planning Commission, and now in private industry. It gets costly.

Upon motion by Mr. Eiding, seconded by Mr. Citron, the City Planning Commission approved the Amendments to City Planning Commission Regulations.

- 8) Action Item: ZBA Case No. 21167 for 1203 Germantown Avenue (ZBA Hearing on November 20, 2013)

Paula Brumbelow stated this is ZBA Calendar Number 21167 for 1203 Germantown Avenue. It is located at the Southwest corner of Germantown Avenue and Thompson Street in the South Kensington neighborhood of the City. It has a ZBA hearing on November 20, 2013. The total square footage of the project is 50,788 sq. ft. The applicant is proposing to use the building for 191 residential units and commercial spaces on the first floor. The applicant has also proposed 153 parking spaces and 159 bicycle spaces. It is zoned "I-2" Industrial Medium. The interior plaza will be open during business hours. They will be loading off of Germantown Avenue. They are working to place on street parking. It will be handled through the Streets Department. They will have 1 and 2 bedrooms units. They are seeking 2 use variances for multi-family and CMX-2 Commercial uses. This application was reviewed by the Civic Design Review Committee at their September 2013 meeting. The City Planning Commission staff recommendation is support the granting of the variance tomorrow.

Mr. Greenberger replied he appreciates the changes that have been made, especially the wall attaching the townhouses on the side. We had a meeting between Commerce and the Philadelphia City Planning Commission on where is the line for industrial. We are comfortable with this proposal. The reason there is a use variance is because the zoning is wrong. You will see City Council presenting rezoning for uses soon.

Ms. Miller asked Mr. Grigos what community groups did you meet with.

Mr. Grigos replied South Kensington and Old Kensington.

Ms. Ruiz asked was there a traffic study done.

Ms. Brumbelow replied yes. They are working with Streets Department on loading and parking. Loading will be off of Germantown Avenue.

Mr. Grigos replied there will be 24 hour staffing.

Jeffrey Young, from Council President Clarke's office, replied we are going to strike parking on Thompson Street.

Upon motion by Ms. Thompson, seconded by Ms. Rogo Trainer, the City Planning Commission approved ZBA Case No. 21167 for 1203 Germantown Avenue.

- 9) Administration-Sponsored Amendments to the Zoning Code:
 - a. Action Item: Zoning Bill 130764 making technical and clarifying changes to provisions of the Zoning Code (Introduced by Councilmember Greenlee on October 24, 2013).

- b. Action Item: Zoning Bill 130804 making substantive adjustments to provisions of the Zoning Code (Introduced by Councilmember Greenlee on October 31, 2013).

Martin Gregorski stated both Bills are for the 1 year Zoning Code report. The purpose of Bill 130764 is to make the technical and clarifying changes recommended in the One-Year Report Zoning Code Review. This Bill makes changes to 18 subsections in the zoning code, clarifying rules of measurement, definitions, procedures, making text edits, and clarifying some ambiguous text. This is a companion Bill to Bill No. 130804, which makes more substantive changes to the zoning code. The City Planning Commission staff recommendation is approval.

Mr. Schelter replied Section 14-604 accessory structures and roof decks – they would be subject to special exceptions.

Mr. Gregorski replied they are all grandfather or prohibited. We forgot to put them in, but we have to balance to have a roof deck for a private residents and a roof deck for a restaurant. We didn't want to see a roof deck on a parking garage.

Mr. Schelter replied some people may want to put a pool on the roof deck of Parkway. It is not taking advantage of the space for tenants. It would be a tax incentive for the City.

Mr. Gregorski replied we are also looking at other parts of the City.

Upon motion by Mr. Lee, seconded by Mr. Citron, the City Planning Commission approved Zoning Bill 130764.

