

PHILADELPHIA CITY PLANNING COMMISSION
MEETING MINUTES FOR JUNE 12, 2018

PRESENT:

Anne Fadullon, Commission Chair
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:

Patrick Eiding

Commission Chair, Anne Fadullon convened the Philadelphia City Planning Commission meeting on Tuesday, June 12, 2018 at 1:05 p.m.

1. Approval of the Meeting Minutes for May 15, 2018.

Upon the motion made by Commissioner Gonzalez, seconded by Commissioner Gaston, the City Planning Commission voted to approve the meeting minutes any amendments for Tuesday, May 15, 2018.

2. Executive Director's Update

PCPC AND CDR MEETING UPDATE

- Next scheduled CDR meeting: Tuesday July 10, 2018 at 1:00 p.m.
- Next scheduled PCPC meeting: Tuesday July 17, 2018 at 1:00 p.m.

PUBLIC MEETINGS

- The final public meeting for the Upper Northwest District Plan, is next Monday, June 18th at Lovett Library and Park.
 - First from 3:30 to 5:00 for the early birds
 - And then from 6:00-7:30 for the night owls

ADDITIONAL ITEMS

- Registered Community Organization Registration is currently open
- Registration opened on June 1st and will close on 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.
- Applications are on our website, under "2018 RCO Registration."
- If anyone needs the application mailed or emailed, or have questions, contact RCO@phila.gov or call 215-683-4615
- We offered three trainings which were fully subscribed. We do have the training materials available on our website on the RCO process and regulations

BILLS IN ACCORD WITH PREVIOUS POLICY

Recommended for Administrative Approval

- a. Zoning Bill No. 180451: "An Ordinance to amend the Master Plan for the University of Pennsylvania, and to approve the proposed addition to 3900 Walnut Street." Introduced by Councilmember Blackwell on May 10, 2018.
- b. Streets Bill No. Bill No. 180452: "An Ordinance amending Section 2 of an Ordinance (Bill No. 160145) approved April 19, 2016, entitled 'An Ordinance authorizing the revision of lines and grades on a portion of City Plan No. 44 by placing on the City Plan Thirty Seventh Street from Market Street to Filbert Street and from Filbert Street to Warren Street, Cuthbert Street from Thirty Seventh Street to Thirty Eighth Street, north of Filbert Street, and Warren Street from Thirty Seventh Street to Thirty Eighth Street, all under certain terms and conditions, including the dedication to the City of the said beds of Thirty Seventh Street, Cuthbert Street, and Warren Street,' by extending the period for

compliance with the terms and conditions.” Introduced by Councilmember Blackwell on May 10, 2018

- c. Streets Bill No. 180460: “An Ordinance authorizing 618 Market LP, (“Owner”) to construct, own and maintain façade enhancement encroachments at 618 Market Street, Philadelphia, PA 19106 (“Property”), under certain terms and conditions.” Introduced by Councilmember Squilla on May 10, 2018
- d. Streets Bill No. 180461: “An Ordinance authorizing Wander Inn, Inc., (“Owner”) to install, own and maintain an open-air sidewalk café at 2500 South 3rd Street, Philadelphia, PA 19148 (“Property”), under certain terms and conditions.” Introduced by Councilmember Squilla on May 10, 2018
- e. Zoning Bill No. 180496: “An Ordinance amending Title 14 of The Philadelphia Code, entitled ‘Zoning and Planning,’ to revise certain provisions of Chapter 14-600, entitled ‘Use Regulations,’ by amending exceptions to use tables for green roofs and making related changes, all under certain terms and conditions.” Introduced by Councilmember Reynolds Brown on May 17, 2018
- f. Zoning Bill No. 180506: “An Ordinance to amend the Master Plan for the River Road Residential Mixed-Use Area, bounded by the Montgomery County Line, a Railroad Right-of-Way, Shawmont Avenue, and the Schuylkill River, to approve a subdivision and the construction of a utility project.” Introduced by Councilmember Jones on May 17, 2018
- g. Property Bill No. 180508: “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, together with the improvements thereon, located in and about the area bounded by the Schuylkill River, The Schuylkill River Trail, Hagys Mill Road and Port Royal Avenue, under certain terms and conditions.” Introduced by Councilmember Jones on May 17, 2018
- h. Action Item: Streets Bill No. 180562: “An Ordinance authorizing Buccann (“Owner”) to install, own and maintain an open-air sidewalk café at 7254 Castor Avenue, Philadelphia, PA 19149 (“Property”), under certain terms and conditions.” Introduced by Councilmember Parker on May 24, 2018

REDEVELOPMENT AGREEMENTS

Recommended for Administrative Approval

- a. Redevelopment Agreement with AEL Contractors, LLC to allow for the construction of a single-family home at 2633 Martha Street in the New Kensington-Fishtown neighborhood.

