

PHILADELPHIA CITY PLANNING COMMISSION
MEETING MINUTES FOR JUNE 11, 2019

PRESENT:

Anne Fadullon, Commission Chair
Joseph Syrnick, Vice Chair
Garlen Capita
Cheryl L. Gaston
Maria Gonzalez
Duane Bumb, Representing Harold T. Epps
Nancy Rogo Trainer
Peilin Chen, Representing Rob Dubow
Christopher Rupe, Representing Brian Abernathy
Eleanor L. Sharpe, Executive Director

NOT PRESENT:

Patrick Eiding
Ariel Vazquez

Chair, Anne Fadullon convened the Philadelphia City Planning Commission meeting on Tuesday, June 11, 2019 at 1:02 p.m.

1. **Action item:** Approval of the Meeting Minutes for May 21, 2019.

Upon the motion made by Commissioner Rupe, seconded by Commissioner Chen, the Philadelphia City Planning Commission approved

2. **Executive Director's Update.**

3. **Previous Policy**

- a. Bill No. 190435: "An Ordinance to amend the Philadelphia Zoning Maps by changing the zoning designations of certain areas of land located within an area bounded by Summer Street, 32nd Street, Race Street, and Natrona Street." Introduced by Councilmember Blackwell on May 23, 2019.
 - b. Bill No. 190444: "An Ordinance to amend the Philadelphia Zoning Maps by changing the zoning designations of certain areas of land located within an area bounded by Race Street, 17th Street, Vine Street, and 18th Street." Introduced by Councilmember Greenlee for Council President Clarke on May 23, 2019
 - c. Bill No. 190405: "An Ordinance authorizing Rene Woodlin to own and maintain an existing over-sized balcony in the Public Right-of-Way at 1438 North 29th Street, Philadelphia, PA 19121, all under certain terms and conditions." Introduced by Councilmember Greenlee for Council President Clarke on May 16, 2019.
 - d. Bill No. 190457: "An Ordinance authorizing 1201 North Franklin LLC dba The International Bar ('Owner') to install, own and maintain an open-air sidewalk café at 1624 North Front Street, Philadelphia, PA 19122 ('Property'), under certain terms and conditions." Introduced by Councilmember Quiñones Sánchez on May 23, 2019.
4. **Action Item: Bill No. 190438: "An Ordinance authorizing the Commissioner of Public Property, on behalf of the City of Philadelphia, to convey to the Philadelphia Authority for Industrial Development (PAID) properties located at 4910 Botanic Avenue, 5014 Grays Avenue, 5027 Grays Avenue, and 2639 South 58th Street, and further authorizing PAID to re-convey a portion of the property at 4910 Botanic Avenue to the City of Philadelphia, all under and subject to the terms and conditions of the Philadelphia Industrial and Commercial Development Agreement among the City, PAID, and the Philadelphia Industrial Development Corporation (PIDC)." Introduced by Councilmember Blackwell on May 23, 2019 (Presented by Nicole Ozdemir)**

Purpose is to begin the remediation process for these sites as part of the early action implementation of the Lower Schuylkill Master Plan.

Present Use

4910 Botanic Ave – City of Philadelphia Streets Department Facility; 5014 Grays Ave – City of Philadelphia Streets Department Facility and vacant industrial building; 5027 Grays Ave – City of Philadelphia Streets Department Employee Assistance Trailer; 2639 S 58th Street – Vacant Land

Additionally, the Lower Schuylkill Master Plan identified Bartram's North and South as priority areas for implementation. These four sites fall within those priority implementation areas, as there is significant redevelopment potential here and can align with the investments already happening at Bartram's Garden and with the Bartram's Choice Neighborhood Plan to anchor a gateway to the Lower Schuylkill. The parcels are all being conveyed to PIDC to seek grant funding for environmental remediation as the first step in implementation.

4910 Botanic Avenue: The Streets Department is currently vacating the property, and PIDC will then apply for funding to environmentally remediate the site, and then plans to convey a part of the land to Bartram's Garden, based upon their previous planning efforts.

