

PHILADELPHIA CITY PLANNING COMMISSION
MEETING MINUTES FOR NOVEMBER 27, 2018

PRESENT:

Anne Fadullon, Commission Chair
Joseph Syrnick, Vice Chair
Patrick Eiding
Garlen Capita
Cheryl L. Gaston
Maria Gonzalez
Nancy Rogo Trainer
Ariel Vazquez
Duane Bumb, Representing Harold T. Epps
Peilin Chen, Representing Rob Dubow
Christopher Rupe, Representing Michael DiBerardinis
Martha Cross, Representing Eleanor Sharpe
Eleanor L. Sharpe, Executive Director

NOT PRESENT:

Commission Chair, Anne Fadullon convened the Philadelphia City Planning Commission meeting on Tuesday, November 27, 2018, at 1:04 p.m.

1. Action item: Approval of the Meeting Minutes for October 16, 2018.
2. Action Item: Approval of the Meeting Dates for 2019
3. Executive Director's Update.

PCPC AND CDR MEETING UPDATE

Next scheduled CDR meeting: Tuesday, December 4, 2018 at 1:00 p.m.

Next scheduled PCPC meeting: Tuesday, December 11, 2018 at 1:00 p.m.

ADMINISTRATIVE APPROVAL/BILLS IN ACCORD WITH PREVIOUS POLICY

- a. Action Item: Bill No. 180890: "An Ordinance authorizing Charles Weiner, d/b/a Chubby's Steaks ('Owner') to install, own and maintain an open air sidewalk café at 5826 Henry Avenue, Philadelphia, PA 19128 ('Property'), under certain terms and conditions." Introduced by Councilmember Jones on October 11, 2018.
- b. Action Item: Bill No. 180951: "An Ordinance authorizing the Commissioner of Public Property and the Director of Commerce, on behalf of the City, to acquire an approximately 15-acre property known as 501 Seminole Street, Lester, Pennsylvania, together with all improvements thereon, all under certain terms and conditions." Introduced by Councilmember Johnson on October 25, 2018.
- c. Action Item: Bill No. 180911: "An Ordinance amending Title 14 of The Philadelphia Code, entitled 'Zoning and Planning,' by amending Section 14-502, entitled 'CTR, Center City Overlay,' by modifying the boundaries of the Market Street East Retail Area, providing additional regulations, and making related changes, all under certain terms and conditions." Introduced by Councilmember Squilla on October 18, 2018.

REQUEST FOR 45 DAYS

- d. Action Item: Bill No. 180977: "An Ordinance to amend the Philadelphia Zoning Maps by changing the zoning designations of certain areas of land located within an area bounded by East Luzerne Street, G Street, Erie Avenue, and Whitaker Avenue." Introduced by Councilmember Sanchez on November 1, 2018
- e. Action Item: Bill No. 180998: "An Ordinance amending Title 14 of The Philadelphia Code, entitled 'Zoning and Planning' by amending Section 14-603, entitled 'Use-Specific Standards,' to revise the standards and procedures for medical marijuana dispensaries, under certain terms and conditions." Introduced by Councilmember Jones on November 15, 2018
- f. Action Item: Bill No. 180996: "An Ordinance authorizing the revision of lines and grades on a portion of City Plan No. 118 by striking from the City Plan and vacating a widened portion of Warnock Street, on the easterly side thereof between Berks Street and Norris Street, and relocating the easterly houseline of said Warnock Street so as to align with the easterly houseline of the unaffected portions of Warnock Street as extending from Berks Street to said Norris Street, under certain terms and conditions." Introduced by Councilmember Greenlee for Councilmember Clarke on November 15, 2018.

Staff recommendation is for approval.

Upon the motion made by Commissioner Trainer, seconded by Commissioner Vazquez, the Philadelphia City Planning Commission approved staff recommendation for approval.

4. Action Item: Capital Program and Budget Amendments (Presented by Jametta Johnson)

- i. Bill No. 180999: "An Ordinance amending Bill No. 180162 (approved June 21, 2018), entitled 'An Ordinance to adopt a Capital Program for the six Fiscal Years 2019-2024 inclusive.'"
- ii. Bill No. 181000: "An Ordinance amending Bill No. 180163-A (approved June 21, 2018), entitled 'An Ordinance to adopt a Fiscal 2019 Capital Budget.'"

The Capital Program establishes a six-year plan for investing in the City's physical and technology infrastructure, public facilities, and municipal buildings. The Capital Budget appropriates funds in the first year of the six-year Capital Program. The City Planning Commission is required to review and forward a recommendation on capital program bills and amendments.

