

PHILADELPHIA CITY PLANNING COMMISSION  
MEETING MINUTES FOR MAY 15, 2018

PRESENT:

Joseph Syrnick, Vice Chair  
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  
Eleanor L. Sharpe, Executive Director

NOT PRESENT:

Anne Fadullon, Commission Chair  
Patrick Eiding

*Commission Vice Chair, Joseph Syrnick convened the Philadelphia City Planning Commission meeting on Tuesday, May 15, 2018, at 1:00 p.m.*

1. Approval of the Meeting Minutes for April 17, 2018.

Upon the motion made by Commissioner Trainer, seconded by Commissioner Capita, the City Planning Commission voted to approve the meeting minutes.

2. Executive Director's Update

**PCPC AND CDR MEETING UPDATE**

Next scheduled CDR meeting: Tuesday June 5, 2018 at 1:00 p.m.

Next scheduled PCPC meeting: Tuesday June 12, 2018 at 1:00 p.m.

**Historic Preservation Task Force**

The next "On the Road" Historic Preservation Task Force meeting will be on Thursday, May 17<sup>th</sup> from 6:30-8:00 p.m. at the Northeast High School.

**Upper Northwest District Plan**

The final public meeting for the Upper Northwest District Plan on June 18, 2018.

**Wissahickon Gateway Public Meeting**

The second Open House meeting for the Wissahickon Gateway Improvement Plan will be held on Wednesday, May 23<sup>rd</sup> at 6:30 p.m. at the Wissahickon Presbyterian Church Sancturary that is located at 5245 Ridge Avenue.

**Philadelphia Real Estate Week**

We have been invited to participate in Real Estate Week by Councilmember Blondell Reynolds Brown. PCPC staff will be giving two presentations during Urban Planning Day, which is scheduled for Monday, June 4<sup>th</sup>.

Daytime event from 11:30-1:30 at Better than Success Studios, 2930 Jasper Street.

Presentation on Phila2035 and implementation highlighting different projects

Evening event from 5:30-8:00 at the Golf & Social Club, 1080 N. Delaware Avenue.

Presentation on the Geography of Beer on how brewing companies have shaped development

**Registered Community Organization Registration and Trainings**

Registration opens on June 1<sup>st</sup> until June 30 for new applicants and existing applicants who are nearing the end of their two-year registration period. RCOs are required to re-register every two years.

The Planning Commission will be offering trainings for interested applicants: These will take place on

1. June 6, 2018 5:30pm and
2. June 11, 2018 12:30pm

Applications will be available on [our website](#) on June 1st, 2018, or contact our office for a snail mail version.

LEGISLATIVE BILL(S) RECOMMENDED FOR ADMINISTRATIVE APPROVAL

- A. Action Item: Bill No. 180369 “An Ordinance amending Section 9 of an Ordinance (Bill No. 150377) approved June 18, 2015, as amended by Bill No. 160566, approved June 16, 2016 and Bill No. 170566, approved July 11, 2017, entitled ‘An Ordinance authorizing the construction, ownership, and maintenance of various encroachments into the right-of-way of Market Street, Filbert Street, 11th Street, 10th Street, 9th Street and 8th Street, and authorizing the assignment of certain rights with respect to an overhead pedestrian bridge above Filbert Street west of the house line of Ninth Street to be assigned, all under certain terms and conditions, by further authorizing the Streets Department to approve encroachments consistent with plans approved by the Philadelphia City Planning Commission and the City of Philadelphia Art Commission,’ by extending the time for compliance with the authorization conditions therein.” Introduced by Councilman Squilla on April 19, 2018.

*Bill No. 180369 amends the previous approved bills 150377, 160566, and 170566 to extend the timeline for compliance for the redevelopment at the gallery site. The amendment is consistent with the encroachment bill no. 150377, which was approved by the planning commission in May 2015. Therefore, staff recommends approval for this bill as item in accord with previous policy.*

- B. Action Item: Bill No. 180383: “An Ordinance authorizing Louie Louie Restaurant LLC., (‘Owner’) to install, own and maintain an open-air sidewalk café at 3611 Walnut Street, Philadelphia, PA 19104 (‘Property’), under certain terms and conditions.” Introduced by Councilmember Blackwell on April 26, 2018.