5014 Grays Avenue: There is both an active Streets Department facility and a vacant, former industrial building that has been determined to be an unsafe structure. PIDC intends to focus their efforts on the vacant building, utilizing funding to demolish and remediate the site, with no plans to relocate the Streets facility.

5027 Grays Avenue: This site houses a vacant, deteriorating building and a Streets Department employee assistance trailer that can be moved closer to an alternate existing Streets facility. Again, PIDC intends to seek remediation funding for the site and building.

2639 S 58th Street – PIDC is working in conjunction with PHA and Penrose on this site for the Bartram's Choice Neighborhood Plan. They are supportive of the plan efforts and are open to having this site being utilized to address any needs that may arise from the plan. However, the plan is not finalized, so there are no immediate confirmed plans for this site.

Staff recommendation is for approval.

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

- 5. Action Item: Bill No. 190382: "An Ordinance amending Title 14 of The Philadelphia Code, entitled "Zoning and Planning," by providing that no variance shall be granted to permit the multi-family use of a property located in certain defined Single-Family Preservation Districts, under certain terms and conditions. Introduced by Councilmember Johnson for Council President Clarke and Councilmembers Blackwell, Parker, Quinones-Sanchez and Jones on May 9, 2019. (Presented by David Fecteau)**

This Bill was reviewed in May for 45-day request.

The purpose is to prohibit the Zoning Board of Adjustment (ZBA) from granting permits for multi-family use of properties in Single Family Preservation Districts. Multi-family is defined by the Philadelphia Code as property which contains three or more families: Each occupies a single dwelling unit.

This would only apply to the 5th Council District with the option to add other Council Districts, or portions of districts later. Within the 5th Council District, the ZBA would not be allowed to grant variances for multi-family dwellings in the Residential Single Family Detached (RSD-1,2 and 3), Residential Single Family (RSA-1,2,3,4 & 5), and Residential Two-Family Attached (RTA-1) zoning districts. If other Council Districts, or portions of those districts are added, they could, conceivably prohibit variances from being granted in either the same or different zoning districts. Unlike other Zoning Code changes the Commission has reviewed, this is not a Zoning Overlay, so it will not show up on the City's official Zoning Map.

Staff reached out to the Council President's Office for clarification. We received the following responses:

Question: Have you checked whether this bill legal?

Answer: Yes. We believe that it is because it does not take private property rights away from owners.

Question: Did you include zoning districts other than those that are currently in the 5th District in anticipation of Council boundary changes or changes to the zoning maps?

Answer: Yes.

Question: Have you had conversations with staff from the other Councilmembers listed as sponsors of the bill?

Answer: The Council President has discussed this bill with the other offices.

Question: Have you spoken with L&I about enforcement of this bill?

Answer: No, but we plan to shortly.

Staff agrees with what the Council President and the other sponsors are trying to accomplish, getting the ZBA to stop granting variances without considering hardship. However, issues with this bill include:

- Most of the rowhomes built in the 5th Council District pre-date the City's first Zoning Code from 1933. Since these predate zoning, the owners may not have a use certificate on file indicating whether their property is legally multi-family. Legalization of these units would not be possible if this bill passes.
- The process for administering this bill is unclear. Since this is not a zoning overlay, the ZBA will have to figure out at each zoning hearing whether a property is in the 5th Council District or not.

- The Bill still allows an applicant to file an appeal, proceed through a Registered Community Organization review to the Zoning Board hearing. The Commission staff will still give a recommendation for or against the granting of variances. Then the ZBA will have to vote *no*. This does not seem like a productive use of time or money.

Because of these issues, staff cannot support the Bill and we are asking you to recommend against this legislation.

Staff recommendation is not for approval.

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

6. Action Item: Bill No. 190437: “An Ordinance amending Chapter 14-500 of The Philadelphia Code, Section 14-516, entitled ‘WST, West Overlay District,’ all under certain terms and conditions.” Introduced by Councilmember Blackwell on May 23, 2019. (Presented by Andrew Meloney)

Bill No. 190437 amends the Philadelphia Zoning Code by amending the West Overlay District to allow multiple lots to be considered as one zoning lot in Sub Area A, under a zoning lot declaration agreement. Within this agreement if the public dedication of North 37th Street, Warren Street, and/or Cuthbert Street occurs, the properties will still be considered one zoning lot, but the street area will not be counted into the calculation of permissible gross floor area. This area is part of the Wexler and University High School developments that were highlighted in the University City Southwest District Plan.