- b. Amended Redevelopment Agreement with 1511-1515 Brown Street, LLC to allow for the construction of three triplex structures at 1511-1515 Brown Street in North Philadelphia.

3. **Action Item: Amendments to the FY2019-2024 Capital Program and Budget (Presented by John Haak).**

Program for the six Fiscal Years 2019-2024, and to Bill 180163, the Capital Budget for the 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.

The City Planning Commission is required to review and forward a recommendation on proposed capital amendments.

The adjustments and amendments would:

- Increase FY2019 CN (General Obligation) funding from \$171.7 million to \$174.0 million.
- Decrease FY2019 CT (Carryforward) funding from \$444.5 million to \$444.2 million.
- Increase FY2019 CR (Operating Revenue) funding from \$39.4 million to \$45.4 million.
- Increase FY2019 CA (Pre-Financed Loans) funding from \$10.7 million to \$11.9 million.
- Increase FY2019 TB (Other Government/Agencies) funding from \$1.5 million to \$24.0 million.
- Increase FY2019 PB (Private) funding \$77.7 million to \$83.8 million.

For the overall Capital Budget for FY2019, total authorized appropriations* would increase from \$2.739 to \$2.776 billion. The total Six-Year Capital program for FY2019-2024 would increase from \$10.209 to \$10.247 billion.

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

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 recused himself from this item.

4. **Action Item: Streets Bill No. 180560: “An Ordinance authorizing the revision of lines and grades on a portion of City Plan No. 250 by striking from the City Plan and vacating the legally open portion of Montour Street from Adams Avenue to Foulkrod Street, under certain terms and conditions.” Introduced by Councilmember Parker on May 24, 2018 (Presented by Sarah Chiu).**

This action is to help facilitate the redevelopment of a grocery store at the former Sears auto center site. The proposed development would like to utilize the 60 foot wide area for landscaping and to install an access drive to and from Foulkrod Street.

The rear of the property include the 60 foot wide area designated on the City Plan as Montour Street, most of which has no record of legal opening. The paper street is not paved or open to the public traffic.

Councilmember Parker’s office organized the community meeting in late May to inform the abutting neighbors about this proposal, with the attendance of Streets Department staff and the development team.

Staff recommendation is for approval.

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

Commissioner Syrnick abstained.

5. **Action Item: Streets Bill No. 180567: “An Ordinance authorizing Plaza Garibaldi Inc D.B.A. Frida Cantina, (“Owner’) to install, own, and maintain an open-air sidewalk café at 1000 Wolf Street, Philadelphia, PA 19148 (“Property”), under certain terms and conditions.” Introduced by Councilmember Squilla on May 24, 2018 (Presented by Sarah Chiu).**

Along the north property line of 1000 Wolf Street encroaching into the south footway of Wolf Street approximately three feet six inches (3’-6”) leaving a minimum of ten feet (10’-0”) of clear passable sidewalk space.

- 1) Along the west curb line of S. 10th Street encroaching into the west footway of S. 10th Street approximately three feet six inches (3’-6”) leaving a minimum of five feet (5’-0”) of clear passable sidewalk space.
- 2) Curb side tables must be set a minimum eighteen inches (18”) from the curb face and after 7:00 p.m.

Present Use is a public sidewalk, with street furniture and an exterior metal stair case on 10th Street.

Not For approval for the following reasons:

- 1) The sidewalk is already much occupied on 10th Street side, including the existing metal stair case placed against the building, the basement access door not flushed to the pavement, fire hydrant, two street sign poles and two street trees. The curbside table in the furnishing zone would make the sidewalk more crowded. This encroachment will create the walking zone

below the complete street's standard.

- 2) The proposed tables and chairs on Wolf street side would be in close proximity to the residential homes, therefore staff does not recommend sidewalk café on this side.

Staff recommendation is not for approval.

