

PHILADELPHIA CITY PLANNING COMMISSION  
MEETING MINUTES FOR OCTOBER 15, 2019

PRESENT: Joseph Syrnick, Vice Chair  
Patrick Eiding  
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: Anne Fadullon, Commission Chair  
Ariel Vazquez

*Vice Chair, Joseph Syrnick convened the Philadelphia City Planning Commission meeting on Tuesday, September 17, 2019 at 1:02 p.m.*

1. **Action item: Approval of the Meeting Minutes for September 17, 2019.**

*Upon the motion made by Commissioner Bumb, seconded by Commissioner Rupe, the Philadelphia City Planning Commission approved.*

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

**Item in Accord with Previous Policy**

- a. Property Bill No. [190744](#): "An Ordinance authorizing the Commissioner of Public Property and the Commissioner of Parks & Recreation, on behalf of the City of Philadelphia, to acquire from the Philadelphia Redevelopment Authority fee simple title or a lesser interest in real estate to all or a portion of a parcel of land located in and about the area bounded by Montrose Street, Carpenter Street, South 17th Street and South 18th Street, with any improvements thereon, under certain terms and conditions." Introduced by Councilmembers Johnson and Jones on September 26, 2019.
- b. 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.

**Request for 45 Days**

- c. Zoning Bill No. [190783](#): Amending the Philadelphia Zoning Maps by changing the zoning designations of certain areas of land located within an area bounded by Morris Street, 26th Street, Moore Street, and 27th Street." Introduced by Councilmember Johnson on October 10, 2019.
- d. Zoning Bill No. [190784](#): Amending Title 14 of The Philadelphia Code, entitled "Zoning and Planning," to provide for a height allowance for certain solar collectors; all under terms and conditions." Introduced on October 10, 2019.

*Upon the motion made by Commissioner Eiding, seconded by Commissioner Gaston, the Philadelphia City Planning Commission approved the requests for 45-days.*

3. **Action Item: Philadelphia City Planning Commission Regulations (Presented by David Fecteau)** Amend the Commission's regulations.

Commission last updated its regulations in 2016. If the Commission adopts these amendments, the regulations will:

- ☐ Reflect changes in the Zoning Code and the City Charter since 2016;
- ☐ Clarify the following:
  - o Agenda posting deadline;
  - o Commission quorum;
  - o Relation of independently-produced plans to the Comprehensive Plan;
  - o Which items can be approved administratively by staff.

☐ Revise the following:

- Submission requirements for:
  - public space zoning bonuses;
  - building façade reviews
  - parking garage façade reviews;
  - Master Plans;
  - Civic Design Review;

Threshold that triggers the Civic Design Review Committee's review of Master Plans.

☐ Include flexibility in the Registered Community Organization registration process to allow organizations extra time to complete their applications. This will only apply if they've made a good faith effort to submit their materials.

### Process

If the Commission adopts these amendments today then:

- ☐ The Law Department will review the regulations and transmit them to the Department of Records;
- ☐ The Department of Records will advertise the Regulations for public comment in the *Philadelphia Inquirer* and the *Philadelphia Tribune*. Staff may also place the Regulations online;
- ☐ The public will have 30 days to review the Regulations;
- ☐ During that 30 days, the public may request a public hearing;
- ☐ If the public requests a hearing, then the Commission will hold a hearing to receive testimony, most likely at its November or December meeting;
- ☐ The Commission will then decide whether to amend the Regulations based on the testimony presented at the hearing.

Staff recommendation is for adoption.

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

4. **Action Item: Redevelopment Agreement with 3600 Haverford Avenue Associates, LP for 3601-3637 Haverford Avenue, 3603-3627 Mount Vernon Street, 622-624 N. 36th Street, and 628-634 N. 36th Street. (Presented by Brian Wenrich)**

PRA Selection of Developer and amendment to the Mantua Urban Renewal Plan - Phase 1 for the construction of 72 dwelling units, ground floor grocery store and 2 parking spaces on site, 44 parking spaces off site. 2 additional phases are planned on the remaining land. The properties are located within the Mantua Urban Renewal Area.

**Consistency with Plans:** The Proposed development is consistent with the 2018 West District Plan, which recommended CMX-2 zoning at this location.