Natalie Shieh stated Bill 130804 is an Administration-sponsored bill that makes substantive adjustments to provisions of the Zoning Code in accordance with the recommendations of the One Year Zoning Review prepared by the City Planning Commission, L&I, ZBA and Commerce Department and submitted to City Council on August 22, 2013. It amends several sections of Title 14 of the Philadelphia Code entitled "Zoning and Planning" as follows:

- Rules of Measurement: Creating new definitions for building frontage and store frontage for the purpose of calculating allowable sign area. And Clarifying that alleys, easements, and shared driveways are included in the calculation of open area.
- Civic Design Review: remove requirement for CDR for re-zoning of land into a Master Plan District. Remove the "Case 3" trigger for CDR; they tend to be cluster for townhouse developments. Add an exception to CDR for buildings in SP-INS District that do not front on a public street.
- Center City Overlay District: Allowing take-out restaurants on Chestnut, Walnut, and S. Broad Streets (currently prohibited). Exempting movie theaters located on Chestnut, Walnut, S. Broad Streets, and Market Street east of 5th Street from minimum parking requirements.
- East Falls Overlay: Clarifying that the overlay's special parking controls apply to commercial uses only. Adjusting the maximum permitted curb cut width from 20 ft. to 24 ft. to be consistent with city-wide standards.

- Use Categories: Clarifying that the retail sales of consumer goods category includes establishments that sell cigarettes and other lawful tobacco products. Clarifying that the retail sales of wearing apparel and accessories category include jewelry stores that may provide incidental repair, cleaning, and custom fabrication services. Creating a new definition for movie theaters as a subcategory of assembly entertainment. Creating a new definition for commissaries and catering services as a subcategory of commercial services to distinguish these B2B establishments from large-scale food manufacturers.
- Use Tables: Permitting community gardens by-right and market farms by special exception in SP-PO districts.
- Accessory Structures: Limiting the size of residential accessory structures to the greater of 200 sq ft or 25 percent of the GFA of the principal structure.
- Residential Dimensional Standards: Current law requires a rear yard depth in RSA-5 and RM-1 districts equal to the greater of 9 ft. or 20% of the lot depth. Bill 130804 proposes to simplify the rear yard depth standard to 9 ft.
- Accessory Parking Standards: Amending the provisions for above-ground parking garages in RMX-3, CMX-4, and CMX-5 districts (currently permitted by special exception) to permit garages providing less than 200% of the minimum required spaces by right; garages providing more than 200% of the minimum required are prohibited.

The City Planning Commission staff recommendation is approval with technical amendments as recommended by Law Department.

Ed Panak replied Section 14-803 above ground parking garages is dispensing with the requirement of a variance. Currently the developer needs to get a special exception. If you approve the amendments, the developer would not have to deal with us on what that garage will look like.

Mr. Schelter replied he has 4 concerns: 1) curb cut widths for East Falls area – increase from 20 ft. to 24 ft. He doesn't think 24 ft. will be enough; 2) not allowing commissary or catering in industrial areas; 3) requiring excessive on and off street loading; and 4) most concern with putting a minimum on commercial parking. This will make a difference where vendors and retail need more; not to make that as a special exception but a matter of right. CDR recommends to developer that they want to see wrap around.

Mr. Greenberger replied the Workshop's position is they would allow all parking would be allowed above ground. It is different than what Mr. Panak said.

Lorna Katz from Society Hill, and Jeff Braff from the Center City Residents Association stated their position is the same as Craig Schelter. We need move parking. We would like it to look nice. We are uncomfortable to take away the language.

Mr. Greenberger replied all above ground in 3 sites. It is not a particular pattern, each one is different.

Ms. Katz asked why don't you include a special circumstance.

Mr. Greenberger replied the riverfront is a special circumstance, but any in Center City is probably because of financing.

Jeff Braff asked what does it do if the staff decides to approve it.

Mr. Jastrzab replied staff would decide it. It is not as vigorous as a CDR process, but it is as vigorous as any other.

Mr. Braff asked if the Philadelphia City Planning Commission doesn't like it, what could the developer do.

Mr. Jastrzab replied for a special exception, it would get kick back to ZBA to make sure that it is not a hardship on the surrounding community.

Mr. Greenberger replied Marty has reminded me that the parking garage is a requirement the developer needs to get approval from us.

Mr. Panak replied we are giving up too much with the special exceptions.

Mr. Schelter replied it comes up because of the change criteria at ZBA, before they only had 1 but now they have a checklist. It us to be called a certificate, not it's a special exception.

Mr. Greenberger replied there is a Rules Hearing on December 3.

Ms. Ruiz replied they pretty much agreed except with the 200%.

Ms. Shieh replied between now and the next Planning Commission meeting, we will reach out to the Development Workshop for a dialogue.

Mr. Eiding asked what good does it do us if you have a discussion before our next Planning Commission meeting.