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

6. **Action Item: Zoning Bill No. 180463: "An Ordinance amending Section 14-604 of The Philadelphia Code, entitled 'Accessory Uses and Structures,' by making technical changes to the size and siting of Roof Deck Access Structures, all under certain terms and conditions." Introduced by Councilman Squilla on May 10, 2018 (Presented by Andy Meloney).**

- Increase the roof deck access structure (pilot house) from 90 to 125 square feet
- Add an additional 40 square feet for an elevator
- The roof deck access structure must be 5 feet from the rear building line
- Allow for the movement of the roof deck access structure within a defined area without a re-submittal of a zoning permit application

The staff feels that the increase in roof deck access structure size by more than a third creates structures that are too large for residential uses. Community groups have relayed to staff on many occasions that they feel that these structures are *eye-sores* and increasing their size will only create more problems. While the setback that is created by this Bill so that structures can no longer line-up with the rear building line, something that gives the appearance of an additional story on buildings, is a good idea, the increase in size is too egregious to agree with.

Staff recommendation is not for approval.

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

7. **Action Item: Zoning Bill No. 180498: "An Ordinance amending Title 14 of The Philadelphia Code, entitled 'Zoning and Planning,' to provide for the procedures for the Administrative Review process; all under certain terms and conditions." Introduced by Councilmember Blackwell on May 17, 2018 (Presented by Ronald Bednar).**

The purpose of the Zoning Bill is to amend CHAPTER 14-300. ADMINISTRATION AND PROCEDURES, Section 14-303. Common Procedures and Requirements. This Bill states the procedures for the Administrative Review process for cases that were previously approved by the Zoning Board of Adjustments and need to modify the scope of their original approval.

The proposed process for an administrative review is that the applicant of a case previously approved may request in writing to L&I an administrative adjustment to the approval.

Upon a request to L&I, a written notice shall be sent to all interested parties, including the

District Councilperson's office and Registered Community Organizations relevant to the case.

The Zoning Board's authority to approve minor administrative adjustments is delegated to L&I. Such minor adjustments may not substantially alter the character of the structure originally approved but may include adjustments which:

- (1) Include minor changes to reduce the footprint, gross floor area or height of the approved structure;
- (2) Lessen the degree of impact related to dimensional variances;
- (3) Lessen the number of approved dwelling units where applicable;
- (4) Lessen the number or size of approved signs;
- (5) Do not conflict with any Zoning Board provisos;
- (6) Would not require a zoning review.

The Zoning Board's authority to act on administrative review requests not approved by L&I is delegated to the Chair. The Chair may approve the request only if he finds all of the following:

- (1) The adjustment requested does not increase the number or degree of variances or special exceptions and;
- (2) The adjustment requested results in no additional off-site impact beyond what was approved in the original appeal.

If any adjustment requested is approved, notice in writing shall be mailed to all interested persons. Within 14 days of the date of such notice, any such person may request in writing a hearing on the adjustment approved. An approved adjustment does not become effective until expiration of the 14-day period or, if a hearing is requested, the conclusion of the hearing.

Staff recommendation is for approval with an Amendments to remove process where the Zoning Board of Adjustments Chair may override L&I as it appears less transparent.

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

Commissioner Gaston Opposed.

8. **Action Item: Zoning Bill No. 180504: "An Ordinance amending Title 14 of The Philadelphia Code, entitled 'Zoning and Planning,' by revising Section 14-303(11A), entitled 'Registered Community Organizations,' by providing funding for limited insurance coverage for Registered Community Organizations; all under certain terms and conditions."** Introduced by Councilmember Henon May 17, 2018 (Presented by Ayse Unver).

This Bill proposes three changes to the Code:

1. It allows the Director of Finance to provide funding to help offset the cost of Directors and Officers Insurance premiums for Registered Community Organizations;
2. It requires yearly reporting to the Council President and Chief Clerk of City Council regarding distribution of funds from the previous fiscal year at the time of submission of proposed operating budget to Council; and
3. It includes provisions for PCPC regulations to create guidelines regarding the disbursement of funds.

In the Zoning Code, RCOs are required to hold community meetings with Zoning Board applicants. At these meetings, a community's opinions are presented regarding development projects, which can influence the timeline for or whether the project moves forward. This role opens RCOs up to lawsuits by developers. Most RCOs do not have insurance to protect them against such lawsuits, also known as Strategic Lawsuits Against Public Participation (SLAPPs). RCOs that do have insurance pay for it themselves, which can present a significant burden to groups

Staff recommendation is request 45-days to confer with administration and the Council Office about feasibility.

Upon the motion made by Commissioner Trainer, seconded by Commissioner Gaston, the Philadelphia City Planning Commission approved staff recommendation of 45-days.