*Bill No. 180383 is to permit an open-air sidewalk café at 3611 Walnut Street. The sidewalk café’s tables and chairs will be placed along the building line, and will encroach onto the north footway of Walnut Street for approx. 3’6” to 6’, leaving 10’ of clear and unobstructed walking zone space for pedestrians. This encroachment meets the complete street policy, therefore staff recommendation is for approval.*

- C. Action Item: Bill No. 180386: “An Ordinance authorizing Marty Inc / DBA LeBus Bistro, (‘Owner’) to install, own and maintain an open-air sidewalk café at 4201 Ridge Avenue, Philadelphia, PA 19129 (‘Property’), under certain terms and conditions.” Introduced by Councilmember Jones on April 26, 2018.

*Bill No. 180386 is to permit an open-air sidewalk café at 4201 Ridge Ave. The sidewalk café’s tables and chairs will be placed along the building line, and will encroach onto the west footway of Midvale Ave for 6’, leaving 10’ of clear and unobstructed walking zone space for pedestrians. This encroachment meets the complete street policy, therefore, staff recommendation is for approval.*

- D. Action Item: Bill No. 180390: “An Ordinance authorizing the revision of lines and grades on a portion of City Plan No. 44-S by striking from the City Plan and vacating the easternmost ten feet wide portion of Broad Street from Geary Street to a point approximately one-hundred five feet southwardly therefrom and reserving and placing on the City Plan a right-of-way for water main purposes and public utility purposes within the portion of Broad Street being stricken and authorizing acceptance of the grant to the City of the said right-of-way, under certain terms and conditions.” Introduced by Councilmember Johnson on April 26, 2018

*Bill no. 180390 proposes to strike and vacate a portion of Broad Street from the city plan to allow the abutting property owner to use it as a private side yard. The Planning Commission did not recommend approval for an identical bill (#140896) on December 9, 2014.*

*Therefore, staff **does not** recommend approval for this bill as item in accord with previous policy.*

- E. Action Item: Bill No. 180396: "An Ordinance authorizing Saint Lazarus Bar ('Owner') to install, own and maintain an open-air sidewalk café at 102 W. Girard Avenue, Philadelphia, PA 19123 ('Property'), under certain terms and conditions." Introduced by Councilmember Squilla on April 26, 2018

*Bill No. 180396 (to be amended) is to permit an open-air sidewalk café at 102 W Girard Ave. The sidewalk café's tables and chairs will be placed along the building line, and will encroach onto the west footway of Front for 5', leaving 7' of clear and unobstructed walking zone space for pedestrians. This encroachment meets the complete street policy, therefore staff recommendation is for approval.*

- F. Action Item Bill No. 180422: "An Ordinance authorizing The Phillies ('Owner') to construct, install, own and maintain encroachments consisting of security bollards, permanent operable barricades, and removable barricades with permanent foundations along and adjacent to Citizens Bank Park located at 1 Citizens Bank Way, Philadelphia, PA 19148 (the 'Property'), under certain terms and conditions." Introduced by Councilmember Johnson on May 3, 2018

*Bill No. 180422 is to permit the construction of security bollards, permanent operable barricades, and removable barricades with permanent foundations around the perimeter of One Citizens Bank Way. All security bollards and barricades are located within a minimum one foot six inches (1'-6") from the face of curb. This encroachment meets the complete street policy, therefore staff recommendation is for approval.*

- G. Bill No. 180384: "An Ordinance approving the fifteenth amendment of the redevelopment proposal for the Cecil B. Moore Avenue Urban Renewal Area, being the area generally bounded by Fifteenth street on the east, Jefferson street on the south, Nineteenth street on the west and Montgomery avenue on the north, including the fifteenth amendment to the urban renewal plan, which provides, inter alia, for changes that would make it consistent with the North Philadelphia Redevelopment Area Plan and generally consistent with the City of Philadelphia's Philadelphia2035 Comprehensive Plan." " Introduced by Councilmember Greenlee for Council President Clarke on April 26, 2018.

- H. *Action Item* Bill No. 180397: "An Ordinance approving the forty-second amendment of the redevelopment proposal for the Model Cities Urban Renewal Area, being the area beginning at the northwest corner of Front street and Spring Garden street, including the thirty-fourth amendment to the urban renewal plan, which provides, inter alia, for changes that would make it consistent with the North Philadelphia Redevelopment Area

*These two ordinances approve changes to two of the Philadelphia Redevelopment Authority's urban renewal area proposals and urban renewal plans. The amendments update references to agency names, delete outdated design and construction standards,*

*and add reference to general consistency with the City's comprehensive plan. Both of these items were reported at the March Commission meeting as being approved in accord with previous policy.*

This concludes the Executive Director's Report.