Upon motion by Ms. Thompson, seconded by Mr. Citron, the City Planning Commission approved Bill No. 130804, with the amendments recommended by the Law Department.

Ms. Rogo Trainer recused.

Ms. Thompson left at 3:24pm.

- 10) Action Item: Zoning Bill 130725 amending the Zoning Code by clarifying the criteria for granting a variance (Introduced by Councilmember O'Neill on October 24, 2013).

Ms. Brumbelow stated this Bill Title 14 of the Philadelphia Code entitled, "Zoning and Planning" by clarifying the criteria for granting a variance, under certain terms and conditions. It is citywide. The purpose is to amend Section 14-308 (8)(e)(.1)(.b) Common Procedures and Requirements for zoning Variances, General Criteria by adding the term "Whether use of dimensional." The code will now state "the variance, where use or dimensional, will represent the minimum variance that will afford relief and will represent the least modification possible of the use or dimensional regulation in use". A recent Commonwealth Court ruling has stated that while both the State Municipalities Planning Code and the Philadelphia Zoning Code include language requiring adjudicating bodies to grant the minimum variance necessary to afford the requester relief, this requirement appears to pertain more to dimensional variance requests

than to use variance requests. This amendment will state clearly that the minimum variance applies to both use and dimensional requests and protect the Zoning Code in the future. This Bill was heard by the Rules Committee on November 12, 2013 and was reported out of committee with a favorable recommendation. The City Planning Commission staff recommendation is approval.

Mr. Schelter replied he thinks one of the things here is that staff is relying on the 1 year report – 70% were from community group and 30% from developers. We are going to ask for a second year report because it didn't get into depth, size, width, etc because they forgot to put it in. It would be a useful idea with whatever you are going to do here.

Upon motion by Mr. Lee seconded by Mr. Syrnick, the City Planning Commission approved Zoning Bill 130725.

- 11) Action Item: Zoning Bill 130818 amending the Zoning Code by providing additional requirements regarding notice (Introduced by Councilmember Bass on October 31, 2013).

Ms. Brumbelow stated this Bill amends Title 14 of The Philadelphia Code entitled, "Zoning and Planning" by amending Chapter 14-300 entitled, "Administration and Procedures" by providing additional requirements regarding notice; all under certain terms and conditions. It is citywide. The purpose is to amend Section 14-303(15) Common Procedures, Appeals to the Zoning Board of Adjustment by creating a new requirement that no special exception, variance, or Zoning Board approval shall be granted unless the applicant has provided sworn written testimony that the applicant has complied with the notice provisions within the Zoning Code. The applicant may also attach any supporting documentation as exhibits. Staff has concerns at the applicant level – the small applicant/homeowner might get lost in the process. The City Planning Commission staff recommendation is to request an additional 45 days to make a recommendation on Bill No. 130818, so that the PCPC staff can work with City Council to address implementation issues.

Mr. Ali replied one of the things is how this really happens in the world. Developers are relying on people to get things done and they are lying about doing it.

Upon motion by Mr. Eiding, seconded by Mr. Citron, the City Planning Commission approved staff's recommendation for a 45-day extension on Zoning Bill 130818.

Mr. Greenberger asked Mr. Meloney to take both items 12 and 13 together.

- 12) Action Item: Zoning Bill 130768 amending the Zoning Code by revising provisions relating to definitions of certain industrial use categories (Introduced by Councilmember Johnson on October 24, 2013).
- 13) Action Item: Zoning Bill 130813 to remap the area bounded by Lindbergh Boulevard, 84th Street, Cobbs Creek, Springfield Avenue, and 54th Street (Introduced by Councilmember Johnson on October 31, 2013).

Andrew Meloney stated Bill 130768 revises certain provisions relating to definitions of certain industrial use categories and regulations. It is citywide. This Bill changes the uses

allowed in the ICMX Industrial Commercial Mixed Use zoning district by disallowing commercial and personal vehicle repair, sales, maintenance, and rental. Vehicle equipment and supplies sale and rental as well as vehicle paint finishing is also disallowed. Bill No 130768 removes the following uses from ICMX (Industrial Commercial Mixed Use):

- Commercial Vehicle Repair and Maintenance
- Commercial Vehicle Sales and Rental
- Personal Vehicle Repair and Maintenance
- Personal Vehicle Sales and Rental
- Vehicle Equipment and Supplies Sales and Rental
- Vehicle Paint Finishing Shop

The City Planning Commission staff recommendation is approval.