**Redevelopment Area Plan proposed land use amendment:**

1963 Mantua Area Plan -West Philadelphia Redevelopment Area; the proposed land use map calls for a mixture of Commercial and Related, Residential and Related and Institutional and Related uses. The proposed 3-phase development doesn't include any Institutional uses, therefore the Institutional and Related will be removed and the two blocks will be amended to reflect the proposed development with Commercial and Related, Residential and Related land use.

**ZBA Case:** This is L&I application #1002341/Zoning Board Calendar #TBD, hearing scheduled TBD.

**CDR:** This proposed development completed the CDR process on October 1,2019

Staff recommendation is for approval of redeveloper agreement; and, approval of amendment to the Redevelopment Area Plan.

*Upon the motion made by Commissioner Eiding, seconded by Commissioner Trainer to approve the redevelopment agreement, the Philadelphia City Planning Commission approved staff recommendation of Redeveloper agreement.*

Commissioner Capita abstained.

*Upon the motion made by Commissioner Eiding, seconded by Commissioner Trainer to approve amendment to the Redevelopment Area Plan, the Philadelphia City Planning Commission approved staff recommendation of Redevelopment Area Plan.*

Commissioner Capita abstained.

5. **Property Bill No. 190637: “An Ordinance authorizing the Commissioner of Public Property, on behalf of the City, to acquire fee simple title or a lesser interest, by purchase, dedication, donation, condemnation, agreement in lieu of condemnation or otherwise, in Sayre Morris Recreation Center located 5800 Walnut Street for public recreational or other purposes, under certain terms and conditions.” Introduced by Councilmember Blackwell on September 12, 2019. (Presented by Brian Wenrich)**

Present Use

Recreation: The Sayre Morris Recreation Center Building; the Sayre Morris Recreation Center Swimming Pool; and the Sayre Morris Recreation Center Gymnasium.

This Bill authorizes the School District to transfer the property to the City of Philadelphia to be included in the Department of Parks and Recreation's inventory. The sale will be for nominal value.

The details of this proposed transaction have not yet been worked out and a meeting has been scheduled with the MDO, Parks and Recreation and Councilperson Blackwell for Monday, October 21<sup>st</sup> to further discuss the proposed transaction.

Staff recommendation is not for approval.

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

6. **Action Item: Zoning Bill No. [190562](#): “An Ordinance authorizing the revision of lines and grades on a portion of City Plan No. 242 by striking from the City Plan and vacating a portion of the bed of Old York Road, on the southeasterly side thereof, from a point approximately fifty five feet southwest of Sixty Sixth Avenue to a point approximately two hundred eighty four feet further southwestwardly therefrom, thereby reducing the width of Old York Road within this area, under certain terms and conditions.” Introduced by Councilmember Bass on June 13, 2019. (Presented by Ian Hegarty)**

The Bill would effectively transfer a portion of the bed of Old York Road to the owner of the property at 6528 N. Broad Street (former site of the Oak Lane Diner), increasing the combined lot size from approximately 11,400 sq. ft. to approximately 17,450 sq. ft. The owner has expressed his intention to redevelop the site, although no formal plans indicating the intended use have been received by the Department.

*Present Use - Vacant land*

The property has a history of violations, including work without permits. The owner was found to have built illegally into the right-of-way in 2009. The diner has since been demolished. A previous street striking bill was approved and confirmed in 2012, to legalize the work that was done in the right of way.

In 2015, the owner proposed that the city further reduce the overall width of Old York Road to 40 feet, with a reduction of the adjacent (eastern) footway to 7 feet. PCPC staff proposed that the footway remain 13 feet wide to meet the city's Complete Streets policy, which requires a minimum width of 12 feet. Additionally, staff recommended an overall right-of-way width of 50 feet. This overall width would allow adequate room in the cartway for a travel lane capable of accommodating SEPTA buses, a bike lane, and a parking lane. In October 2018, the owner agreed to PCPC's proposal. The study plan that was initially introduced with this bill incorrectly shows the narrower, 40-foot proposal. Councilwoman Bass amended the bill at the Streets & Services Committee hearing to reflect the compromise configuration: an overall right-of-way width of 50 feet, with 13-foot-wide footways, as shown in a Streets Department study plan dated 3-26-2018 and revised 7-26-2019 (attached to this fact sheet).