3. **Action Item: Staff Presentation: School District of Philadelphia Capital Program (Presented by Jametta Johnson).**

The Philadelphia Home Rule Charter requires the City Planning Commission to review the School District of Philadelphia (SDP) Capital Budget and Program prior to its adoption. The School District's Capital Program and Budget is scheduled for adoption on May 24, 2018, for the FY 2019, beginning on July 1, 2018.

The School District is proposing to spend \$1.361 billion on capital improvements over the next six years. The District is also proposing to revise their FY2018 Capital Budget to \$155.4 million, a decrease of \$75,360,963 from the originally adopted FY2018 budget of \$230.8 million. This reduction of funds reflects the actual project expenditures, as well as the reevaluation of projects and associated costs. The School District of Philadelphia's FY2019 Capital Budget proposes \$274.7 million to for City public schools owned and operated by SDP.

Like past years, the largest percentage of the Capital Budget is focused on life cycle improvements that include renovations to existing facilities, modernizing learning environments, and replacing critical building elements such as roofs, boilers and windows. Also included in this year's budget are three new construction projects at the Meehan Middle School, the Solis-Cohen Elementary School and the Cassidy Elementary School. The District plans to spend \$ 47.6 million on Major Renovations and New Additions at high schools and career and technical education schools, and \$28.5 million on Major Renovations and New Additions at elementary schools and middle schools.

The City Planning Commission's approval is not required. The School District is only seeking comments.

No comment(s) needed for approval.

4. **Action Item: Bill No. 180100: "An Ordinance to amend the Philadelphia Zoning Maps by changing the zoning designations of certain areas of land located within an area bounded by Broad Street, Susquehanna Avenue, 13th Street, and Diamond Street. Further, to adopt the Master Plan amendment for Temple University; and to approve the construction project on the site proposed for rezoning, and to approve the removal of previously planned construction projects from the Master Plan." Introduced by Councilman Greenlee for Council President Clarke on February 15, 2018. (Presented by Marty Gregorski)**

The Bill amends the Temple University's Special Purpose Institutional (SP-INS) District Master Plan to expand both the District's boundaries to 1301 W. Diamond Street and the District's occupied area by 25,000 sf, and to expand its gross floor area by 95,000 sf. This Master Plan Amendment proposal meets the occupied area and gross floor area requirements for this SP-INS District.

The City Planning Commission's responsibility is to assess whether the SPINS district should be expanded at this location, and then approve the compliant Master Plan if the district is expanded. Note that while there are specific uses planned for this site, the site could be used at a later time for any use permitted in the district, i.e., classes, offices, etc.

The building will provide a range of services for children and adults in the surrounding community; including an early learning center, a dental clinic, psychology and counseling services, classrooms for adult education, shared use space, outdoor playground, community training area, and office and work space for the College of Education.

This Master Plan was presented to Civic Design Review on April 3, 2018, and was completed on May 1, 2018, as a major amendment to Temple University's Master Plan. Because this Civic Design Review was triggered by a Master Plan amendment, the scope of the review was limited to assessing the site design, external circulation, and massing. At this time, the review did not include an assessment of the building's architecture.

At the completion of the Civic Design Review on May 1, 2018, the Committee offered comments on the following:

1. Presentation in-concept
2. Site Design
3. Traffic at intersections
4. Traffic – parking issues
5. Site Design – playground
6. Project Outreach to the Community
7. Committee Commentary and Endorsement of Zoning Change

Staff recommendation is for approval.

Several members of the public presented at the hearing against the expansion of the Master Plan for Temple University.

Upon the motion made by Commissioner Gonzalez, seconded by Commissioner Bumb, the Philadelphia City Planning Commission approved staff recommendation for approval of both, expansion and master plan.

Opposed by Commissioner(s) Gaston, Capita and Vazquez.

5. **Staff Presentation: Shared Use Path Applications and 2018 Trail Master Plan (Presented by David Kanthor).**

Location I. - Cobbs Creek Trail, Section D

The shared use path is designed to allow bicyclists and pedestrians to share a sidepath for recreational and commuting purposes. Following the guidelines pursuant to Section 12-808 of the Philadelphia Code, any proposed shared use paths must be presented to the Planning Commission for consideration. Both of the shared use paths that will be presented to the commission are included as proposed trail segments in the Philadelphia Trail Master Plan, which was originally released in 2013 and has been updated annually.