Mr. Meloney stated Bill 130813 amends the base zoning districts for the area bounded by Lindbergh Boulevard, 84th Street, Cobbs Creek, Springfield Avenue, and 54th Street. This bill rezones industrial areas that are in the midst of residential neighborhoods from I-2 Medium Industrial to ICMX Industrial Commercial Mixed-Use. The proposed "ICMX" zoning was proposed as a barrier between residential/commercial and heavier industrial. The City Planning Commission staff recommendation is approval.

Mr. Eiding asked what would be lighter development.

Mr. Meloney replied research and development, light manufacturing, etc.

Mr. Greenberger asked what about a cabinet maker.

Mr. Meloney replied it depends on how much it is producing.

Mr. Jastrzab replied if you are brining pieces in and putting together; it is lighter industrial. If we are making the parts and putting it together; it is larger industrial.

Ms. Rogo Trainer replied if you approve the ICMX Bill, then you can't have a rental car place.

Mr. Greenberger asked did you check in with the Councilpersons who have a lot of ICMX.

Mr. Meloney replied yes he did.

Mr. Citron replied he is concern about the impact on Zipcar.

Mr. Meloney replied Zipcar and Carshare work on the spot.

Mr. Schelter listed several companies that people go to for their personal car repairs and supplies.

Ms. Rogo Trainer replied she agreed with Mr. Schelter. The Councilman has made a citywide proposal because he wants to fix something in his neighborhood.

Mr. Citron made a motion to remove the personal vehicle items from the list and also the vehicle equipment and supplies.

Mr. Lee asked what would be allowed in "I-2".

Mr. Meloney replied all of them.

Upon motion by Mr. Citron, seconded by Ms. Ruiz, the City Planning Commission recommended that Bill No. 130768 be approved, on the condition that the "Personal Vehicle Sales and Rental, Personal Vehicle Repair and Maintenance, and Vehicle Equipment and Supplies Sales and Rental" uses be retained in the "ICMX" Industrial Commercial Mixed-Use district. The position of the Commission is that Bill No. 130768 as introduced imposes too great a restriction on neighborhood and consumer-serving automobile maintenance and service uses.

Mr. Citron, Ms. Ruiz and Mr. Syrnick were in agreement with the motion.

Ms. Rogo Trainer, Ms. Miller and Mr. Eiding were opposed to the motion.

Mr. Greenberger broke the tie, and approved the motion.

Upon motion by Mr. Citron, seconded by Mr. Syrnick, the City Planning Commission approved Bill No. 130813.

Mr. Eiding opposed it.

- 14) Action Item: Zoning Bill 130770 amending the Zoning Code by revising use regulations relating to medical, dental, and health practitioners in certain areas of the city (Introduced by Councilmembers O'Neill and Henon on October 24, 2013).

Mr. Gregorski stated this Bill amends Title 14 of the Philadelphia Zoning Code entitled, "Zoning and Planning" by revising use regulations relating to medical, dental and health practitioners in certain areas of the City; under certain terms and conditions in the Far Northeast and Lower Northeast Philadelphia. This Bill will prohibit Medical, Dental, and Health Practitioners (Solo Practitioner and Group Practitioner) when located in the "CMX1, CMX2, CMX2.5, CMX3, CMX4, CMX5, CA1, CA2" Commercial, "IRMX, ICMX, I-1, and I-2" Industrial Districts in the newly created §14-515 Northeast Overlay District. The City Planning Commission staff recommendation is disapproval.

Upon motion by Mr. Syrnick, seconded by Ms. Ruiz, the City Planning Commission disapproved Zoning Bill 130770.

- 15) Action Item: Zoning Bill 130656 amending the Zoning Code by revising sign controls and making technical changes, adjusting the licensing fees for commercial outdoor advertising signs and information required in the annual inventory of signs; and adjusting the excise tax on outdoor advertising signs (Introduced by Councilmember Henon on September 26, 2013).