Staff recommendation is for approval.

*A motion to accept staff recommendation was made by Commissioner Rupe and seconded by Commissioner Bumb failed to pass.*

*A motion to reject staff recommendation and recommend the bill as not for approval was made by Commissioner Trainer and seconded by Gaston was approved by the Philadelphia City Planning Commission. Commissioners Rupe, Bumb, and Chen were opposed.*

7. **Action Item: Zoning Board of Adjustment Calendar No. [38216](#), 1525 Christopher Columbus Boulevard. (Presented by Ayse Unver)**

Zoning Board of Adjustment Calendar No. 38216: Permit for the relocation of lot lines to create four lots from two lots at 1505 – 25 S. Christopher Columbus Boulevard. For the erection of a detached structure for use as retail sales of food, beverages and groceries, accessory to a vehicle fueling station with 50 parking spaces.

This proposal is for a “super Wawa” with convenience store and gas station. Gas stations are not allowed on parcels that front onto Christopher Columbus Boulevard, so the application includes the creation of 20-foot parcel along Columbus Blvd with an easement across it for the proposed use to give the property frontage on Tasker Street. At the time the application was filed, Tasker Street was not a “river access street,” which also does not allow gas stations. Tasker Street is now a river access street.

Special exception was issued for a vehicle fueling station in CMX-3 zoning classification.

This same use was proposed in 2017 and required a variance but was withdrawn at the second ZBA hearing.

The Master Plan for the Central Delaware was a multi-million-dollar planning process for this stretch of Columbus Blvd and the Delaware River. The goal of the plan was to transform the waterfront “into an extension of the thriving city and vibrant neighborhoods.” Two major principles of note from the plan are to: “promote the development of new, low-to-mid rise, dense and walkable residential neighborhoods,” and “participate in creating a pedestrian-friendly and balanced transportation plan that supports the walkability of the waterfront.” This proposed use is counter to the spirit of the plan and its stated goals and principles.

In addition, Planning Commission staff along with the Council office, Delaware River Waterfront Corporation, Central Delaware Advocacy group and neighbors worked together to create the Central Delaware Overlay after the completion of the Master Plan for the Central Delaware. This overlay does not allow gas stations, among other uses, fronting on Columbus Boulevard or river access streets in order to facilitate a more walkable environment. The act of subdividing the lot to create a buffer from Columbus Blvd, while legal, shows a clear.

disregard for the Plan, the /CDO and the time and effort that the city and the community have put into planning for the Delaware waterfront.

Further there are already two gas stations and a Wawa store within a quarter mile of this site. While located on the southbound/western side of Columbus, the addition of another gas station seems an oversaturation of the market and unnecessary.

Staff recommendation is to oppose.

*Upon the motion made by Commissioner Rupe, seconded by Commissioner Eiding, the Philadelphia City Planning Commission approved staff recommendation to oppose.*

8. **Action Item: Zoning Bill No. [190711](#): “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, Oregon Avenue, 10th Street, and the Schuylkill Expressway (I-76).” Introduced by Councilmember **Johnson** on September 19, 2019 (Presented by Ayse Unver)**

To transition a South Philadelphia neighborhood to primarily single-family zoning to reflect the current use.

The zoning is transitioning from RM-1 multi-family, RSD-3 single family detached and CMX-1 and CMX-2 mixed use commercial to primarily RSA-5 single-family residential use. This reflects the current land use of the neighborhood and is consistent with the South District Plan's priority zoning recommendation A to preserve existing single-family zoning.

Land within an I-76 interchange will also be transitioning to SP-PO-A special purpose open space zoning designation.

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.*

9. **Action Item: Zoning Bill No. [190748](#) “An Ordinance amending Title 14 of The Philadelphia Code, entitled ‘Zoning and Planning,’ to require separation between marijuana dispensaries, under certain terms and conditions.” Introduced by Councilmember Squilla on September 26, 2019 (Presented by Paula Burns)**

This Bill will create a new provision that will require at least 500 feet of separation between different medical marijuana dispensaries.