Bills 180999 and 181000 were introduced on November 15, 2018 to amend Bill 180162, the Capital Program for the six Fiscal Years 2019-2024, and Bill 180163, the Capital Budget for Fiscal Year 2019. The original Bill 180162 reflected the Recommended Six-Year Capital Program, and Bill 180163 reflected the Recommended Fiscal Year 2019 Capital Budget, approved by the City Planning Commission on February 27, 2018 and introduced in City Council on March 1, 2018. Subsequent amendments and corrective adjustments to these two bills were approved by the City Planning Commission, City Council, and the Mayor in June.

The amendments proposed in Bills # 180999 and 181000 would not change the \$173.98 million of general obligation bond-funded appropriations in FY2019. The amendments would:

- Appropriate operating revenues (CR) to certain projects in FY2019 to help accelerate
- implementation
- Add funding source codes and amounts to accommodate potential, new sources of
- funding, and
- Update funding source codes and amounts to reflect currently available funding for
- FY2019.

The net results of the proposed amendments on the FY2019 Capital Budget are:

- Increase FY2019 A (PICA) funding from \$4.004 million to \$4.839 million.
- Increase FY2019 CA (Pre-financed Loans) funding from \$11.911 million to \$12.411 million.
- Increase FY2019 CR (Operating Revenue) funding from \$45.4 million to \$77.3 million.
- Increase FY2019 SB (State) funding from \$32.5 million to \$54.5 million.
- Increase FY2019 FB (Federal) funding from \$89.0 million to \$111.0 million.

For the overall Capital Budget for FY2019, total authorized appropriations* would increase from \$2.776 to \$2.853 billion.

The total Six-Year Capital program for FY2019-2024 would increase from \$10.247 to \$10.324 billion.

** 'Off-budget' amounts are not included in the Capital Budget ordinance, but are shown in the Capital Program.*

Staff recommendation is for approval with amendments.

Upon the motion made by Commissioner Eiding, seconded by Commissioner Capita, the Philadelphia City Planning Commission approved staff recommendation for approval with amendments

5. Action Item: Zoning Board of Adjustment Calendar # 34911, 2201 Washington Avenue. Proposal for 142,619 square feet of new construction which will include 71 dwelling units, 12,273 square feet of commercial space and 67 parking spaces (Presented by Nicole Ozdemir).

The Commission is asked to deliver a recommendation to the Zoning Board of Adjustment regarding Calendar #34911, Application #902589.

The proposed use is 21 single-family homes with 42 garage parking spaces and two mixed-use buildings with a total of 91 apartment units, ground floor commercial, and 21 parking spaces. The Civic Design Review committee reviewed this application for the first time on October 2, 2018, and, a second time on November 6, 2018. At the October 2nd meeting, the applicant's proposal included a single mixed-use building fronting Washington Avenue.

In response to concerns from the CDR Committee and PCPC staff, the applicant modified their proposed site plan by breaking up the Washington Avenue-fronting building and providing more public open space. These changes addressed most of the issues raised at the first CDR hearing. The Committee could not comment on the zoning and focused instead on issues remaining with the design of the project:

The Committee encouraged the design team to make the public spaces more robust and to find solutions that eliminate sightlines ending at a row of garage doors. Some options for the western passageway include widening the courtyard, or extending the courtyard through to League Street. The Committee also suggested that the eastern pedestrian passageway may be a more successful amenity if it is fully enclosed. Regardless of any design changes, the eastern pedestrian passageway should remain in place. There was discussion about the ground plane in general. The Committee recognized that more richness was added to the ground plane, but that the design of the various planting areas needed to reflect their locations in either fully open areas, or partially covered areas. There was also discussion about the conflicting demands on the ground plane to create an active, desirable destination, and to provide the appropriate amount of parking - a challenge that is not unique to this project.

While improvements were made to the loading area, the Committee suggested improving the inevitable conflict between trucks and the building support columns that are within the loading area. Additionally, the current siting of the loading space appears to only service the commercial spaces on the west side of the parcel, and unintentionally may be encouraging on-street loading for the eastern commercial spaces.

The glass curtain walls on the mixed-use buildings need further design exploration and refinement to better integrate with the rest of the façade, as well as the adjacent proposal to the east.

During the CDR meeting, the Committee noted that this proposal is one component of a larger redevelopment scheme for this area of Washington Avenue, and voiced concern that the resulting public realm was not being presented in a holistic manner.

Staff recommendation is for non-opposition.

Upon the motion made by Commissioner Eiding, seconded by Commissioner Trainer, the Philadelphia City Planning Commission approved staff recommendation for non-opposition.

6. Action Item: Zoning Board of Adjustment Calendar #34916, 2600-40 Hagert St. Proposal for 31 dwelling units and 26 parking spaces (Presented by David Fecteau)

This is Zoning Board of Adjustment Calendar #34916 for 2600 E. Hagert Street. The applicant originally proposed a 41-unit development on a site zoned RSA-5 single family. After meeting with the Civic Design Review Committee and the Olde Richmond Civic Association, the applicant revised their proposal by removing 10 units. The Civic Design Review process concluded on November 6th. The case was continued from the October 17th ZBA meeting to December 12th.