This legislation allows for the development entity to develop the site in accordance with the University Southwest District Plan Recommendations (page 28-31). This includes the creation of 37th Street which will create a much-needed throughway across a “superblock” that has restricted movement and created a barrier. This Bill also allows the developer to follow the plan by moving the density on the site toward the southern portions which abut the Science Center while creating neighborhood scale development along the communities of Powelton Village and West Powelton.

The developer has worked very closely the surrounding communities to ensure that their needs and desires have been met including the creation of a new school to be created on Warren Street. While the Staff has reservations about this method, we support the project and have worked with the Law Department to ensure that this Bill and development could be implemented. Currently the City does not a consistent policy on lot assemblage for zoning purposes only, we plan to spend the summer working to develop a more standardized set of regulations/requirements to deal with Transfer of Development Rights and Unity of Use as we feel this issue will be requested more often as Philadelphia continues to grow.

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 Trainer recused herself from this item.

7. **Action Item: Bill No. 190253: “An Ordinance amending Title 14 of The Philadelphia Code, entitled ‘Zoning and Planning,’ by providing for Adult Care, clarifying Day Care as Child Care, and related changes, under certain terms and conditions.” Introduced by Councilmember Green on April 4, 2019. (Presented by Andrew Meloney)**

Purpose

To create a new use category, Adult Care, and separating Adult Care from Child Care.

In the current Zoning Code Day Care includes care of adults and children. However, these are separate uses with differing needs. The Zoning Code includes use specific standards, Overlays, and detailed regulations for Day Care, but these are all pertaining to Child Care and not the care of adults. This legislation removes Adult Care from the current regulations and updates those to be entitled “Child Care.” This will allow Adult Care to not have the same restrictions that have been created to regulate Child Care. Council is planning to Amend this Bill to create a definition of Adult Care.

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.

8. **Action Item: Bill No. 190408: “An Ordinance amending Title 14 of The Philadelphia Code, entitled ‘Zoning and Planning,’ to revise certain provisions of Section 14-504, entitled ‘/NCO, Neighborhood Conservation Overlay District,’ all under certain terms and conditions.” Introduced by Councilmember Jones on May 16, 2019. (Presented by Mason Austin)**

The purpose of the Bill is to reorganize the /NCO sections facilitate review by L+I and use by applicants.

The reorganization provides greater clarity over which provisions pertain to review for the purposes of zoning permits and which provisions pertain to review for the purposes of building permits. In addition, the bill specifies which body hears appeals pertaining to each of these reviews (the ZBA for zoning permit reviews and the Board of License and Inspection Review for building permit reviews). Finally, various minor technical changes are made to the language of provisions to correct grammar and syntax, but not to alter meaning.

Staff recommendation is for approval.

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

9. **Action Item: Bill No. 190443: “An Ordinance amending Section 14-502 of the Zoning Code, entitled ‘CTR, Center City Overlay’, Section 14-701 of the Zoning Code, entitled “Dimensional Standards” and Section 14-702 of the Zoning Code entitled ‘Floor Area, Height, and Housing Density Bonuses’ under certain terms and conditions.”. Introduced by Councilmember Greenlee for Council President Clarke on May 23, 2019. (Presented by Ian Litwin)**

Purpose of this Bill is to amend the Benjamin Franklin Parkway Area Overlay and the Center City Overlay to accommodate a new commercial building located in the 2000 block of Arch Street.

Site Area

33,000 square feet

Existing Zoning

CMX 4

Proposed Zoning

- To amend the Benjamin Franklin Parkway Height Overlay by increasing the maximum height within the area bounded by 20th Street, Arch Street, Cuthbert Street and a line parallel to and 214 feet west of 20th Street from 125 feet to 240 feet.
- To amend the sky plane controls to permit the applicant to elect to be subject these controls by taking applying the 20th Street frontage requirements and applying them instead to the entire western facade of its building in lieu of complying with sky plane as to the 20th Street frontage.
- To permit the affordable housing density bonus in a development where less than 50% of the gross floor area will be in residential. The current code requires that the building be more than 50% of gross floor area be dedicated to residential use for the density to apply.
- To become eligible of earning a floor area bonus by constructing an underground public parking garage.