The presentation will look at the shared-use path alignment portion of this trail segment and discuss the expected timeline for the construction of the Cobbs Creek Trail Segment D, which begins at 84<sup>th</sup> St and Lindbergh Blvd and terminates at the Heinz Natural Refuge at 86<sup>th</sup> St. This trail segment was a recommendation in the Lower Southwest District Plan and is a Parks and Recreation-led project. The design of this shared use path has been reviewed by OTIS and Streets. Information about the schedule for construction as well as additional segments of the trail will be presented.

Staff recommendation is for approval.

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

Location II. - Delaware River Trail

Neighborhoods: Center City

The presentation will look at the 1.9 mile trail alignment of the Delaware River Trail from Washington Avenue to Spring Garden St. The trail is designed for pedestrian and bicycle use with much of the trail segment as separated uses located off-street. There is a shared use path section of the segment where pedestrians and bicyclists will share the same path. Information about the schedule for construction as well as additional segments of the trail will be presented.

Several neighbors came in opposition to the trail as designed.

Recommendation is for review and comment.

No Action was taken by the Commission

**6. Action Item: Logan Triangle Redevelopment Agreement (Presented by Ian Hegarty).**

Location: Area bounded by West Loudon Street, Railroad Right of Way, Roosevelt Boulevard, Wingohocking Street, and North 11<sup>th</sup> Street in the Logan Neighborhood.

Party at Interest: Philadelphia Redevelopment Authority Logan West Associates, L.P. Philadelphia Youth Basketball

The Philadelphia Redevelopment Authority proposes to dispose of 45 acres including streets in the Logan Neighborhood that were abandoned and cleared because of severe land subsidence. The sale will enable private redevelopment of the land. The Planning Commission must make a recommendation to the Redevelopment Authority on whether to approve the redevelopment agreement.

The PRA Board has been asked to approve a redeveloper agreement and further to approve schematic plans for the first phase of redevelopment, which consists of a basketball and education facility operated by a nonprofit organization. The redeveloper intends to seek the striking of all streets within the redevelopment area except for 9<sup>th</sup> Street and Wyoming Avenue to facilitate the first and future phases. In accordance with the agreement, schematic plans for each phase will be submitted to the PRA for approval prior to construction. This approval is in addition to regular building and zoning approvals by the City.

The nominal disposition price is \$1.00, but the agreement stipulates that several other costs have been incurred or will be required on the part of the redeveloper. These include:

An estimated \$5,200,000 for geotechnical subsurface remediation (ground stabilization)

Carrying fees payable to the PRA (\$250,000 for the time leading up to the draft agreement and \$7,389 per month until disposition is complete)  
A one-time payment to the PRA of \$500,000 to establish a "Community Fund"

It was mentioned that the removal of streets planned to be vacated and the full reconstruction of 9<sup>th</sup> Street and Wyoming Avenue.

The following urban design guidelines will control development on the site:

Buildings must be at least 25 feet tall  
Near Loudon and 11<sup>th</sup> Streets, buildings must not exceed 50 feet in height and surface parking must occupy no more than 25% of the street frontage  
Building facades must be articulated (no "blank walls")  
Utility lines must be buried and pedestrian-scale lighting provided on public streets  
Freestanding signs are limited to 40 feet in height, and no advertising signs are permitted  
The redevelopment must contain some publicly accessible open space  
No more than one curb cut is permitted per 100 linear feet of street frontage

In addition, PCPC convened OTIS, SEPTA, and PWD to add language to the redevelopment agreement requiring coordination between the redeveloper and these partner agencies. These stipulations include:

The redeveloper will assess the impact of proposed uses on pedestrian safety in cooperation with the Department of Streets.  
OTIS and SEPTA will be consulted on street design to ensure adequate space for transit stops.  
PWD will be consulted on stormwater management.  
The redeveloper will permit the construction of a shared-use sidepath along Roosevelt Boulevard at a future date.

Staff recommendation is for approval.

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

**7. Action Item: Review and comment on proposed "Wayne Junction Historic District," nominated to the Philadelphia Register of Historic Places (Presented by Jon Farnham, Philadelphia Historical Commission).**

Review and comment on the proposal to designate a historic district at Wayne Junction and list it on the Philadelphia Register of Historic Places.

Site Area: The proposed district is irregular in shape and includes the following properties: 212-20 Roberts Avenue, 200-10 Roberts Avenue, 147-53 Berkley Street, 137-45 Berkley Street, 113-29 Berkley Street, 130 Berkley Street, 4481 Wayne Avenue, and 4433 Wayne Avenue. Eight properties, seven property owners

The present use is manufacturing, transportation center, house of worship, rehabilitation facility, public storage, auto repair, vacant.