The purpose is to review a case and send a recommendation to the ZBA. Variances requested are: multi-family homes proposed in a single-family district; parking in rear yard, which is not allowed; 18-foot-wide driveway when 24-feet-wide is required; and an eight-foot deep rear yard where nine feet are required (this only applies to one of the two proposed lots).

The City rezoned Olde Richmond with Bill #170803. The bill acknowledged the single-family nature of the neighborhood, while changing the zoning of formerly industrial land that had been redeveloped into housing or businesses. The Commission recommended approval for this Bill.

The Civic Design Review committee reviewed this application on October 2, 2018 and on November 6, 2018. The applicant presented their first proposal for 41 units in October, then reduced the units by 10 for the November submission due to concerns about density expressed by the civic association and the Design Review Committee. Main concerns in both submissions, expressed by the civic and the Committee included density, the driveway opening onto Almond Street, and the design of the interior drive aisle and walkway. Other concerns included the types of plants proposed in the landscaping, preservation of existing trees, the integration of parking and green spaces, façade materials, fencing of planted areas, and the existing community garden on the site.

Staff recommendation is not for approval.

Upon the motion made by Commissioner Syrnick, seconded by Commissioner Gonzalez not to accept staff recommendation not for approval, the Philadelphia City Planning Commission recommend approval.

Commissioner Trainer opposed.

Commissioner Gaston abstained.

7. Action item: Zoning Bill No. 180751: "An Ordinance amending Title 14 of The Philadelphia Code, entitled 'Zoning and Planning,' to create a new Eighth District Overlay and to prohibit certain uses therein; all under certain terms and conditions." Introduced by Councilmember Bass on September 13, 2018. (Presented by Paula Brumbelow Burns)

This Bill will create an overlay district for the entire Eighth Council District and will impact all residential and commercial districts by prohibiting day cares that serve children and specific vehicle repair sales and service.

Currently, day cares are permitted as of right in most residential districts for family day care and increase to group and day care centers in commercial districts. The proposed overlay will not permit any child day care for any residential or commercial district.

Vehicle and Vehicular Sales and Service have limited zoning districts that they can locate in within the commercial district and are currently not permitted in any residential districts. The proposed overlay will not permit any as of right permits in commercial districts that include: commercial or personal vehicle sales; rental; repair; and maintenance. Additionally any business that purchases or sells tires as a primary or accessory use will also be prohibited.

The Councilperson has stated that they would like to hold the Bill while seeking input from the community. Planning Commission Staff requested a 45 Day Review of this Bill and to this point there has been no movement on the Bill.

We feel that licensed child care serves a vital role in our community by providing options for working parents and career opportunities for residents, by not permitting facilities by right it will limit the number of quality day cares and potentially raise the cost of care for working families.

Staff recommendation is not for approval.

Upon the motion made by Commissioner Eiding, seconded by Commissioner Rupe, the Philadelphia City Planning Commission approved staff recommendation, not for approval.

8. **Action Item: Bill No. 180979: "An Ordinance amending Title 14 of The Philadelphia Code, entitled 'Zoning and Planning,' by amending Section 14-906, entitled 'Market Street East Sign Regulations,' all under certain terms and conditions." Introduced by Councilmember Squilla on November 1, 2018. (Presented by Ian Litwin)**

The purpose is to allow for digital advertising signs to be placed on the north-facing sides of the pedestrian bridges over 9th and 10th Streets.

Currently, signs are not allowed more than 100' from the lot line on Market Street. This bill makes exceptions only for the two bridges.

Staff recommendation is for not for approval.

Upon the motion made by Commissioner Capita, seconded by Commissioner Gaston, the Philadelphia City Planning Commission approved staff recommendation, not for approval.

9. **Action Item: Bill No. 180954: "An Ordinance amending Title 14 of The Philadelphia Code, entitled 'Zoning and Planning,' to revise certain provisions of Chapter 14-900, entitled 'Signs,' by amending the Commercial Mixed-Use sign allowance; all under certain terms and conditions." Introduced by Greene, Henon, Taubenberger, Quinones Sanchez and Johnson on October 15, 2018. (Presented by Andrew Meloney)**

This legislation proposes to add a simple size maximum for a wall sign in CMX-2 or CMX-2.5 zoning districts.

In addition to the current definition of allowable signage in the CMX-2 and CMX-2.5 district, this legislation adds a maximum wall signage size that could be used without needing to make any calculations. This maximum wall sign simple calculation is 25 square feet. This new signage amount is in addition to the existing calculation which remains 3 square feet of signage along either the only or short side of the property, or 2 square feet on the long side of 2 or more frontage properties.