Present Use

Parking lot

This Ordinance shall lapse on May 14, 2024, except as to any building permit then in effect.

In reviewing the preliminary plans for the property, the staff feels that increasing the zoning to CMX5 may achieve the density that they are requesting bonuses for.

While we are in support of the amendment to the Height Control, we feel that the other amendments could all be met by adjusting the zoning to CMX5 without creating a “carve-out” of the zoning code for one individual property.

Staff recommendation is not for approval.

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

Motion carried with one extinction.

Commissioner Syrnick abstained from this item.

10. **Action Item: Bill No. 190357: “An Ordinance to amend the Philadelphia Zoning Maps by changing the zoning designations of certain areas of land located within an area bounded by Passyunk Avenue, Ritner Street, 22nd Street, Oregon Avenue, Vare Avenue, and 24th Street.” Introduced by Councilmember Johnson on May 2, 2019. (Presented by Ayse Unver)**

Cedar Realty Trust would like to redevelop portions of the site in question into a commercial and residential mixed-use concept.

Site Area

783,541 sq ft/~18 acres

Existing Zoning

CA-2

Proposed Zoning

CMX-3

Present Use

Auto-oriented shopping center

Bill 190357 rezones four parcels of CA-2, commercial, auto-oriented parcels, to CMX-3, high-density residential and commercial mixed-use parcels: 1833, 1841, 2426 W Passyunk Ave, and 2327-29 Vare Ave. This site was recommended in the South District Plan to remain CA-2. This area can absorb more density but will likely remain very car-oriented because of limited transit options (the 7 bus runs north-south along 23rd St and the G bus runs east-west along Oregon Ave) and the amount of free parking available. CA-2 does not allow for residential uses, but CMX-3 accommodates the project proposal.

The Commission exercised the 45-day option at the May 21st meeting to allow the developer to meet with community members who raised concerns that the new development will eliminate a major shopping node in the area.

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 of not for approval.

Commissioner Rupe and Commissioner Gaston rejected staff recommendation Motion carried 5-to-2.

Commissioner Trainer was excused for the remaining agenda items.

11. Action Item: Bill No. 190415: “An Ordinance to amend the Philadelphia Zoning Maps by changing the zoning designations of certain areas of land located within an area bounded by Tasker Street, 4th Street, Porter Street, and 9th Street.” Introduced by Councilmember Squilla on May 16, 2019. (Presented by Ayse Unver)

The remapping is intended to achieve three goals:

- Preserve single-family residential blocks in the neighborhood core
- Maintain multi-family zoning where appropriate or existing
- Strengthen commercial uses along S 7th St

Site Area_ 5,943,686.19 sq. ft./136.45 acres

Existing and Proposed Zoning - Various

This remapping is a hybrid of recommendations from the South District Plan and subsequent discussions with Councilperson Squilla’s office. The remapping includes both corrective changes and zoning to advance the plan. The corrective changes aim to protect the character of the single-family neighborhood by remapping six blocks from RSA-5 to RM-1 and shifting defunct commercial zoning to RSA-5. The bill also correctly zones certain apartment buildings from RSA-5 to RM-1.

The Bill also retains portions of the South District Plan’s aspirational “zoning to advance the plan” regarding the commercial uses along S 7th St. The Planning Commission supports the concept of “right-sizing” many commercial corridors. Constraining the area where commercial zoning is allowed can strengthen a corridor by creating a vital node where activity is concentrated. The South District Plan called for large-scale conversion of many commercially-zoned blocks between Tasker and Mercy Sts from CMX-2 to RM-1. The Plan simultaneously recommended upzoning certain parcels that front on 7th Street or other major streets from RSA-5 to RM-1 to generate density along arterials like S 7th St and Tasker St.