*Present Use* - Medical marijuana dispensary.

It is the staff's belief that this Bill is intended to prevent a proliferation of these facilities within a certain area. Certain uses, like adult uses, also have similar provisions.

Staff recommendation is for approval.

*Upon the motion made by Commissioner Eiding, seconded by Commissioner Trainer, the Philadelphia City Planning Commission rejected staff recommendation for approval and to recommend the bill as not for approval*

10. **Action Item: Zoning Bill No. [190638](#): “An Ordinance to amend the Philadelphia Zoning Maps by changing the zoning designations of certain areas of land located within an area bounded by Cedar Avenue, 52nd Street, Locust Street, and 46th Street.” Introduced by Councilmember Blackwell on September 12, 2019. (Presented by Nicole Ozdemir)**

This Bill is to remap the neighborhood of Garden Court, based on University Southwest District Plan zoning recommendations and collaboration with the Garden Court Community Association.

This remapping was requested by the Garden Court Community Association. PCPC staff has worked over several years with both members of the Garden Court Community Association and the local council office towards this remapping bill. The community, the council office and PCPC created a list of shared goals, which are the framework for this

bill. The goals focus on protection, reflection, and growth of Garden Court. The remapping aims to protect both single family housing from by-right subdivisions, as well as green spaces from future development, accurately represent existing apartment buildings and upzone them to RM-1, and target future residential growth along the Spruce Street commercial corridor.

Staff recommendation is for approval.

*Upon the motion made by Commissioner Gonzalez, seconded by Commissioner Eiding the Philadelphia City Planning Commission approved the motion not to accept staff recommendation for approval and to recommend the bill as not for approval.*

Opposed by Commissioner Bumb and Commissioner Trainer

Commissioner Gaston and Commissioner Capita abstained.

11. **Action Item: Zoning Bill No. [190704](#): “An Ordinance to amend the Philadelphia Zoning Maps by changing the zoning designations of certain areas of land located within an area bounded by Chestnut Street, 30th Street, Walnut Street, and 31st Lower Level Street.” Introduced by Councilmember Blackwell on September 19, 2019. (Presented by Nicole Ozdemir)**

To remap the parcel in question from I-2, Medium Industrial, to CMX-5, Center City Commercial Mixed Use.

This remapping was requested by the property owner, Horizon House. They currently provide behavioral health services. It is likely that they requested the remapping ahead of them selling this property. Planning Commission staff agrees with the base zoning change, as it is supported not only in the Citywide Vision, but also via direct rezoning recommendation in the University Southwest District Plan. The location of this parcel in both University City and adjacent to the multimodal transportation hub of 30<sup>th</sup> Street Station area is in alignment with the proposed zoning.

Staff recommendation is for approval.

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

12. **Action Item: Zoning Bill No. [190762](#): “An Ordinance to amend the Philadelphia Zoning Maps by changing the zoning designations of certain areas of land located within an area bounded by 38th Street, Sansom Street, 39th Street, and Chestnut Street.” Introduced by Councilmember Blackwell on October 3, 2019. (Presented by Andy Meloney)**

The University Southwest District Plan recommends CMX-4 for the entire 3800 block of Chestnut Street. This is a corrective rezoning that matches the existing commercial and residential uses as well as the zoning on surrounding blocks.

Staff recommendation is for approval.



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

13. **Action Item: Zoning Bill No. [190763](#): “An Ordinance to amend the Philadelphia Zoning Maps by changing the zoning designations of certain areas of land located within an area bounded by 38th Street, Chestnut Street, 39th Street, and Ludlow Street.” Introduced by Councilmember Blackwell on October 3, 2019. (Presented by Andy Meloney)**

The University Southwest District Plan recommends CMX-4 for the entire 3800 block of Chestnut Street. This is a corrective rezoning that matches the existing commercial uses as well as the zoning on surrounding blocks.

Staff recommendation is for approval.