Ms. Shieh stated you saw this Bill in October. It was reported out of committee with a favorable recommendation. Here is an overview of the amended Bill:

- No New Billboards

- Legalization of All Existing Billboards
 - Regulations for Existing Billboards - Three Zones:
 1. Maintenance Only Zones
 2. Digital Conversion by Right
 3. Digital Conversion by Special Exception
 - New Digital Billboard Standards
 - Carried Over:
 1. I-95 Acquisition Corridor
 2. Municipal Advertising
- 1) Maintenance Only Zones (Billboards may only be maintained or reduced in size):
- Rooftop billboards
 - Within 500 ft. of a historic district
 - Within 500 ft. of a residential district, park, or educational facility
 - Within an overlay zoning district
- 2) Digital Conversion by Right:
- “By-Right” zones must be established by future ordinance(s)
 - 1:1 Replacement Ratio - Must remove 1 sign for each conversion
- Digital Conversion by special exception approval required – none at this time:
- Special exception approval required
 - 3:1 Replacement Ratio - Must remove 3 signs for each conversion
- 3) New Standards for Digital Billboards:
- Maximum size: currently 1,500 sq.ft.; proposed 1,200 sq. ft. along a highway, and 700 sq. ft. elsewhere (plus up to an additional 288 sq.ft. for embellishments);
 - Minimum display time per message: currently no standard; proposed 8 seconds;
 - Maximum change time between messages: currently no standard; proposed 0.25 seconds;
 - Brightness: currently no standard; proposed 700 nits during night-time hours, and 7,500 nits during daylight hours;
 - Spacing between signs: currently 500 ft.; proposed 500 ft.;
 - Facing a Residential District: currently 1,000 ft.; proposed 1,000 ft.;
 - Replacement Ratio: currently 1:1; proposed 3:1 Conversions by Special Exception, and 1:1 Conversions by Right.

Ms. Ruiz left at 4:16pm.

Transition to new regulations:

- Delayed Effective Date
 - All valid zoning permits and licenses expire on August 9, 2014.
- Legalization Process: Re-application period for zoning permits and licenses starting March 1, 2014. L&I to re-issue permits and licenses if:
 - Sign was constructed before September 26, 2013;
 - No judicial order requiring removal of the sign;
 - Sign is not subject to pending enforcement action that may result in removal.

The City Planning Commission staff recommendation is conditional approval for the following: 4:1 Replacement ratio for digital conversion by special exception; 2:1 Replacement ratio for digital conversion by right; Reduce the maximum size for special effect embellishments and

prohibit digital displays on the embellishments; and Maintain “no pending enforcement action” as a condition for legalization of signs during the transition period.

Ms. Katz replied there are a lot of engineering reports. It is not a happy thing. With the Zoning Code having everything for mix-use, those would likely have more signs. If you are a food guy, you have your permits. But is you are the guy who didn't get the permits, who is going to go after them.

Mr. Panak questions the conditional approval of 4:1 or 2:1.

Ms. Shieh replied replace 4 signs for 1 or 2 for 1.

Mr. Panak replied even though we didn't come to an agreement with the Franklin Institute, we agreed with the intensity of it. He would recommend a mechanism that would regulate it due to the weather.

Mr. Braff replied it grandfathers illegal or non-conforming signs.

Ms. Shieh replied it would grandfather a legal sign and would look to see if it was illegal.

Mr. Braff replied he doesn't think this Bill goes far enough.

Mr. Greenberger asked does the Bill approve the illegal signs.

Ms. Shieh replied it would be up to L & I to decide whether to approve it. It was reported out of committee. The first reading is this week, and the final passage is December 5.

Mr. Greenberger replied he supports this but should not be supporting illegal signs. He thinks replacement ratio makes sense. The only thing that concerns him is the brightness.

Ms. Shieh replied she checked with other cities that have digital signs and she felt we are fine. Pittsburgh is 5,000 nits.

Mr. Jastrzab replied because we asked for 45-days at our last meeting, it could not be moved in Council.

Upon motion by Mr. Eiding, seconded by Mr. Syrnick, the City Planning Commission recommended conditional approval for Bill 130656 with the following amendments:

- *Do not allow the legalization of current illegal signs.* At a minimum, maintain the “no judicial order” and “no pending enforcement action” as conditions for legalization of signs during the transition period.
- In the by-right digital conversion zones, require the removal of at least *two* signs for each sign converted to digital.
- In the special exception digital conversion zones, require the removal of at least *four* signs for each sign converted to digital.
- Reduce the maximum allowed daytime brightness of digital signs from 7,500 nits to 5,000 nits.
- Reduce the maximum size for billboard embellishments that extend beyond the regular billboard frame, and prohibit digital displays on these embellishments.