9. **Action Item: Zoning Bill No. 180424: "An Ordinance amending Section 14-603 of The Philadelphia Code, entitled 'Use Specific Standards' by amending the number of curb cuts permitted for certain zoning districts, all under certain terms and conditions." Introduced by Councilmember Henon on May 3, 2018 (Presented by Larissa Klevan).**

This Bill proposes to change the Use Specific Standards for both new vehicle fueling stations and expansions to existing stations that result in the addition of either two or more fuel pumps or more than 1,500 square feet of floor area or paved area.

The revised standards will only apply if the fueling station is located on a property that is zoned CA-1 or CA-2, AutoOriented Commercial. The new regulations for vehicle fueling stations also require that the property have 300 or more lineal feet of street frontage along at least one street frontage. If those conditions are met, the following provisions apply:

- Curb cuts on the same property must be separated by a minimum of 100'
- Maximum curb cut width: o Ingress and Egress: 24' per curb cut o One –Way: 12' per curb cut
- No more than two curb cuts are permitted for every street frontage of the property

Staff recommendation is for approval.

Upon the motion made by Commissioner Gonzalez, seconded by Commissioner Rupe.

Opposed by Commissioner(s) Gaston, Trainer, Vazquez and Syrnick.
Motion carried 5-to-4.

10. **Action Item: Zoning Bill No. 180423: “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 River, Pennypack Street (extended), State Road, Rhawn Street, Frankford Avenue, Academy Road, and Linden Avenue (extended).” Introduced by Councilmember Henon on May 3, 2018 (Presented by Larissa Klevan).**

This Bill proposes to amend the zoning designation of certain areas of land located in the Upper Holmesburg and East Torresdale neighborhoods to both match the zoning with the existing land use, particularly for commercial properties along Frankford Avenue, and to facilitate industrial and commercial growth that is appropriate both in scale and location.

The majority of the proposed zoning changes were recommended in the *Philadelphia2035 North Delaware District Plan* that was adopted by the City Planning Commission in March of 2016.

Staff recommendation is for approval.

Upon the motion made by Commissioner Bumb to accept the staff recommendation and seconded by Commissioner Rupe, the Philadelphia City Planning Commission voted against accepting Bill No. 180423.

Opposed by Commissioners Vasquez, Trainer, Syrnick, Capita and Gaston

Commissioner Gonzalez abstained.

Motion 3-to-5; Motion denied.

*Action Item Bill No. 180423 was revisited because there wasn't a motion made not to approve the item.

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

Vote was 4-to-3.

11. **Action Item: Zoning Bill No. 180501: “An Ordinance amending Chapter 14-500 of The Philadelphia Code, entitled ‘Overlay Zoning Districts,’ by creating a new overlay entitled /FAO, Frankford Academy Overlay District, and making related changes, all under certain terms and conditions.” Introduced by Councilmember Henon on May 17, 2018 (Presented by Larissa Klevan).**

This Bill proposes to allow all permitted curb cuts in the area bounded by Frankford Avenue, the Delaware Expressway Ramp, Linden Avenue, and Torresdale Avenue to be a maximum of thirty feet wide. Currently, in the zoning code, curb cuts may be twenty-four feet if they provide both ingress and egress and twelve feet if they are one-way.

This Bill proposes special provisions for a very specific area that are not appropriate citywide. Not only will this add unnecessary complexity to the code, it circumvents the

6/12/18

Zoning Board of Adjustment process, the appropriate forum to seek relief when a property has a hardship that limits its ability to meet the existing code provisions.

Staff recommendation is not for approval.

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

12. **Action Item: Zoning Bill No. 180517: “An Ordinance to amend the Philadelphia Zoning Maps by changing the zoning designations of certain areas of land located within an area bounded by Leiper Street, Oxford Avenue, Harrison Street, Oakland Street and Foulkrod Street.” Introduced by Councilmember Sanchez on May 17, 2018 (Presented by Larissa Klevan).**

This bill proposes to amend the zoning designation of certain areas of land located in the Frankford neighborhood. The bill correctly rezones single family homes from a multi-family zoning district to a single-family zoning district.

Staff recommendation is for approval.

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

13. **Action Item: Zoning Bill No. 180507: “An Ordinance to amend the Philadelphia Zoning Maps by changing the zoning designations of certain areas of land located within an area bounded by Conrad Street, Indian Queen Lane, Scotts Lane, and Crawford Street.” Introduced by Councilmember Jones on May 17, 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:

- Remap to match existing eating and drinking establishment and multi-family residential uses.