Recommendation is for review and comment. No action.

8. **Action Item: Review and comment on proposed "Satterlee Heights Historic District," located at 4300-20 Osage Street, nominated to the Philadelphia Register of Historic Places (Presented by Laura DiPasquale, Philadelphia Historical Commission).**

The proposed Satterlee Heights Historic District consists of eight properties (four sets of twins), bound at the north by Osage Avenue, the east by S. 43rd Street, the south by the property line between the properties facing onto Osage Avenue at the south side and the properties facing onto the north side of Larchwood Avenue, and the west by S. 44th Street.

Recommendation is for review and comment. No action.

9. **Action Item: Review and comment on proposed "Lutheran Theological Seminary Historic District," located at 7301 Germantown Avenue, nominated to the Philadelphia Register of Historic Places (Presented by Allyson Mehley, Philadelphia Historical Commission).**

The proposed Lutheran Theological Seminary Historic District is located in the Mount Airy neighborhood and is bounded by E Gowen Avenue to the northwest, Boyer Street to the northeast, Germantown Avenue to the southwest, and the rear lot lines of adjacent properties along E Mount Airy Avenue to the southeast. The uses of the property are currently educational, house of worship, and residential the proposed district contains 22 buildings, bound by E Gowen Avenue to the northwest, Boyer Street to the northeast, Germantown Avenue to the southwest, and the rear lot lines of adjacent properties along E Mount Airy Avenue to the southeast.

Recommendation is for review and comment. No action.

10. **Action Item: Bill No. 180295: "An Ordinance amending Title 14 of The Philadelphia Code, entitled 'Zoning and Planning,' by amending the One Year Rule; modifying certain public notice requirements and making related changes; all under certain terms and conditions." Introduced by Councilmember Bass on April 5, 2018. (Presented by Paula Brumbelow Burns)**

To amend Chapter 14-300 Administration and Procedures of the Zoning and Planning Code.

This item was previously heard at the April 2018 Planning Commission. Ms. Brumbelow Burns gave the Commission an update of the meetings had with the staff of Councilwoman Bass and the suggestions for amendments that have been suggestions proposed from those meetings.

To remove the geographic determination of the Coordinating RCO if the district councilmember declines to choose a coordinating RCO.

Amend the Initial Notice from the Applicant to RCOs and Others by requiring that notice by applicants shall be sent by Certificate of mailing and not certified mail.

To create a template for meeting notice that applicants can use in addition to the required poster.

To amend the requirement that notification to be sent to only properties impacted by a change to their base zoning district.

Staff recommendation is for disapproval.

A representative from the West Powellton/Saunders Park RCO spoke against the Bill saying that it would not improve the RCO process and make it more difficult.

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

11. **Action Item Bill No. 180346: “An Ordinance to amend Title 14 of The Philadelphia Code, entitled ‘Zoning and Planning,’ by revising and clarifying certain provisions and making technical changes, all under certain terms and conditions.” Introduced by Councilmember Greenlee on Aril 12, 2018. (Presented by Mason Austin)**

This legislation contains proposed substantive and technical changes to the Philadelphia Zoning Code. These provisions are based on the recommendations of the Zoning Technical Committee, an inter-agency group comprised of the Department of Licenses & Inspections, Philadelphia City Planning Commission, the Development Services Division, and the Law Department, formed to support review of the Zoning Code.

Staff recommendation is approval.

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

Opposed by Commissioner Gaston and Commissioner Rupe.

12. **Action Item Zoning Bill No. 160710 Amending Title 14 of the Philadelphia Code, entitled “Zoning and Planning,” by amending parking requirements in certain districts, all under certain terms and conditions. Introduced by Councilwoman Blackwell on September 8, 2016. (Presented by Mason Austin)**

Initially reviewed at the September 20<sup>th</sup>, 2016 Planning Commission meeting; scheduled for hearing at Rules Committee on May 23<sup>rd</sup>, 2018

Staff recommendation is 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.

13. **Action Item: Bill No. 180385: “An Ordinance to amend the Philadelphia Zoning Maps by changing the zoning designations of certain areas of land located within an area bounded by Ridge Avenue, Gorgas Lane (extended), Henry Avenue, Valley Avenue, and Domino Lane.”. Introduced by Councilmember Jones on April 26, 2018 (Presented by Matt Wysong).**

This Bill is intended for corrective remapping purposes and advancement of the goals and recommendations of the Lower Northwest (LNW) District Plan, specifically in the Roxborough / Ridge Park neighborhood. The remapping focused on matching prevailing use, lot size, and/or lot width

Commission staff has worked with the leadership of the Ridge Park Civic Association on this remapping.