This will allow for property owners to have an easy to calculate sign that could be permitted with less hassle and difficulty. The hope is that this will create more legal signs in the City as it has been observed that there is an astounding low amount of legal signage along commercial corridors.

Staff recommendation is for approval.

Upon the motion made by Commissioner Syrnick, seconded by Commissioner Rupe, the Philadelphia City Planning Commission approved staff recommendation for approval.

10. **Action Item: Bill No. 181003: “An Ordinance amending Title 14 of The Philadelphia Code, entitled ‘Zoning and Planning,’ to revise certain provisions of Chapter 14-500, entitled ‘Overlay Zoning Districts,’ by creating an overlay district entitled ‘ELZ, East Luzerne Street Overlay,’ all under certain terms and conditions.” Introduced by Councilmember Sanchez on November 15, 2018 (Presented by Andrew Meloney)**

The purpose is to disallow Safety Services, Group Living, and Group Medical, Dental, Health Practitioner uses.

This zoning code amendment to create an overlay disallows uses that are generally considered to be necessary for the public good.

Staff recommendation is for disapproval.

Upon the motion made by Commissioner Rupe, seconded by Commissioner Trainer, the Philadelphia City Planning Commission approved staff recommendation for disapproval.

11. **Action Item: Bill No. 180908: “An Ordinance amending Section 14-523 of The Philadelphia Code, entitled ‘Overlay Zoning Districts,’ by adding a new subsection, entitled ‘/IMA, Industrial and Manufacturing Area Overlay District,’ and making related changes, all under certain terms and conditions.” Introduced by Councilmember Henon on October 18, 2018. (Presented by Mason Austin)**

The /IMA, Industrial and Manufacturing Area Overlay district is intended to maintain and preserve an adequate supply of industrial land by protecting industrial areas from conversion to non-industrial related uses and encouraging industrial development.

Staff recommendation is for approval.

Upon the motion made by Commissioner Eiding, seconded by Commissioner Bumb, the Philadelphia City Planning Commission approved staff recommendation for approval.

Opposed by Commissioner(s): Vazquez, Trainer, Gonzalez and Gaston.

12. **Action Item: Bill No. 180872: “An Ordinance to amend the Philadelphia Zoning Maps by changing the zoning designations of certain areas of land located within an area bounded by Allens Lane, Bryan Street, Mount Pleasant Avenue, Mower Street, Sedgwick Street (extended), Lincoln Drive, Ellet Street, and McCallum Street.” Introduced by Councilmember Bass on October 4, 2018. (Presented by Ian Hegarty)**

The purpose is to replace multifamily zoning districts with single-family districts where single-family homes are the predominant housing type; Match existing residential buildings with appropriate zoning districts; Right-size minor commercial corridors by consolidating commercial uses to active nodes.

Present Use: Predominantly residential single family, with two-family, multifamily, and retail/office uses interspersed.

This zoning map amendment implements recommendations from the Upper Northwest District Plan (2018). Notable changes include remapping of RM-1 to RSA-5 on Cresheim Road between Mt. Pleasant Ave. and Sedgwick St., a block where proposed multifamily development faces strong neighborhood opposition; and remapping of CMX-2 to RSA-5 on the mid-block section of Mount Pleasant Ave. between Lincoln Drive and Emlen Street.

Staff recommendation is for approval.

Upon the motion made by Commissioner Syrnick, seconded by Commissioner Gaston, the Philadelphia City Planning Commission approved staff recommendation for approval.

13. Action Item: Bill No. 180905: "An Ordinance to amend the Philadelphia Zoning Maps by changing the zoning designations of certain areas of land located within an area bounded by Powelton Avenue, 38th Street, Filbert Street, and Sloan Street, all under certain terms and conditions." Introduced by Councilmember Blackwell on October 18, 2018. (Presented by Martine Decamp)

This Bill will both correctively remap and advance the goals and recommendations of the University Southwest District Plan, adopted by the Philadelphia City Planning Commission in June 2013.

The current RM-1 zoning does not allow for hospital-related uses, and requires Penn Presbyterian to go to the Zoning Board of Adjustment each time they add a hospital-related use. CMX-4 would support their operations at this location. The University Southwest District Plan recommended CMX-4 zoning on this site to support future hospital operations and to allow for denser development along major arterials and near transit.

Staff recommendation is for non-opposition.

Upon the motion made by Commissioner Syrnick, seconded by Commissioner Gonzalez, the Philadelphia City Planning Commission approved staff recommendation for non-opposition.

Commissioner Trainer recused herself from this item.

Commissioner Capita excused herself from the meeting.