This Bill was requested by Councilman Jones. Planning Commission staff intends to advocate for similar zoning changes on Conrad Street in the future to help strengthen this commercial corridor.

Staff recommendation is for approval.

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

14. **Action Item: Zoning Bill No. 180509: “An Ordinance amending Title 14 of The Philadelphia Code, entitled ‘Zoning and Planning,’ by creating a new Wissahickon /NCO, Neighborhood Conservation Overlay District for the area generally bounded by Henry Avenue, Hermit Street, Ridge Avenue, and the Wissahickon Creek.” Introduced by Councilmember Jones on May 17, 2018 (Presented by Matt Wysong).**

This Bill creates the /NCO, Wissahickon Neighborhood Conservation Overlay to protect the walkability and aesthetic character of the Wissahickon neighborhood. This bill regulates the

design of new construction and major alteration of existing buildings. It promotes human-scaled design, interesting and pedestrian-friendly facades, and “eyes on the street,” all in close proximity to useful commercial destinations, parks, and transit. The following design elements are regulated by this overlay:

- Front setback, height, porch fronts, and front garages (contextual requirements)
- Habitable first floors
- Utility meter and HVAC screening
- Window inset and sill projection
- Front yard impervious coverage
- Front façade, fence, and wall materials
- Curb cut width

The Planning Commission staff worked with the Wissahickon Interested Citizens Association (WICA) on this bill.

Staff recommendation is for approval.

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

15. **Action Item: Zoning Bill No. 180510: “An Ordinance amending Chapter 14-500 of The Philadelphia Code, entitled ‘Overlay Zoning Districts,’ by amending the subsection entitled ‘/NCA, Ridge Avenue Neighborhood Commercial Area Overlay,’ and making related changes, all under certain terms and conditions.” Introduced by Councilmember Jones on May 17, 2018 (Presented by Matt Wysong).**

This Bill amends the /NCA, Ridge Avenue Neighborhood Commercial Area Overlay, which was originally created to promote and reinforce Ridge Avenue as a walkable commercial street. Proposed amendments are as follows:

- Requirement for ground floor commercial uses in the CMX-3 district (75% of street frontage)
- Prohibition of parking lots located between the building and street line of Ridge Avenue in the CMX-3 district
- Allowance for required off-street parking to be located on an abutting lot or within 1,000 feet
- Extension of the overlay boundary from Hermitage Street, north to Paoli Aveune
- Minor technical changes

The Planning Commission staff worked with the Roxborough Civic Association and nearby civic associations on this bill.

Staff recommendation is for approval.

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

16. **Action Item: Zoning Bill No. 180511: “An Ordinance amending Section 14-503 of The Philadelphia Code, entitled ‘NCA, Neighborhood Commercial Area Overlay,’ by adding a new subsection entitled ‘South Broad Street Gateway,’ and making related changes, all under certain terms and conditions.” Introduced by Councilmember Johnson on May 17, 2018 (Presented by Ian Litwin).**

To codify the design intent of a proposed development. This proposal has a Zoning / Use permit via ZBA approval.

In addition to those uses permitted under this Zoning Code, the following uses shall be permitted:

- Eating and Drinking Establishments, including both sit-down and takeout restaurants;
- Accessory and non-accessory structured parking both above and below ground; and
- Roof decks for residential and non-residential uses.

Parking and Loading:

- The ground floor of any parking garage, other than those accessory to a single- or two-family dwelling, must be occupied by an office, retail sales, commercial services, or public, civic, and institutional use. This requirement applies only to street frontages along Broad Street and Washington Avenue and does not apply to areas occupied by entrances, exits, curb cuts, or waiting areas.
- Vehicular ingress and egress to parking, loading, and trash storage areas or structures is only permitted to and from Carpenter Street and 13th Street.

Staff recommendation is not for approval.

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

17. **Action Item: Zoning Bill No. 180505: “An Ordinance to amend the Philadelphia Zoning Maps by changing the zoning designations of certain areas of land located within an area bounded by Haverford Avenue, Castor Avenue, and Fillmore Street.” Introduced by Councilmember Jones on May 17, 2018 (Presented by Brian Wenrich).**

This Bill is intended for corrective remapping purposes and advancement of the goals and recommendations of the West (WST) District Plan, specifically:

- Preserve existing single-family housing
- Match zoning to existing land use
- Promote multi-family uses along commercial corridors and at highly transit oriented locations
- Concentrate and Strengthen commercial corridors

Commission staff has worked with Councilman Jones office on this remapping.

Staff recommendation is for approval.