- 16) Action Item: Zoning Bill 130694 amending the Zoning Code by permitting non-accessory signs on Philadelphia School District properties (Introduced by Councilmember Reynolds Brown for Council President Clarke on October 3, 2013).

Mr. Gregorski stated this Bill amends Title 14 of The Philadelphia Code entitled, "Zoning and Planning" by adding provisions permitting and regulating the erection of non-accessory advertising on School District of Philadelphia property, under certain terms and conditions. This Bill will permit the erection of non-accessory outdoor advertising signs upon properties owned by the School District of Philadelphia, under the following conditions:

- No signs containing copy advertising tobacco or alcohol shall be erected within 1,000 feet of a school, playground, recreation center, child-care center, or library;
- Signs may be illuminated by interior lighting as long as the lighting is directed towards the sign;
- -The location of digital, flashing, signs, or signs with mechanical or electrically changing messages shall be determined by the "relevant agency";
- Revolving signs shall require a special exception from the Zoning Board of Adjustment;
- Such signs shall be exempt from the normal permitting requirements of the zoning code (such as the "take down" and spacing requirements)
- The City Planning Commission shall promulgate regulations pertaining to maximum sign height, area, number of faces, and brightness;
- Historically-certified properties will require Historic Commission approval.

Since 1991, we have been limiting these kinds of signs. There are some questions regarding the text in this Bill. The staff would like more time to determine the agencies that need to be involved, and the best practices that would be considered when drafting the proposed regulations. The City Planning Commission staff recommendation is that this Bill not be approved.

Kurt Constantine replied something he sees all of the time coming from Market Street is that the old signs are still there from when the stores were opened.

Mr. Gregorski replied we don't require people to remove the signs when the stores closed.

Upon motion by Mr. Syrnick, seconded by Mr. Eiding, the City Planning Commission approved staff's recommendation that Zoning Bill 130694 not be approved.

- 17) Action Item: Zoning Bill 130817 amending the Zoning Code by providing for and regulating advertising signs on North Broad Street, and making conforming amendments to other sections of the Philadelphia Code

(Introduced by Councilmember Squilla for Council President Clarke on October 31, 2013).

Mr. Gregorski stated this Bill amends Title 14 of the Philadelphia Code entitled, "Zoning and Planning" by providing for and regulating advertising signs on North Broad Street in support of the Avenue North Renaissance District; under certain terms and conditions. The North Board Street Advertising District includes lots fronting on the east and west sides of North Broad Street from JFK Boulevard to Lehigh Avenue. This Bill was very recently introduced and the staff has not had the proper time to review and evaluate it, in terms of both policy and practice. The City Planning Commission staff recommendation is to request an additional 45 days to review.

Mr. Panak replied he doesn't know what this Bill says. If it is modeled after Market East, is there any give backs?

Mr. Gregorski replied no.

Mr. Syrnick asked when is this going to be heard.

Mr. Gregorski replied on December 3. The 45-day extension will prevent them from voting on it.

Mr. Greenberger replied the Market East signage was worked out.

Ms. Miller asked should we disapprove or go with Mr. Gregorski's recommendation.

Mr. Greenberger replied disapproving it, they will approve it.

Upon motion by Mr. Eiding, seconded by Ms. Miller, the City Planning Commission approved staff's recommendation to request a 45-day extension to review it.

- 18) Action Item: Zoning Bill 130699 amending the Zoning Code by revising parking requirements for driveways located in residential front yards (Introduced by Councilmembers O'Neill and Squilla on October 3, 2013).

Mr. Gregorski stated this Bill amends Title 14 of The Philadelphia Zoning Code entitled, "Zoning and Planning" by revising parking requirements for driveways located in the residential front yards; all under certain terms and conditions. The parties at interest are Councilmembers O'Neill and Squilla. This Bill will permit parking in a driveway that originates in the front yard of a residence, provided that the vehicle can be parked without blocking access to parking for any other property and without blocking any portion of the sidewalk or roadway. This Bill affects all properties citywide. This would permit a car to be parked in the front yard of home, regardless of the setback requirement. Given that there are a number of neighborhoods like Roxborough who are fighting against this very activity, the staff believes that this is inappropriately applied City-wide. The City Planning Commission staff recommendation is disapproval.