14. Action Item: Bill No. 180907: "An Ordinance to amend the Philadelphia Zoning Maps by changing the zoning designations of certain areas of land located within an area bounded by Ontario Street, Gaul Street, Castor Avenue, Thompson Street, Butler Street (extended), and the Delaware Expressway." Introduced by Councilmember Henon on October 18, 2018. (Presented by David Fecteau)

The purpose is to change the zoning of parcels to match how they are currently being used

The Sixth Council District staff requested this bill on behalf of a constituent who is interested in expanding his business on to adjacent land. Council staff asked Commission staff use this opportunity to produce a bill to correct the zoning in adjacent blocks. Several blocks of townhomes, which have been built just outside of this bill's boundaries will remain zoned industrial because they are in the First Council District. Staff has not received a request from the First District to rezone these blocks.

Commissioners will notice a change between the River Wards District Plan's recommended zoning and the zoning proposed in this bill, primarily on Castor Avenue. During the District Plan

process, the staff thought that shopping center zoning, CA-1 or CA-2 would be appropriate for these sites. After reviewing the current sites' activities, staff believes a better option is ICMX, industrial-commercial mix zoning, which will allow a broader array of business development on these blocks.

Staff recommendation is for approval.

Upon the motion made by Commissioner Bumb, seconded by Commissioner Rupe, the Philadelphia City Planning Commission approved staff recommendation for approval.

Commissioner Syrnick was not present for the vote.

15. Action Item: Bill No. 180948: "An Ordinance to amend the Philadelphia Zoning Maps by changing the zoning designations of certain areas of land located within an area bounded by Flamingo Street, Lawn Street, Esdall Street, Shaw Street, and Hillside Avenue." Introduced by Councilmember Jones on October 25, 2018 (Presented by Matt Wysong)

This Bill is intended to correctively remap a single-family block from RMX-1 to RSA-2. The RMX-1 zone is a remainder from an apartment complex that was constructed in the 2000s. This remapping will enable the construction of a 3-unit single-family development.

This Bill was requested by Councilman Jones. The Lower Northwest District Plan recommends removing the RMX-1 remainder and remapping to a single-family residential district.

Staff recommendation is for approval.

Upon the motion made by Commissioner Eiding, seconded by Commissioner Gonzalez, the Philadelphia City Planning Commission approved staff recommendation for approval.

16. Action Item: Bill No. 180971: "An Ordinance to amend the Philadelphia Zoning Maps by changing the zoning designations of certain areas of land located within an area bounded by Roosevelt Boulevard, Henry Avenue, Railroad Right-of-Way, and Scotts Lane." Introduced by Councilmember Jones on November 1, 2018 (Presented by Matt Wysong)

This Bill is intended to support a proposed multi-family residential development along Scotts Lane. The development program is as follows:

- 92 units
- 151 parking spaces
- Proposed access through adjacent property to traffic signal at Henry Avenue

This Bill was requested by Councilman Jones. The North District Plan discourages residential uses along Scotts Lane due to the poor condition and limited capacity of the street (ICMX recommended). However, an access easement through the neighboring property to Henry Avenue adequately addresses this concern. This proposal will be subject to Civic Design Review.

Staff recommendation is for approval.

Upon the motion made by Commissioner Capita, seconded by Commissioner Eiding, the Philadelphia City Planning Commission approved staff recommendation for approval.

Opposed by Commissioner(s): Gaston and Trainer.

Commissioner Vazquez recused himself from this item.

17. **Action Item: Bill No. 180966: “An Ordinance to amend the Philadelphia Zoning Maps by changing the zoning designations of certain areas of land located within an area bounded by Parkside Avenue, 42nd Street, Girard Avenue, and Belmont Avenue.”. Introduced by Councilmember Blackwell on November 1, 2018 (Presented by Brian Wenrich)**

Present use: Vacant land and structures, residential and expanding charter school

Staff recommendation is for approval.

Upon the motion made by Commissioner Gonzalez, seconded by Commissioner Eiding, the Philadelphia City Planning Commission approved staff recommendation for approval.

18. **Action Item: Bill No. 180970: “An Ordinance to amend the Philadelphia Zoning Maps by changing the zoning designations of certain areas of land located within an area bounded by the Delaware Expressway, Tolbut Street (extended), Torresdale Avenue and Pennypack Street (extended).” Introduced by Councilmember Henon on November 1, 2018 (Presented by Larissa Klevan)**

Present use: The property is currently used by Britton Industries, who use it for outdoor material storage.

Staff recommendation is for approval.

Upon the motion made by Commissioner Gaston, seconded by Commissioner Eiding, the Philadelphia City Planning Commission approved staff recommendation for approval.

Commissioner Vazquez recused himself from this item.