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

18. **Action Item: Zoning Bill No. 180518: “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, Godfrey Avenue, Castor Avenue, and Fillmore Street.” Introduced by Councilmember Sanchez on May 7, 2018 (Presented by Mike Thompson).**

This Bill proposes to amend the zoning designation of certain areas of land located in the Northwood neighborhood part of the Lower Northeast District. The bill correctly rezones single family homes from a multi-family zoning district to a single-family zoning district.

Staff recommendation is for approval.

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

19. **Action Item: Zoning Bill No. 180519: “An Ordinance to amend the Philadelphia Zoning Maps by changing the zoning designations of certain areas of land located within an area bounded by Allegheny Avenue, Kensington Avenue, Lehigh Avenue, and 2nd Street.” Introduced by Councilmember Sanchez on May 17, 2018 (Presented by Ashley Richards).**

This bill rezones a portion of Kensington in north Philadelphia in accordance with the Comprehensive Plan.

Remapping Goals include:

- **Align** zoning to existing land use (corrective zoning)
- **Preserve** single-family homes
- **Promote** multi-family uses along commercial corridors and along bus and transit routes
- **Concentrate** and **strengthen** commercial corridors
- **Retain** CMX 3 (high density commercial) zoning along Kensington and Allegheny Avenue commercial corridor to **maintain** a commercial presence and mixed-use nature, and to allow for more density

Commission staff has worked with Councilwoman Quiñones-Sánchez’s office on this remapping. Staff conducted outreach during the North District Plan process and a community meeting, in partnership with HACE and Team NAS, on April 11th, 2018. The organization’s zoning committee reached out to its members to solicit feedback.

Staff recommendation is for approval.

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

Commissioner Gonzalez abstained.

20. **Action Item: Zoning Bill No. 180454: “An Ordinance to amend the Philadelphia Zoning Maps by changing the zoning designations of certain areas of land located within an area bounded by Grant Avenue, Academy Road, Convent Avenue, Willits Road, and Ashton Road.” Introduced by Councilmember Henon on May 10, 2018 (Presented by Gregory Waldman).**

This Bill proposes to amend the zoning designation of certain areas of land located in the Ashton neighborhood to match the zoning with the existing land use and encourage appropriate development

The majority of the proposed zoning changes were recommended in the *Philadelphia2035 Far Northeast Districts Plan* that was adopted by the City Planning Commission in April of 2017.

Staff recommendation is for approval.

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

21. **Action Item: Zoning Bill No. 180503: “An Ordinance to amend the Philadelphia Zoning Maps by changing the zoning designations of certain areas of land located within an area bounded by Blue Grass Road, Grant Avenue, Ashton Road, Willits Road, Welsh Road, Dewees Street, Revere Street, Tremont Street, Leonard Street, and Welsh Road.” Introduced by Councilmember O’Neill on May 17, 2018 (Presented by Gregory Waldman).**

This Bill proposes to amend the zoning designation of certain areas of land located in the Holme Circle neighborhood to match the zoning with the existing land use.

The majority of the proposed zoning changes were recommended in the *Philadelphia2035 Far Northeast Districts Plan* that was adopted by the City Planning Commission in April of 2017.

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.

22. **Action Item: Property Bill No. 180459: “An Ordinance authorizing the Commissioner of Public Property and the Commissioner of Parks and Recreation, on behalf of the City, to receive an easement from the Philadelphia Authority for Industrial Development for use of a portion of 3025 Meetinghouse Road; and to grant to the owners of property on the 3000 block of Meetinghouse Road an easement for stormwater drainage purposes across a portion of Poquessing Creek Park; all under certain terms and conditions.” Introduced by Councilmember O’Neill on May 10, 2018 (Presented by Gregory Waldman).**

Authorizing the Commissioner of Public Property and the Commissioner of Parks and Recreation, on behalf of the City, to receive an easement from the Philadelphia Authority for Industrial Development for use of a portion of 3025 Meetinghouse Road; and to grant to the owners of property on the 3000 block of Meetinghouse Road an easement for

stormwater drainage purposes across a portion of Poquessing Creek Park; all under certain terms and conditions.” Introduced by Councilmember O’Neill on May 10, 2018.

The City will acquire the easement for \$0 from the Philadelphia Authority for Industrial Development (PAID). This transfer will create an easement to the City of Philadelphia Department of Parks and Recreation for the purposes of maintaining the Poquessing Creek Trail and managing stormwater runoff.

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.

Opposed by Commissioner Trainer and Commissioner Gonzalez.