Staff recommendation is for approval.

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

14. **Action Item: Bill No. 180387: “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 Schuylkill Expressway, Greenland Drive, Martin Luther King Drive, and Montgomery Drive, and by amending Title 14 of The Philadelphia Code, entitled ‘Zoning and Planning,’ by amending Section 14-905, entitled “Non-Accessory Signs,” by adding a new subsection to permit one advertising sign under certain terms and conditions.” Introduced by Councilmember Jones on April 26, 2018. (Presented by Andrew Meloney).**

Bill No. 180387 To amend the Philadelphia Zoning Maps by changing the zoning designation of a certain area of land located within an area bounded by I-76 (Schuylkill Expressway), Montgomery Drive, Strawberry Mansion Drive, and the CSX railroad Right-of-Way.

The purpose of the Bill is to rezone and permit one advertising sign under certain terms and conditions from SP-PO-A to I-2, General Industrial. The applicant is seeking to erect a digital two-sided Billboard along the Schuylkill Expressway. Zoning regulations are proposed to be amended so that the following existing restrictions will **not** adhere to this location:

- I. Outdoor advertising signs and non-accessory signs shall be prohibited:

Within any area of the City designated as a local or national Historic District;

(Within 660 ft. of the outward edge of any park under the jurisdiction of DPR, the Commonwealth of Pennsylvania, or the National Park Service;

Within 660 ft. of any park, playground, recreation center, play lot, or other recreational facility under the jurisdiction of DPR;

The Bill will also omit the billboard from the following regulations.

(b) For each non-accessory sign erected or converted to digital in conformance with these provisions, two existing lawful, non-accessory signs encompassing equal or greater sign area, other than a sign located in the Market Street East Advertising District, as defined in § 14-906, shall be removed;

(c) The application to erect an outdoor advertising or non-accessory sign must specify the size and the location of the sign(s) to be removed

(e) No permit for the erection of an outdoor advertising or non-accessory sign shall be issued prior to actual removal of the sign(s) required to be removed as provided in subsections (a), (b), and (c) above.

(f) No permit for the erection of an outdoor advertising or non-accessory sign shall be issued if there is any outstanding violation, for which all legal appeals have been exhausted, of The Philadelphia Code or regulations adopted pursuant to the Code, relating to the premises upon which the outdoor advertising sign or non-accessory sign is to be erected or maintained.

Staff recommendation is not for approval.

Mary Tracy from Scenic Philadelphia was present and spoke out against the Bill.

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

15. **Action Item: Bill No. 180395: “An Ordinance to amend the Philadelphia Zoning Maps by changing the zoning designations of certain areas of land located within an area bounded by Bustleton Avenue, Solly Avenue, Eastwood Avenue and Stanwood Street.” Introduced by Councilmember O’Neill on April 26, 2018. (Presented by Mike Thompson).**

This Bill proposes to correctly remap the Pelbano Recreation Center in Rhawnhurst to SP-PO-A – Parks and Open Space to continue the use of a playground, ball fields, Recreation and Senior Center. This zoning change was recommended in the Central Northeast District Plan, which was adopted by the City Planning Commission in March of 2014.

Staff recommendation is for approval.

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

16. **Action Item Bill No. 180426: “An Ordinance to amend the Philadelphia Zoning Maps by changing the zoning designations of certain areas of land located within an area bounded by Packer Avenue, 10th Street, Citizens Bank Way, Pattison Avenue, and Broad Street.” Introduce by Councilmember Johnson on May 3, 2018. (Presented by Nicole Ozdemir).**

To correctively rezone parcels to match existing land uses for the Southern Boulevard/Stadium Area neighborhood from the existing zoning of Residential Multifamily (RM-1) and Neighborhood Commercial Mixed-Use (CMX-2) to Residential Single-Family (RSA-5) and Sports Stadium (SP-STA).

This request for corrective rezoning originated from a neighborhood civic association. This rezoning originated during the Lower South District Plan and is supported as a zoning recommendation of that plan.

Staff recommendation is for approval.