19. **Action Item: Bill No. 180973: “An Ordinance to amend the Philadelphia Zoning Maps by changing the zoning designations of certain areas of land located within an area bounded by 15th Street, Carpenter Street, Grays Ferry Avenue, 34th Street, the Schuylkill Expressway, 28th Street, Porter Street, Dover Street, Passyunk Avenue, and Wolf Street. As well as amending Title 14 of The Philadelphia Code, entitled “Zoning and Planning,” to revise certain provisions of Chapter 14-500, entitled “Overlay Zoning Districts,” by creating an overlay district entitled “/PGO, Point Breeze and Grays Ferry Overlay,” all under certain terms and conditions.” Introduced by Councilmember Johnson on November 1, 2018 (Presented by Ayse Unver).**

This Bill rezones portions of Point Breeze and Grays Ferry in accordance with the Comprehensive Plan.

The remapping goals include:

- **Preserve** single-family homes by correctively zoning single family household living from RM-1 to RSA-5;
- **Transition** industrial uses along Washington and Grays Ferry Avenues to IRMX to buffer residential areas from main arterials, provide space for multi-family housing along major corridors, and allow space for less intense industrial uses;
- **Focus** more intense industrial uses along 25th Street;
- **Concentrate** and **strengthen** commercial corridors by rezoning Point Breeze Avenue to CMX-2.5;

- **Maintain** neighborhood scale by restricting height along Point Breeze Avenue to 45 feet from 55 feet and restricting construction of three story homes where neither or only one of the adjacent homes are three-story; and
- **Protect** park land by correctively zoning to SP-PO-A.

It is staff understanding that the Councilman intends to amend the bill to remove both sides of Washington Avenue from the remapping.

Staff recommendation is for approval as introduced (PCPC would like to see the proposed IRMX along Washington Avenue maintained in the Bill)

Upon the motion made by Commissioner Trainer, seconded by Commissioner Eiding with a strong recommendation for Council to reach out and have conversations with the community, the Philadelphia City Planning Commission approved staff recommendation for approval as the Bill was originally introduced.

20. **Action Item: Bill No. 181005: “An Ordinance to amend the Philadelphia Zoning Maps by changing the zoning designations of certain areas of land located within an area bounded by Roosevelt Boulevard, 3rd Street, Hunting Park Avenue, 2nd Street, Sedgley Avenue, Ontario Street, Hutchinson Street, 9th Street, and Wingohocking Street.” Introduced by Councilmember Sanchez on November 15, 2018 (Presented by Matt Wysong on behalf of Ashley Richards).**

This bill is intended for corrective remapping purposes and advancement of the goals and recommendations of the North District Plan, specifically:

- Attract denser development to strong commercial blocks
- Encourage transition to ground-floor residential uses on commercial blocks with chronic vacancy
- Preserve existing single-family housing stock
- Maintain multi-family zoning along bus routes, major arterials, on park peripheries, and in areas with large concentrations of vacant land
- Match zoning with existing corner stores
- Match zoning with existing open space
- Create low intensity buffers between residential and industrial areas
- Transition areas of high industrial vacancy to new use

A public meeting is scheduled for December 17, 2018 with Esperanza. The date is yet to be determined.

Staff recommendation is for approval.

Upon the motion made by Commissioner Gonzalez, seconded by Commissioner Syrnick, the Philadelphia City Planning Commission approved staff recommendation for approval.

21. **Action Item: Bill No. 180891: “An Ordinance legalizing an existing garage extension encroachment at 1601 South 17th Street, Philadelphia, PA 19145, all under certain terms and conditions.” Introduced by Councilmember Johnson on October 11, 2018. (Presented by Sarah Chiu)**

The purpose is to legalize a garage extension, located along the south Right-of-Way line of Tasker Street, east of the South 17th Street. It encroaches into the south footway of Tasker Street approximately two feet (2'-0"). A minimum six feet (6'-0") of clear passable sidewalk space is to remain.

11/27/18

The property will be renovated and a two-story addition with pilot house is being proposed on top of the garage.

Staff recommendation is not for approval.

Upon the motion made by Commissioner Gaston, seconded by Commissioner Eiding, the Philadelphia City Planning Commission approved staff recommendation not for approval.

22. **Action Item: Bill No. 181010: “An Ordinance authorizing the revision of lines and grades on a portion of City Plan Nos. 12-S and 19-S by relocating the northeasterly houseline and curblineline of Tasker Street, from Christopher Columbus Boulevard to a point southeastwardly therefrom, relocating the southeasterly curblineline of said Christopher Columbus Boulevard from Tasker Street to Reed Street varying distances northwestwardly, and relocating a portion of the southwesterly curblineline of Dickinson Street, from said Christopher Columbus Boulevard to a point northwesterly therefrom, a uniform distance northeastwardly, all under certain terms and conditions, including the dedication to the City of the bed of the widened portion of Tasker Street being placed on the City Plan.” Introduced by Councilmember Squilla on November 15, 2018. (Presented by Sarah Chiu)**

This item will be held over until the December meeting.