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

14. **Action Item: Bill No. Zoning Bill No. [190655](#): “An Ordinance amending Title 14 of The Philadelphia Code, entitled ‘Zoning and Planning,’ to revise certain provisions of Chapter 14-502, entitled ‘/CTR, Center City Overlay District,’ by amending the Supplemental Use Controls for the Old City Residential Area.” Introduced by Councilmember Squilla on September 12, 2019. (Presented by Ian Litwin) This was tabled in September. For the Commission to consider this item, they need to vote to remove this from the table.**

Old City, on the following street frontages:

- ☐ Front Street, between Walnut Street and Arch Street;
- ☐ 2nd Street, 3rd Street, or 4th Street, between Walnut Street and Florist Street;
- ☐ 5th Street, between Walnut Street and Race Street; or
- ☐ Walnut Street, Chestnut Street, Market Street, Arch Street, or Race Street, between Front Street and 5th Street.

Purpose

- ☐ Promote active ground floor uses in Old City on lots zoned CMX-3
- ☐ First 30’ of depth must be a use other than residential or parking for 100% of ground floor frontage
- ☐ Applies to primary frontage (as determined by PCPC staff)

Approval, with the following amendments:

*Ground floor use requirements applies only along these designated street frontages and does not apply to areas occupied by entrances or exits necessary to access required parking*

- ☐ Front Street, between Walnut Street and *Market Street*;
- ☐ ~~2nd Street~~, 3rd Street, or 4th Street, between *Chestnut Street* and Race Street;
- ☐ *2nd Street*, between Walnut Street and Race Street

- ☐ ~~5th Street, between Walnut Street and Race Street; or~~
- ☐ ~~Walnut Street, Chestnut Street, Market Street, Arch Street, or Race Street,~~  
between Front Street and 4th Street.
- ☐ ~~Walnut Street, between Front Street and 2nd Street~~

Staff recommendation is for approval.

*This item was tabled at the September 2019 meeting of the Philadelphia City Planning Commission. A motion to untable the item was made by Commissioner Gaston and seconded by Commissioner Eiding. The Philadelphia City Planning Commission approved the motion to untable the item.*

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

15. **Action Item: Bill No. Zoning Bill No. [190766](#): “An Ordinance to amend the Philadelphia Zoning Maps by changing the zoning designations of certain areas of land located within an area bounded by Market Street, 22nd Street, Ludlow Street, 24th Street, Chestnut Street, and the Schuylkill River.” Introduced by Councilmember Johnson on October 3, 2019. (Presented by Ian Litwin)**

Align zoning with district plan recommendation

*Present Use* - Parking, mixed use buildings

2100 block will be in separate bill (in different council district)

Staff recommendation is for approval.

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

16. **Action Item: Property Bill No. [190712](#): “An Ordinance authorizing the Commissioner of Public Property, on behalf of the City of Philadelphia, to convey to the Philadelphia Authority for Industrial Development, all or a portion of a parcel or parcels of land in and about the area bounded by Lombard Street, South Broad Street, South Street and 15th Street.” Introduced by Councilmember Johnson on September 19, 2019. (Presented by Ian Litwin)**

*Present Use*

Parking, partially vacant health center

(Health and STD clinics moved to Constitution Health Plaza at 1930 S. Broad St; Health administrative services relocated to 1101 Market St; The public health lab remains at the current site)

- District Health Center No. 1 is one of ten neighborhood health centers built in Philadelphia after World War II as part of an ambitious municipal construction campaign

- The Health Center, built in 1959, was added to the Philadelphia Register of Historic Places in 2017
- PIDC is handling the property's sale on the city's behalf, PCPC was on selection committee
- Sales Price: \$16.1 million (most offered)
- Goldenberg Group with EZ-Park and the Badger Group (minority owned) was chosen through a public-solicitation process that began in mid-2017
- The first phase (\$150 million, 300,000 sf) will be done in partnership with The University of the Arts
- 10% of new retail space will be set-aside for local Black- and minority-owned businesses

Staff recommendation is for approval.

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

17. **Action Item: Property Bill No. [190707](#): “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, in and about the area bounded by West Cumberland Street, North 8th Street, West York Street and North 9th Street.” Introduced by Councilmember Greenlee for Council President Clarke on September 19, 2019. (Presented by David Fecteau)**

Transfer the School District's Hartranft Recreation Center to the City of Philadelphia.