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

17. **Action Item Bill No. 180427: “An Ordinance to amend the Philadelphia Zoning Maps by hanging the zoning designations of certain areas of land located within an area bounded by Dunks Ferry Road, the Poquessing Creek, Knights Road, Mechanicsville Road, Medford Road, and Lester Road.” Introduced by Councilmember O’Neill on May 3, 2018. (Presented by Greg Waldman).**

This Bill is intended for corrective remapping purposes to SP-PO-A Recreational and the advancement of the goals and recommendations of the Far Northeast (FNE) Districts Plan, adopted in April, 2017.

Staff recommendation is for approval.

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

18. **Action Item: Bill No. 180389: “An Ordinance authorizing Gina Maria Narducci, (‘Owner’) to install, own and maintain an exterior metal staircase encroachment at 1805 Washington**

**Avenue, Philadelphia, PA 19146 ('Property'), under certain terms and conditions." Introduced by Councilmember Johnson on April 26, 2018 (Presented by Sarah Chiu).**

Proposed exterior metal stairs located along the 1805 Washington Avenue east building line from a point approximately seven feet (7'-0") south of the north building line of 1805 Washington Avenue to a point approximately thirty-nine feet farther south (39'-0") and encroaching into the west footway of Cleveland Street approximately three feet four inches (3'-4"), leaving approximately 4'6" to for pedestrian walking zone space. The proposed metal stairs are of variable height not to exceed twenty-eight feet six inches (28'-6") above finished grade. The proposed roof deck is not permitted in the underlying ICMX zoning classification.

Staff Recommendation - Not for approval for the following reasons:

- 1) It will reduce the walking zone below the minimum recommended width per complete street policy.
- 2) Staff do not support the proposed roof deck use at this property.

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

19. **Action Item: Bill No. 180350: "An Ordinance authorizing the Commissioner of Public Property, on behalf of the City of Philadelphia, to acquire fee simple title or a lesser real estate interest to all or a portion of a parcel or parcels of land located in and about the area bounded by Castor Avenue, Loretto Avenue, Elgin Avenue, and Bleigh Avenue, all under certain terms and conditions.", Introduced by Councilmember O'Neill on April 12, 2018. (Presented by Michael Thompson).**

This Bill will allow the Philadelphia Department of Public Property to acquire a 2-story office building in the Rhawnhurst neighborhood in the Central Northeast Planning District. This acquisition will permit the City to relocate Police District #2 Headquarters from the current location at Levick Street and Roosevelt Boulevard, which is shared with Police District #15. The purchase price for the acquisition will not exceed \$1.85 million.

The relocation of Police District #2 Headquarters is consistent with the North Delaware District Plan Recommendation 2, which calls for expanding and enhancing the facilities at the existing shared location. The North Delaware District Plan was adopted by the City Planning Commission in March of 2016.

Staff recommendation is for approval.

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

The Philadelphia City Planning Commission meeting was adjourned by the Commission Vice Chair at 5:03 p.m.

The next City Planning Commission Meeting is scheduled for **Tuesday, June 12, 2018 at 1:00 p.m.**

## SUMMARY

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1. Action item: Approval of the Meeting Minutes for April 17, 2018. **APPROVED**
2. Executive Director's Update.
3. Staff Presentation: School District of Philadelphia Capital Program (Presented by Jametta Johnson)
4. Action Item: Bill No. 180100: "An Ordinance to amend the Philadelphia Zoning Maps by changing the zoning designations of certain areas of land located within an area bounded by Broad Street, Susquehanna Avenue, 13th Street, and Diamond Street. Further, to adopt the Master Plan amendment for Temple University; and to approve the construction project on the site proposed for rezoning, and to approve the removal of previously planned construction projects from the Master Plan." Introduced by Councilman Greenlee for Council President Clarke on February 15, 2018. (Presented by Marty Gregorski) **APPROVED**
5. Action Item: Shared Use Path Applications (Presented by David Kanthor)
  - a. Cobbs Creek Trail, Section D **APPROVED**
  - b. Delaware River Trail **REVIEWED ONLY – NO ACTION**
6. Action Item: Logan Triangle Redevelopment Agreement (Presented by Ian Hegarty) **APPROVED**
  - A. Action Item: Review and comment on proposed "Wayne Junction Historic District," nominated to the Philadelphia Register of Historic Places (Presented by Jon Farnham, Philadelphia Historical Commission). **REVIEWED ONLY – NO ACTION**
  - B. Action Item: Review and comment on proposed "Saterlee Heights Historic District," located at 4300-20 Osage Street, nominated to the Philadelphia Register of Historic Places (Presented by Laura DiPasquale, Philadelphia Historical Commission). **REVIEWED ONLY – NO ACTION**
  - C. Action Item: Review and comment on proposed "Lutheran Theological Seminary Historic District," located at 7301 Germantown Avenue, nominated to the Philadelphia Register of Historic Places (Presented by Allyson Mehley, Philadelphia Historical Commission). **REVIEWED ONLY – NO ACTION**
  - D. Action Item: Bill No. 180295: "An Ordinance amending Title 14 of The Philadelphia Code, entitled 'Zoning and Planning,' by amending the One Year Rule; modifying certain public notice requirements and making related changes; all under certain terms and conditions." Introduced by Councilmember Bass on April 5, 2018. (Presented by Paula Brumbelow Burns) **STAFF RECOMMENDATION ACCEPTED NOT FOR APPROVAL**
  - E. Action Item Bill No. 180346: "An Ordinance to amend Title 14 of The Philadelphia Code, entitled 'Zoning and Planning,' by revising and clarifying certain provisions and making technical changes, all under certain terms and conditions." Introduced by Councilmember Greenlee on Aril 12, 2018. (Presented by Mason Austin) **APPROVED**