Commissioner Gaston abstained.

23. **Action Item: Property Bill No. 180456: “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 parcels of land, together with the improvements thereon, located in and about the area bounded by West Huntingdon Street, North 31st Street, West York Street and North Napa Street, under certain terms and conditions.” Introduced by Councilmember Greenlee for Council President Clarke on May 10, 2018 (Presented by David Fecteau).**

The City will purchase each site for \$1 from the Redevelopment Authority. This transfer is part of the City of Philadelphia Department of Parks and Recreation’s commitment to improve how its assets meet the needs of every community in Philadelphia by undertaking a broad range of restoration activities throughout the City’s park system.

Staff recommendation is for approval.

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

The Philadelphia City Planning Commission meeting was adjourned by the Commission Chair at 3:42 p.m.

The next City Planning Commission Meeting is scheduled for **Tuesday, July 17, 2018 at 1:00 p.m.**

1. Approval of the Meeting Minutes for May 15, 2018.

Upon the motion made by Commissioner Gonzalez, seconded by Commissioner Gaston, the City Planning Commission voted to approve the meeting minutes any amendments for Tuesday, May 15, 2018.

2. Executive Director's Update

3. *Action Item:* Amendments to the FY2019-2024 Capital Program and Budget (Presented by John Haak).

4. *Action Item:* Streets Bill No. 180560: "An Ordinance authorizing the revision of lines and grades on a portion of City Plan No. 250 by striking from the City Plan and vacating the legally open portion of Montour Street from Adams Avenue to Foulkrod Street, under certain terms and conditions." Introduced by Councilmember Parker on May 24, 2018 (Presented by Sarah Chiu).

5. *Action Item:* Streets Bill No. 180567: "An Ordinance authorizing Plaza Garibaldi Inc D.B.A. Frida Cantina, ("Owner") to install, own, and maintain an open-air sidewalk café at 1000 Wolf Street, Philadelphia, PA 19148 ("Property"), under certain terms and conditions." Introduced by Councilmember Squilla on May 24, 2018 (Presented by Sarah Chiu).

6. *Action Item:* Zoning Bill No. 180463: "An Ordinance amending Section 14-604 of The Philadelphia Code, entitled 'Accessory Uses and Structures,' by making technical changes to the size and siting of Roof Deck Access Structures, all under certain terms and conditions." Introduced by Councilman Squilla on May 10, 2018 (Presented by Andy Meloney).

7. *Action Item:* Zoning Bill No. 180498: "An Ordinance amending Title 14 of The Philadelphia Code, entitled 'Zoning and Planning,' to provide for the procedures for the Administrative Review process; all under certain terms and conditions." Introduced by Councilmember Blackwell on May 17, 2018 (Presented by Ronald Bednar).

8. *Action Item:* Zoning Bill No. 180504: "An Ordinance amending Title 14 of The Philadelphia Code, entitled 'Zoning and Planning,' by revising Section 14-303(11A), entitled 'Registered Community Organizations,' by providing funding for limited insurance coverage for Registered Community Organizations; all under certain terms and conditions." Introduced by Councilmember Henon May 17, 2018 (Presented by Ayse Unver).

9. *Action Item:* Zoning Bill No. 180424: "An Ordinance amending Section 14-603 of The Philadelphia Code, entitled 'Use Specific Standards' by amending the number of curb cuts permitted for certain zoning districts, all under certain terms and conditions." Introduced by Councilmember Henon on May 3, 2018 (Presented by Larissa Klevan).

10. *Action Item:* Zoning Bill No. 180423: "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 River, Pennypack Street (extended), State Road, Rhawn Street, Frankford Avenue, Academy Road, and Linden Avenue (extended)." Introduced by Councilmember Henon on May 3, 2018 (Presented by Larissa Klevan).

Motion 3-to-5; Motion denied.

The Philadelphia City Planning Commission voted against accepting Bill No. 180423.

Motion made not to except staff recommendation for approval.

11. *Action Item:* Zoning Bill No. 180501: “An Ordinance amending Chapter 14-500 of The Philadelphia Code, entitled ‘Overlay Zoning Districts,’ by creating a new overlay entitled /FAO, Frankford Academy Overlay District, and making related changes, all under certain terms and conditions.” Introduced by Councilmember Henon on May 17, 2018 (Presented by Larissa Klevan).