Mr. Greenberger asked if there are guidelines that say you cannot park in the front setback.

Mr. Gregorski replied it is not allowed anywhere.

Mr. Eiding asked about the curb cuts.

Mr. Gregorski replied you can have a curb cut if they are granted.

Mr. Syrnick asked could we say that we think there is a specific fix. We support fixing the problem without creating a problem.

Lucia Esther asked could you make it at the discretion of the District. We don't want it.

Upon motion by Ms. Rogo Trainer, seconded by Mr. Eiding, the City Planning Commission disapproved Zoning Bill 130699.

- 19) Action Item: Zoning Bill 130727 to remap the area bounded by Laurel, Front, Delaware, Water, the Delaware River, Christopher Columbus Boulevard, and Oregon Avenue (Introduced by Councilmember Squilla on October 24, 2013).

Laura Spina stated this bill amends the Philadelphia Zoning Maps by changing the zoning designations of certain areas of land located within an area bounded by Laurel Street, Front Street, Delaware Avenue, Water Street, the Delaware River, Christopher Columbus Boulevard, and Oregon Avenue. This is a base remapping. It is located in the following neighborhoods: the first section is Northern Liberties change to CMX-3 and RM-1 to support the Waterfront; the second section is Queen Village and Pennsport change the entire parcel to RM-1 and along the Waterfront change to CMX-3; and the third section is Whitman change to CMX-3 and CA-2. South of Snyder is zoned commercial and industrial. These zoning changes reflect the recommendations in the Master Plan for the Central Delaware (adopted in March 2012) and the *Philadelphia2035* Central District Plan (adopted in June 2013). The City Planning Commission staff recommendation is approval as recommended in the two adopted plans.

Mr. Greenberger asked will the land use zoning stay as it is.

Ms. Spina replied yes.

Mr. Greenberger replied the Foxwood site is not in the proposal.

Ms. Shieh replied at the time we decided not to remap it.

Mr. Greenberger replied start seeking an amendment by talking to Squilla.

Mr. Schelter replied at this time there is no movement to move the Coast Guard and Police and Fire out of there. It is premature.

Mr. Greenberger asked do you think the Coast Guard is non-conforming under CMX-3.

Mr. Schelter replied this is over reaching that the area should be CMX-3. The money is not there.

Mr. Greenberger replied he doesn't think CMX-3 hurts the Coast Guard.

Upon motion by Mr. Synchron, seconded by Ms. Rogo Trainer, the City Planning Commission approved Zoning Bill 130727 and add the Foxwoods site to the remapping.

- 20) Action Item: Streets Bill 130726 striking and vacating Swanson Street from Catharine Street to its northward terminus, and Fitzwater Street from Christopher Columbus Boulevard to its westward terminus (Introduced by Councilmember Squilla on October 10, 2013).

Sarah Chiu stated Streets Bill 130726 authorizes the revision of lines and grades on a portion of City Plan Nos. 71 and 238 by striking from the City Plan and vacating Swanson Street from Catharine Street to its terminus; striking from the City Plan and vacating Fitzwater Street from Christopher Columbus Boulevard to its terminus, reserving several right-of-ways for sewer and drainage purposes and water main purposes, all under certain terms and conditions. Swanson Street and Fitzwater Street at this location are not physically improved, nor open to public traffic. This action is to provide additional land area for a proposed 75 residential planned unit development. This Bill had been heard at the Streets & Services Committee hearing on October 29, reported out with a favorable recommendation. It will require a zoning variance. The development proposal will be presented at Civic Design Review meeting on November 26, 2013. The City Planning Commission staff recommendation is approval.

Mr. Grigos replied they are going to Civic Design Review on November 26, 2013. And we will come back and present the whole proposal.

Upon motion by Mr. Citron, seconded by Mr. Lee, the City Planning Commission approved Streets Bill 130726.

Mr. Greenberger adjourned the City Planning Commission Meeting of November 19, 2013 at 5:10pm.