Conversations with the Councilperson’s office revealed that there was interested in retaining more commercial zoning along S 7th St, so much of the existing CMX-1 and CMX-2 zoning has remained, while blocks closer to the true core of the commercial area, centered around Wolf St and Moyamensing Avenue, have been upzoned from CMX-2 to CMX-2.5.

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.

12. **Action Item: Bill No. 190406: “An Ordinance to amend the Philadelphia Zoning Maps by changing the zoning designations of certain areas of land located within an area bounded by Aspen Street, 26th Street, and Pennsylvania Avenue.” Introduced by Councilmember Greenlee for Council President Clarke on May 16, 2019. (Presented by Martine Decamp)**

To correctively zone the property to reflect the existing commercial space that was part of the buildings original design

Existing Zoning

“RM-4” Residential Multi-Family

Proposed Zoning

“CMX-3” Commercial Mixed-Use

Present Use

Residential and Retail

The building was constructed in 1939 which pre-dates zoning within Philadelphia. At this point there are no proposed changes to the building or use. The zoning change request is to ease the process of leasing the existing commercial space.

Staff recommendation is for approval.

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

13. **Action Item: Bill No. 190409: “An Ordinance to amend the Philadelphia Zoning Maps by changing the zoning designations of certain areas of land located within an area bounded by 57th Street, Springfield Avenue, Cobbs Creek Parkway, and Woodland Avenue.” Introduced by Councilmember Johnson on May 16, 2019. (Presented by Martine Decamp)**

Purpose is to protect the character of the neighborhood by corrective rezoning and reducing the intensity of industrial zoning in residential areas.

Existing and Proposed Zoning - Various

Present Use - Single-family neighborhood adjacent to commercial corridor

This remapping came from the Lower Southwest District Plan. The changes are mainly corrective to protect the character of the single-family neighborhood. Changes include, remapping multi-family designations to single-family, removing the commercial requirement from corner properties in non-commercial areas, supporting commercial and multi-family development along Woodland Avenue corridor, and protecting the neighborhood from heavy industrial uses.

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.

14. **Action Item: Bill No. 190407: “An Ordinance to amend the Philadelphia Zoning Maps by changing the zoning designations of certain areas of land located within an area bounded by 56th Street, Poplar Street, 55th Street, and Cambridge Street.” Introduced by Councilmember Jones on May 16, 2019. (Presented by Brian Wenrich)**

Purpose - Corrective rezoning of church meeting space and office

Site Area - 659 N 56th Street

Existing Zoning - RSA-5

Proposed Zoning - CMX-1

Present Use - Church meeting space and office

This rezoning was requested by the Vine Memorial Baptist Church for a corrective rezoning which will match the zoning to the existing land use of a church meeting space and office.

Staff recommendation is for approval.

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

15. **Action Item: Bill No. 190451: “An Ordinance to amend the Philadelphia Zoning Maps by changing the zoning designations of certain areas of land located within an area bounded by Washington Avenue, 25th Street, Kimball Street, and 24th Street.” Introduced by Councilmember Johnson on May 23, 2019. (Presented by Brian Wenrich)**

Purpose is to rezone for proposed mixed-use development

This rezoning was requested by the developer who has met with the community about the proposed mixed-use development. This rezoning is aligned with the City Planning Commission’s recent report on transitioning industrial land along Washington Avenue.

Present Use – Vacant Land

Staff recommendation is for approval.

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

16. **Action Item: Bill No. 190447: “An Ordinance to amend the Philadelphia Zoning Maps by changing the zoning designations of certain areas of land located within an area bounded by Henry Avenue, Ridge Avenue, Northwestern Avenue, the County Line, Forbidden Drive, and Wisers Mill Road.” Introduced by Councilmember Jones on May 23, 2019. (Presented by Matt Wysong)**

This Bill supports the following goals of the *Lower Northwest District Plan*:

- Remap parts of Wissahickon Valley Park and other Parks & Recreation assets to SP-PO-A, Parks & Open Space District
- Remap residential properties around the Wissahickon Valley Park appropriate districts

Existing and Proposed Zoning - Various

Present Use - Parkland (Wissahickon Valley Park and other Parks & Recreation assets) and residential

Remapping is consistent with the Proposed Zoning Map of the *Lower Northwest District Plan*.