The School District will transfer the property to the City of Philadelphia to be included in the Department of Parks and Recreation's inventory. The sale will be for nominal value.

The recreation center and an outdoor pool were built in 1956. The indoor pool and community center were built in 1973.

Staff recommendation is for approval.

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

18. **Action Item: Zoning Bill No. [190718](#): “An Ordinance to amend the Philadelphia Zoning Maps by changing the zoning designations of certain areas of land located within an area bounded by Upsal Street, Ardleigh Street, Washington Lane, the SEPTA Chestnut Hill East Railroad Right-of-Way, Chew Avenue, Washington Lane, and Morton Street.” Introduced by Councilmember Bass on September 19, 2019. (Presented by Ian Hegarty)**

To re-map blocks of single-family rowhouses from RM-1 (residential multifamily) to RSA-5 (residential single-family attached); limit potential for housing construction in flood-prone areas; replace industrial zoning with appropriate residential or commercial zoning; and re-map parks and recreation centers to SP-PO-A (special purpose-parks and open space).

The remapping area contains a mix of residential, commercial, institutional, and open space uses. Residential use is primarily comprised of single-family attached dwellings, with lesser numbers of semi-detached dwellings, detached dwellings, and apartment buildings interspersed throughout. Commercial uses include a food store and gas station at the corner of Washington Lane and Chew Avenue, and a handful of corner stores. Three recreation assets are within the remapping area: Cliveden Park, Mallery (or Rumph) Recreation Center, and a rain garden at the Washington Lane Regional Rail Station. Institutional uses include Wissahickon Charter School and Roosevelt Elementary School.

This zoning map amendment reflects recommendations from the Upper Northwest District Plan (2018). PCPC Staff presented the District Plan recommendations at a public meeting hosted by the Chew and Belfield Neighbors Club on June 26, 2019. Councilwoman Bass introduced the ordinance on September 12, 2019.

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.*

19. **Action Item: Streets Bill No. [190555](#) and Preliminary Plat for 4125 Van Kirk Street: “An Ordinance authorizing the revision of lines and grades on a portion of City Plan No. 270 by placing on the City Plan Sigma Way from Erdrick Street to Tackawanna Street, northeast of Vankirk Street, and Tackawanna Street from Vankirk Street to Sigma Way, northwest of Erdrick Street, under certain terms and conditions, including the dedication to the City of the beds of said Sigma Way and Tackawanna Street.” Introduced by Councilmember Quiñones Sánchez on June 13, 2019. (Presented by Sarah Chiu)**

This is to facilitate a new residential development on the vacant parcel. The two new city streets, with 48’ wide right-of-way will be constructed to meet city’s standards, and will be dedicated to the city.

Present Use - Vacant land, surrounded by residential homes and an industrial warehouse across street.

The proposed new city streets, Tackawanna Street and Sigma Way, are one-way direction, with 48 feet of right-of-way width. The site is zoned for RSA3, no off-street parking is proposed for this development.

Staff recommendation is for approval.

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

20. **Action Item: Bill No. [190645](#): “An Ordinance authorizing James Herman, DBA KFN Holdings LLC, to construct, own, and maintain a proposed exterior stairway at**

**1248-50 North Front Street.” Introduced by Councilmember Greenlee on behalf of Council President Clarke on September 12, 2019. (Presented by Sarah Chiu)**

To allow an exterior steel staircase be constructed on the sidewalk of Thompson Street. The staircase will encroach 5 feet on the sidewalk, along the building line, leaving 6 feet for pedestrians

Present Use - Public sidewalk.

A permit application has been filed at L&I, requesting to increase in total number of people from 149 to maximum 262, for a night club and private clubs on the first floor and partially on the 2<sup>nd</sup> floor. Existing single-family dwelling on the 2<sup>nd</sup> floor rear of the existing structure.

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.*

21. **Action Item: Bill No. [190658](#): “An Ordinance authorizing South Street Headhouse District, C/O Michael Harris, to construct, own, and maintain proposed various encroachments in the Public Right-of-Way along the 500 Block of South 2nd Street median island, at Headhouse Square Plaza.” Introduced by Councilmember Blackwell on September 12, 2019. (Presented by Sarah Chiu)**

To allow a group of encroachments to be constructed at the median island of head house square, south of Lombard Street. The improvements include curblin changes, ADA accessible ramps, benches, raised planters and a pavilion for pedestrians and residents.