12. *Action Item:* Zoning Bill No. 180517: “An Ordinance to amend the Philadelphia Zoning Maps by changing the zoning designations of certain areas of land located within an area bounded by Leiper Street, Oxford Avenue, Harrison Street, Oakland Street and Foulkrod Street.” Introduced by Councilmember Sanchez on May 17, 2018 (Presented by Larissa Klevan).

13. *Action Item:* Zoning Bill No. 180507: “An Ordinance to amend the Philadelphia Zoning Maps by changing the zoning designations of certain areas of land located within an area bounded by Conrad Street, Indian Queen Lane, Scotts Lane, and Crawford Street.” Introduced by Councilmember Jones on May 17, 2018 (Presented by Matt Wysong).

14. *Action Item:* Zoning Bill No. 180509: “An Ordinance amending Title 14 of The Philadelphia Code, entitled ‘Zoning and Planning,’ by creating a new Wissahickon /NCO, Neighborhood Conservation Overlay District for the area generally bounded by Henry Avenue, Hermit Street, Ridge Avenue, and the Wissahickon Creek.” Introduced by Councilmember Jones on May 17, 2018 (Presented by Matt Wysong).

15. *Action Item:* Zoning Bill No. 180510: “An Ordinance amending Chapter 14-500 of The Philadelphia Code, entitled ‘Overlay Zoning Districts,’ by amending the subsection entitled ‘/NCA, Ridge Avenue Neighborhood Commercial Area Overlay,’ and making related changes, all under certain terms and conditions.” Introduced by Councilmember Jones on May 17, 2018 (Presented by Matt Wysong).

16. *Action Item:* Zoning Bill No. 180511: “An Ordinance amending Section 14-503 of The Philadelphia Code, entitled ‘/NCA, Neighborhood Commercial Area Overlay,’ by adding a new subsection entitled ‘South Broad Street Gateway,’ and making related changes, all under certain terms and conditions.” Introduced by Councilmember Johnson on May 17, 2018 (Presented by Ian Litwin).

17. *Action Item:* Zoning Bill No. 180505: “An Ordinance to amend the Philadelphia Zoning Maps by changing the zoning designations of certain areas of land located within an area bounded by Haverford Avenue, Castor Avenue, and Fillmore Street.” Introduced by Councilmember Jones on May 17, 2018 (Presented by Brian Wenrich).

18. *Action Item:* Zoning Bill No. 180518: “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, Godfrey Avenue, Castor Avenue, and Fillmore Street.” Introduced by Councilmember Sanchez on May 7, 2018 (Presented by Mike Thompson).

19. *Action Item:* Zoning Bill No. 180519: “An Ordinance to amend the Philadelphia Zoning Maps by changing the zoning designations of certain areas of land located within an area bounded by Allegheny Avenue, Kensington Avenue, Lehigh Avenue, and 2nd Street.” Introduced by Councilmember Sanchez on May 17, 2018 (Presented by Ashley Richards).

20. *Action Item:* Zoning Bill No. 180454: “An Ordinance to amend the Philadelphia Zoning Maps by changing the zoning designations of certain areas of land located within an area bounded by Grant Avenue, Academy Road, Convent Avenue, Willits Road, and Ashton Road.” Introduced by Councilmember Henon on May 10, 2018 (Presented by Gregory Waldman).

21. *Action Item:* Zoning Bill No. 180503: “An Ordinance to amend the Philadelphia Zoning Maps by changing the zoning designations of certain areas of land located within an area bounded by Blue Grass Road, Grant Avenue, Ashton Road, Willits Road, Welsh Road, Dewees Street, Revere Street, Tremont Street, Leonard Street, and Welsh Road.” Introduced by Councilmember O’Neill on May 17, 2018 (Presented by Gregory Waldman).

22. *Action Item:* Property Bill No. 180459: “An Ordinance authorizing the Commissioner of Public Property and the Commissioner of Parks and Recreation, on behalf of the City, to receive an easement from the Philadelphia Authority for Industrial Development for use of a portion of 3025 Meetinghouse Road; and to grant to the owners of property on the 3000 block of Meetinghouse Road an easement for stormwater drainage purposes across a portion of Poquessing Creek Park; all under certain terms and conditions.” Introduced by Councilmember O’Neill on May 10, 2018 (Presented by Gregory Waldman).

23. *Action Item:* Property Bill No. 180456: “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 parcels of land, together with the improvements thereon, located in and about the area bounded by West Huntingdon Street, North 31st Street, West York Street and North Napa Street, under certain terms and conditions.” Introduced by Councilmember Greenlee for Council President Clarke on May 10, 2018 (Presented by David Fecteau).