Staff recommendation is for approval.

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

17. **Action Item: Bill No. 190448: “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, Indiana Avenue, and Hunting Park Avenue.” Introduced by Councilmember Jones on May 23, 2019. (Presented by Matt Wysong)**

This Bill is intended to support the mixed-use redevelopment of a specific site. PCPC staff does not have details regarding the proposed development.

Existing Zoning - I-1, Industrial

Proposed Zoning - IRMX, Industrial Residential Mixed-Use

Present Use - Electrical contractor office and materials yard

Remapping is not consistent with the Proposed Zoning Map of the *North District Plan*.

Staff recommendation is not for approval.

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

18. **Action Item: Bill No. 190450: “An Ordinance authorizing the revision of lines and grades on a portion of City Plan No. 15 S by placing on the City Plan Alter Street from Seventeenth Street to Eighteenth Street in order to conform more closely with existing conditions, under certain terms and conditions.” Introduced by Councilmember Johnson on May 23, 2019. (Presented by Sarah Chiu)**

This action is to conform more closely to existing conditions.

Present Use - Not legally open, and not on the City Plan; but a physical street exists, and it is open for public traffic. The 396' long, 30' wide block is currently paved, with two complete sidewalks connecting from Seventeenth to Eighteenth Streets, a fire hydrant, and utilities.

For approval for the following reasons:

- 1) The 1700 Block of Alter Street is not on the City Plan, but is physically improved and open to traffic.
- 2) The action would provide legal frontage for twelve residential buildings and a redevelopment of a warehouse building which is currently fronting on this block.
- 3) The street provides a rear egress way to commercial businesses fronting on adjacent Washington Avenue. This helps control traffic serving businesses along Washington Avenue.

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.

19. **Action Item: Bill No. 190458: “An Ordinance authorizing Antonio Perez (‘Owner’) to construct, own and maintain a proposed exterior stairway at 1801 N. Hancock Street, Philadelphia, PA, 19122, under certain terms and conditions.” Introduced by Councilmember Quiñones Sánchez on May 23, 2019. (Presented by Sarah Chiu)**

The purpose is to legalize an exterior stairway connecting the existing raised patio to the 2nd floor deck.

Present Use - Public sidewalk

The 2nd floor deck and the 2nd floor additional do not have permit.

Staff recommendation is not for approval.

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

PCPC Minutes
6/11/19

Motion to conclude the meeting by Commissioner Gonzalez, seconded by Commissioner Syrnick, meeting adjourned at 3:23 p.m.

The next City Planning Commission Meeting is scheduled for **Tuesday, July 16, at 1:00 p.m.**

SUMMARY

1. Action item: Approval of the Meeting Minutes for May 21, 2019.

APPROVED

2. Executive Director's Update.

3. Previous Policy

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- b. Bill No. 190444: "An Ordinance to amend the Philadelphia Zoning Maps by changing the zoning designations of certain areas of land located within an area bounded by Race Street, 17th Street, Vine Street, and 18th Street." Introduced by Councilmember Greenlee for Council President Clarke on May 23, 2019
- c. Bill No. 190405: "An Ordinance authorizing Rene Woodlin to own and maintain an existing over-sized balcony in the Public Right-of-Way at 1438 North 29th Street, Philadelphia, PA 19121, all under certain terms and conditions." Introduced by Councilmember Greenlee for Council President Clarke on May 16, 2019.
- d. Bill No. 190457: "An Ordinance authorizing 1201 North Franklin LLC dba The International Bar ('Owner') to install, own and maintain an open-air sidewalk café at 1624 North Front Street, Philadelphia, PA 19122 ('Property'), under certain terms and conditions." Introduced by Councilmember Quiñones Sánchez on May 23, 2019.