Upon the motion made by Commissioner Eiding to adjourn the meeting, seconded by the Philadelphia City Planning Commission.

The Philadelphia City Planning Commission meeting was adjourned by the Commission Chair at 4:42 p.m.

The next City Planning Commission Meeting is scheduled for **Tuesday, December 11, 2018 at 1:00 p.m.**

SUMMARY

1. Action item: Approval of the Meeting Minutes for October 16, 2018.
2. Action Item: Approval of the Meeting Dates for 2019
3. Executive Director's Update.
4. Action Item: Capital Program and Budget Amendments (Presented by Jametta Johnson)
 - i. Bill No. 180999: "An Ordinance amending Bill No. 180162 (approved June 21, 2018), entitled 'An Ordinance to adopt a Capital Program for the six Fiscal Years 2019-2024 inclusive.'"
 - ii. Bill No. 181000: "An Ordinance amending Bill No. 180163-A (approved June 21, 2018), entitled 'An Ordinance to adopt a Fiscal 2019 Capital Budget.'"

APPROVED FOR APPROVAL WITH AMENDMENTS

5. Action Item: Zoning Board of Adjustment Calendar # 34911, 2201 Washington Avenue. Proposal for 142,619 square feet of new construction which will include 71 dwelling units, 12,273 square feet of commercial space and 67 parking spaces (Presented by Nicole Ozdemir)

APPROVED FOR NON-OPPOSITION

6. Action Item: Zoning Board of Adjustment Calendar #34916, 2600-40 Hagert St. Proposal for 31 dwelling units and 26 parking spaces (Presented by David Fecteau)

STAFF RECOMMENDATION NOT FOR APPROVAL WAS NOT ACCEPTED, APPROVAL RECOMMENDED

7. Action item: Zoning Bill No. 180751: "An Ordinance amending Title 14 of The Philadelphia Code, entitled 'Zoning and Planning,' to create a new Eighth District Overlay and to prohibit certain uses therein; all under certain terms and conditions." Introduced by Councilmember Bass on September 13, 2018. (Presented by Paula Brumbelow Burns)

STAFF RECOMMENDATION NOT FOR APPROVAL WAS APPROVED

8. Action Item: Bill No. 180979: "An Ordinance amending Title 14 of The Philadelphia Code, entitled 'Zoning and Planning,' by amending Section 14-906, entitled 'Market Street East Sign Regulations,' all under certain terms and conditions." Introduced by Councilmember Squilla on November 1, 2018. (Presented by Ian Litwin)

APPROVED

9. Action Item: Bill No. 180954: "An Ordinance amending Title 14 of The Philadelphia Code, entitled 'Zoning and Planning,' to revise certain provisions of Chapter 14-900, entitled 'Signs,' by amending the Commercial Mixed-Use sign allowance; all under certain terms and conditions." Introduced by Greene, Henon, Taubenberger, Quinones Sanchez and Johnson on October 15, 2018. (Presented by Andrew Meloney)

APPROVED

10. Action Item: Bill No. 181003: "An Ordinance amending Title 14 of The Philadelphia Code, entitled 'Zoning and Planning,' to revise certain provisions of Chapter 14-500, entitled 'Overlay Zoning Districts,' by creating an overlay district entitled 'ELZ, East Luzerne Street Overlay,' all under certain terms and conditions." Introduced by Councilmember Sanchez on November 15, 2018 (Presented by Andrew Meloney)

STAFF RECOMMENDATION NOT FOR APPROVAL WAS APPROVED

11. Action Item: Bill No. 180908: "An Ordinance amending Section 14-523 of The Philadelphia Code, entitled 'Overlay Zoning Districts,' by adding a new subsection, entitled 'IMA, Industrial and Manufacturing Area Overlay District,' and making related changes, all under certain terms and conditions." Introduced by Councilmember Henon on October 18, 2018. (Presented by Mason Austin)

APPROVED

12. Action Item: Bill No. 180872: "An Ordinance to amend the Philadelphia Zoning Maps by changing the zoning designations of certain areas of land located within an area bounded by Allens Lane, Bryan Street, Mount Pleasant Avenue, Mower Street, Sedgwick Street (extended), Lincoln Drive, Ellet Street, and McCallum Street." Introduced by Councilmember Bass on October 4, 2018. (Presented by Ian Hegarty)

APPROVED

13. Action Item: Bill No. 180905: "An Ordinance to amend the Philadelphia Zoning Maps by changing the zoning designations of certain areas of land located within an area bounded by Powelton Avenue, 38th Street, Filbert Street, and Sloan Street, all under certain terms and conditions." Introduced by Councilmember Blackwell on October 18, 2018. (Presented by Martine Decamp)