- F. Action Item Zoning Bill No. 160710 Amending Title 14 of the Philadelphia Code, entitled “Zoning and Planning,” by amending parking requirements in certain districts, all under certain terms and conditions. Introduced by Councilwoman Blackwell on September 8, 2016. (Presented by Mason Austin)

**STAFF RECOMMENDATION ACCEPTED NOT FOR APPROVAL**

- G. Action Item: Bill No. 180385: “An Ordinance to amend the Philadelphia Zoning Maps by changing the zoning designations of certain areas of land located within an area bounded by Ridge Avenue, Gorgas Lane (extended), Henry Avenue, Valley Avenue, and Domino Lane.”. Introduced by Councilmember Jones on April 26, 2018 (Presented by Matt Wysong)

**APPROVED**

- H. Action Item: Bill No. 180387: “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 Schuylkill Expressway, Greenland Drive, Martin Luther King Drive, and Montgomery Drive, and by amending Title 14 of The Philadelphia Code, entitled ‘Zoning and Planning,’ by amending Section 14-905, entitled “Non-Accessory Signs,” by adding a new subsection to permit one advertising sign under certain terms and conditions.” Introduced by Councilmember Jones on April 26, 2018. (Presented by Andrew Meloney)

**STAFF RECOMMENDATION ACCEPTED NOT FOR APPROVAL**

- I. Action Item: Bill No. 180395: “An Ordinance to amend the Philadelphia Zoning Maps by changing the zoning designations of certain areas of land located within an area bounded by Bustleton Avenue, Solly Avenue, Eastwood Avenue and Stanwood Street.” Introduced by Councilmember O’Neill on April 26, 2018. (Presented by Mike Thompson)

**APPROVED**

- J. Action Item Bill No. 180426: “An Ordinance to amend the Philadelphia Zoning Maps by changing the zoning designations of certain areas of land located within an area bounded by Packer Avenue, 10th Street, Citizens Bank Way, Pattison Avenue, and Broad Street.” Introduced by Councilmember Johnson on May 3, 2018. (Presented by Nicole Ozdemir)

**APPROVED**

- K. Action Item Bill No. 180427: “An Ordinance to amend the Philadelphia Zoning Maps by changing the zoning designations of certain areas of land located within an area bounded by Dunks Ferry Road, the Poquessing Creek, Knights Road, Mechanicsville Road, Medford Road, and Lester Road.” Introduced by Councilmember O’Neill on May 3, 2018. (Presented by Greg Waldman)

**APPROVED**

- L. Action Item: Bill No. 180389: “An Ordinance authorizing Gina Maria Narducci, (‘Owner’) to install, own and maintain an exterior metal staircase encroachment at 1805 Washington Avenue, Philadelphia, PA 19146 (‘Property’), under certain terms and conditions.” Introduced by Councilmember Johnson on April 26, 2018 (Presented by Sarah Chiu)

**STAFF RECOMMENDATION ACCEPTED NOT FOR APPROVAL**

- M. Action Item: Bill No. 180350: “An Ordinance authorizing the Commissioner of Public Property, on behalf of the City of Philadelphia, to acquire fee simple title or a lesser real estate interest to all or a portion of a parcel or parcels of land located in and about the area bounded by Castor Avenue, Loretto Avenue, Elgin Avenue, and Bleigh Avenue, all under certain terms and conditions.”, Introduced by Councilmember O’Neill on April 12, 2018. (Presented by Michael Thompson)

**APPROVED**