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5. Action Item: Bill No. 190382: "An Ordinance amending Title 14 of The Philadelphia Code, entitled "Zoning and Planning," by providing that no variance shall be granted to permit the multi-family use of a property located in certain defined Single-Family Preservation Districts, under certain terms and conditions. Introduced by Councilmember Johnson for Council President Clarke and Councilmembers Blackwell, Parker, Quinones-Sanchez and Jones on May 9, 2019. (Presented by David Fecteau)

STAFF RECOMMENDATION NOT FOR APPROVAL WAS APPROVED

6. Action Item: Bill No. 190437: “An Ordinance amending Chapter 14-500 of The Philadelphia Code, Section 14-516, entitled ‘WST, West Overlay District,’ all under certain terms and conditions.” Introduced by Councilmember Blackwell on May 23, 2019. (Presented by Andrew Meloney)

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7. Action Item: Bill No. 190253: “An Ordinance amending Title 14 of The Philadelphia Code, entitled ‘Zoning and Planning,’ by providing for Adult Care, clarifying Day Care as Child Care, and related changes, under certain terms and conditions.” Introduced by Councilmember Green on April 4, 2019. (Presented by Andrew Meloney)

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8. Action Item: Bill No. 190408: “An Ordinance amending Title 14 of The Philadelphia Code, entitled ‘Zoning and Planning,’ to revise certain provisions of Section 14-504, entitled ‘NCO, Neighborhood Conservation Overlay District,’ all under certain terms and conditions.” Introduced by Councilmember Jones on May 16, 2019. (Presented by Mason Austin)

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9. Action Item: Bill No. 190443: “An Ordinance amending Section 14-502 of the Zoning Code, entitled ‘CTR, Center City Overlay’, Section 14-701 of the Zoning Code, entitled “Dimensional Standards” and Section 14-702 of the Zoning Code entitled ‘Floor Area, Height, and Housing Density Bonuses’ under certain terms and conditions.”. Introduced by Councilmember Greenlee for Council President Clarke on May 23, 2019. (Presented by Ian Litwin)

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APPROVED

12. Action Item: Bill No. 190406: “An Ordinance to amend the Philadelphia Zoning Maps by changing the zoning designations of certain areas of land located within an area bounded by Aspen Street, 26th Street, and Pennsylvania Avenue.” Introduced by Councilmember Greenlee for Council President Clarke on May 16, 2019. (Presented by Martine Decamp)

APPROVED

13. Action Item: Bill No. 190409: “An Ordinance to amend the Philadelphia Zoning Maps by changing the zoning designations of certain areas of land located within an area bounded by 57th Street, Springfield Avenue, Cobbs Creek Parkway, and Woodland Avenue.” Introduced by Councilmember Johnson on May 16, 2019. (Presented by Martine Decamp)

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16. Action Item: Bill No. 190447: “An Ordinance to amend the Philadelphia Zoning Maps by changing the zoning designations of certain areas of land located within an area bounded by Henry Avenue, Ridge Avenue, Northwestern Avenue, the County Line, Forbidden Drive, and Wises Mill Road.” Introduced by Councilmember Jones on May 23, 2019. (Presented by Matt Wysong)

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17. Action Item: Bill No. 190448: “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, Indiana Avenue, and Hunting Park Avenue.” Introduced by Councilmember Jones on May 23, 2019. (Presented by Matt Wysong)

STAFF RECOMMENDATION NOT FOR APPROVAL WAS APPROVED

18. Action Item: Bill No. 190450: “An Ordinance authorizing the revision of lines and grades on a portion of City Plan No. 15 S by placing on the City Plan Alter Street from Seventeenth Street to Eighteenth Street in order to conform more closely with existing conditions, under certain terms and conditions.” Introduced by Councilmember Johnson on May 23, 2019. (Presented by Sarah Chiu)

APPROVED

19. Action Item: Bill No. 190458: “An Ordinance authorizing Antonio Perez (‘Owner’) to construct, own and maintain a proposed exterior stairway at 1801 N. Hancock Street, Philadelphia, PA, 19122, under certain terms and conditions.” Introduced by Councilmember Quiñones Sánchez on May 23, 2019. (Presented by Sarah Chiu)

STAFF RECOMMENDATION NOT FOR APPROVAL WAS APPROVED