SUMMARY

1. Approval of the Minutes for the October 15, 2013 meeting. To be approved in December
2. Executive Director's Update.
3. Presentation of Philadelphia AIA Award for the "Skyplane" provisions of the Zoning Code. (Presented by George Claflen) Presented
4. Action Item: Adoption of the City Planning Commission meeting calendar for 2014. Adopted
5. Action Item: Renaissance Plaza "Plan of Development" Hearing (Introduced by Martine Decamp; Presented by Hercules Grigos representing Waterfront Renaissance Associates). Approved
6. Action Item: Race Street Sidepath (north side) from 2nd Street to Columbus Boulevard (Presented by Jeannette Brugger). Approved
7. Action Item: Amendments to City Planning Commission Regulations (Presented by Gary Jastrzab) Approved
8. Action Item: ZBA Case No. 21167 for 1203 Germantown (ZBA Hearing on November 20, 2013; Presented by Paula Brumbelow) Approved
9. Administration-Sponsored Amendments to the Zoning Code:
 - a. Action Item: Zoning Bill 130764 making technical and clarifying changes to provisions of the Zoning Code (Introduced by Councilmember Greenlee on October 24, 2013; Presented by Martin Gregorski). Approved
 - b. Action Item: Zoning Bill 130804 making substantive adjustments to provisions of the Zoning Code (Introduced by Councilmember Greenlee on October 31, 2013; Presented by Natalie Shieh). Approved w/amendments recommended by the Law Department.
10. Action Item: Zoning Bill 130725 amending the Zoning Code by clarifying the criteria for granting a variance (Introduced by Councilmember O'Neill on October 24, 2013; by Paula Brumbelow). Approved
11. Action Item: Zoning Bill 130818 amending the Zoning Code by providing additional requirements regarding notice (Introduced by Councilmember Bass on October 31, 2013; by Paula Brumbelow). Request 45-day extension to address implementation issues
12. Action Item: Zoning Bill 1306768 amending the Zoning Code by revising provisions relating to definitions of certain industrial use categories (Introduced by Councilmember Johnson on October 24, 2013; by Andrew Meloney). Approved on the condition

that the "Personal Vehicle Sales and Rental, Personal Vehicle Repair and Maintenance, and Vehicle Equipment and Supplies Sales and Rental" uses be retained in "ICMX"

13. Action Item: Zoning Bill 130813 to remap the area bounded by Lindbergh Boulevard, 84th Street, Cobbs Creek, Springfield Avenue, and 54th Street (Introduced by Councilmember Johnson on October 3, 2013; by Andrew Meloney). Approved
14. Action Item: Zoning Bill 130770 amending the Zoning Code by revising use regulations relating to medical, dental, and health practitioners in certain areas of the city (Introduced by Councilmembers O'Neill and Henon on October 24, 2013; Presented by Martin Gregorski). Disapproved
15. Action Item: Zoning Bill 130656 amending the Zoning Code by revising sign controls and making technical changes, adjusting the licensing fees for commercial outdoor advertising signs and information required in the annual inventory of signs; and adjusting the excise tax on outdoor advertising signs (Introduced by Councilmember Henon on September 26, 2013; Presented by Natalie Shieh). Conditional Approval w/conditions
16. Action Item: Zoning Bill 130694 amending the Zoning Code by permitting non-accessory signs on Philadelphia School District properties (Introduced by Councilmember Reynolds Brown for Council President Clarke on October 3, 2013; Presented by Martin Gregorski). Not be approved
17. Action Item: Zoning Bill 130817 amending the Zoning Code by providing for and regulating advertising signs on North Broad Street, and making conforming amendments to other sections of the Philadelphia Code (Introduced by Councilmember Squilla for Council President Clarke on October 31, 2013; Presented by Martin Gregorski). Request 45-day extension to review it
18. Action Item: Zoning Bill 130699 amending the Zoning Code by revising parking requirements for driveways located in residential front yards (Introduced by Councilmembers O'Neill and Squilla on October 3, 2013; Presented by Martin Gregorski). Disapproved
19. Action item: Zoning Bill 130727 to remap the area bounded by Laurel, Front, Delaware, Water, the Delaware River, Christopher Columbus Boulevard, and Oregon Avenue (Introduced by Councilmember Squilla on October 24, 2013; Presented by Laura Spina). Approved with the Foxwoods site added in
20. Action Item: Streets Bill 130726 striking and vacating Swanson Street from Catharine Street to its northward terminus, and Fitzwater Street from Christophe Columbus Boulevard to its westward terminus (Introduced by Councilmember Squilla on October 10, 2013; Presented by Sarah Chiu). Approved