APPROVED FOR NON-OPPOSITION

14. Action Item: Bill No. 180907: "An Ordinance to amend the Philadelphia Zoning Maps by changing the zoning designations of certain areas of land located within an area bounded by Ontario Street, Gaul Street, Castor Avenue, Thompson Street, Butler Street (extended), and the Delaware Expressway." Introduced by Councilmember Henon on October 18, 2018. (Presented by David Fecteau)

APPROVED

15. Action Item: Bill No. 180948: "An Ordinance to amend the Philadelphia Zoning Maps by changing the zoning designations of certain areas of land located within an area bounded by Flamingo Street, Lawn Street, Esdall Street, Shaw Street, and Hillside Avenue." Introduced by Councilmember Jones on October 25, 2018 (Presented by Matt Wysong)

APPROVED

16. Action Item: Bill No. 180971: "An Ordinance to amend the Philadelphia Zoning Maps by changing the zoning designations of certain areas of land located within an area bounded by Roosevelt Boulevard, Henry Avenue, Railroad Right-of-Way, and Scotts Lane." Introduced by Councilmember Jones on November 1, 2018 (Presented by Matt Wysong)

APPROVED

17. Action Item: Bill No. 180966: "An Ordinance to amend the Philadelphia Zoning Maps by changing the zoning designations of certain areas of land located within an area bounded by Parkside Avenue, 42nd Street, Girard Avenue, and Belmont Avenue." Introduced by Councilmember Blackwell on November 1, 2018 (Presented by Brian Wenrich)

APPROVED

18. Action Item: Bill No. 180970: "An Ordinance to amend the Philadelphia Zoning Maps by changing the zoning designations of certain areas of land located within an area bounded by the Delaware Expressway, Tolbut Street (extended), Torresdale Avenue and Pennypack Street (extended)." Introduced by Councilmember Henon on November 1, 2018 (Presented by Larissa Klevan)

APPROVED

19. Action Item: Bill No. 180973: "An Ordinance to amend the Philadelphia Zoning Maps by changing the zoning designations of certain areas of land located within an area bounded by 15th Street, Carpenter Street, Grays Ferry Avenue, 34th Street, the Schuylkill Expressway, 28th Street, Porter Street, Dover Street, Passyunk Avenue, and Wolf Street. As well as amending Title 14 of The Philadelphia Code, entitled "Zoning and Planning," to revise certain provisions of Chapter 14-500, entitled "Overlay Zoning Districts," by creating an overlay district entitled "/PGO, Point Breeze and Grays Ferry Overlay," all under certain terms and conditions." Introduced by Councilmember Johnson on November 1, 2018 (Presented by Ayse Unver)

APPROVED "WITH A STRONG RECOMMENDATION FOR COUNCIL TO REACH OUT AND HAVE CONVERSATIONS WITH THE COMMUNITY"

20. Action Item: Bill No. 181005: "An Ordinance to amend the Philadelphia Zoning Maps by changing the zoning designations of certain areas of land located within an area bounded by Roosevelt Boulevard, 3rd Street, Hunting Park Avenue, 2nd Street, Sedgley Avenue, Ontario Street, Hutchinson Street, 9th Street, and Wingohocking Street." Introduced by Councilmember Sanchez on November 15, 2018 (Presented by Ashley Richards)

APPROVED

21. Action Item: Bill No. 180891: "An Ordinance legalizing an existing garage extension encroachment at 1601 South 17th Street, Philadelphia, PA 19145, all under certain terms and conditions." Introduced by Councilmember Johnson on October 11, 2018. (Presented by Sarah Chiu)

STAFF RECOMMENDATION NOT FOR APPROVAL WAS APPROVED

22. Action Item: Bill No. 181010: "An Ordinance authorizing the revision of lines and grades on a portion of City Plan Nos. 12-S and 19-S by relocating the northeasterly houseline and curblineline of Tasker Street, from Christopher Columbus Boulevard to a point southeastwardly therefrom, relocating the southeasterly curblineline of said Christopher Columbus Boulevard from Tasker Street to Reed Street varying distances northwestwardly, and relocating a portion of the southwesterly curblineline of Dickinson Street, from said Christopher Columbus Boulevard to a point northwesterly therefrom, a uniform distance northeastwardly, all under certain terms and conditions, including the dedication to the City of the bed of the widened portion of Tasker Street being placed on the City Plan." Introduced by Councilmember Squilla on November 15, 2018. (Presented by Sarah Chiu)

THIS ITEM WILL BE HELD OVER UNTIL THE DECEMBER MEETING

2019 PLANNING COMMISSION MEETING SCHEDULE

All meetings are scheduled for 1:00 pm in Room 18-029, One Parkway Building, 1515 Arch Street, Philadelphia, PA 19102

January 15th

February 19th

March 19th

April 23rd

May 21st

June 11th

July 16th

August 20th

September 17th

October 15th

November 19th/26th

December 10th