Present Use - On-street parking and a median island, a pool fronting on Lombard Street.

The Art Commission has approved these improvements.

Staff recommendation is for approval.

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

Motion to adjourn by Commissioner Eiding, seconded by Commissioner Trainer.

The Public Hearing was adjourned at 3:33 p.m.

The next City Planning Commission Meeting is scheduled for **Tuesday, November 19, at 1:00 p.m.**

## SUMMARY

---

1. Action item: Approval of the Meeting Minutes for September.

**APPROVED**

2. Executive Director's Update.

Item in Accord with Previous Policy

- a. Property Bill No. [190744](#): "An Ordinance authorizing the Commissioner of Public Property and the Commissioner of Parks & Recreation, on behalf of the City of Philadelphia, to acquire from the Philadelphia Redevelopment Authority fee simple title or a lesser interest in real estate to all or a portion of a parcel of land located in and about the area bounded by Montrose Street, Carpenter Street, South 17th Street and South 18th Street, with any improvements thereon, under certain terms and conditions." Introduced by Councilmembers Johnson and Jones on September 26, 2019.
- b. 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

Request for 45 Days

- c. Zoning Bill No. [190783](#): Amending the Philadelphia Zoning Maps by changing the zoning designations of certain areas of land located within an area bounded by Morris Street, 26th Street, Moore Street, and 27th Street. Introduced by Councilmember Johnson on October 10, 2019.

**APPROVED**

- d. Zoning Bill No. [190784](#): Amending Title 14 of The Philadelphia Code, entitled "Zoning and Planning," to provide for a height allowance for certain solar collectors; all under terms and conditions." Introduced on October 10, 2019.

**APPROVED**

3. Action Item: Philadelphia City Planning Commission Regulations (Presented by David Fecteau)

**ADOPTED**

4. Action Item: Redevelopment Agreement with 3600 Haverford Avenue Associates, LP for 3601-3637 Haverford Avenue, 3603-3627 Mount Vernon Street, 622-624 N. 36th Street, and 628-634 N. 36th Street. (Presented by Brian Wenrich)

**APPROVED**

5. Property Bill No. 190637: "An Ordinance authorizing the Commissioner of Public Property, on behalf of the City, to acquire fee simple title or a lesser interest, by purchase, dedication, donation, condemnation, agreement in lieu of condemnation or otherwise, in Sayre Morris Recreation Center located 5800 Walnut Street for public

recreational or other purposes, under certain terms and conditions.” Introduced by Councilmember Blackwell on September 12, 2019. (Presented by Brian Wenrich)

**STAFF RECOMMENDATION OF NOT FOR APPROVAL WAS APPROVED**

6. Action Item: Zoning Bill No. 190562: “An Ordinance authorizing the revision of lines and grades on a portion of City Plan No. 242 by striking from the City Plan and vacating a portion of the bed of Old York Road, on the southeasterly side thereof, from a point approximately fifty five feet southwest of Sixty Sixth Avenue to a point approximately two hundred eighty four feet further southwestwardly therefrom, thereby reducing the width of Old York Road within this area, under certain terms and conditions.” Introduced by Councilmember Bass on June 13, 2019. (Presented by Ian Hegarty)

**STAFF RECOMMENDATION OF APPROVAL WAS REJECTED, NOT FOR APPROVAL**

7. Action Item: Zoning Board of Adjustment Calendar No. [38216](#), 1525 Christopher Columbus Boulevard. (Presented by Mason Austin)

**STAFF RECOMMENDATION OF NOT FOR APPROVAL WAS APPROVED**

8. Action Item: Zoning Bill No. [190711](#): “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, Oregon Avenue, 10th Street, and the Schuylkill Expressway (I-76).” Introduced by Councilmember Squilla on September 19, 2019 (Presented by Ayse Unver)

**APPROVED**

9. Action Item: Zoning Bill No. [190748](#) “An Ordinance amending Title 14 of The Philadelphia Code, entitled ‘Zoning and Planning,’ to require separation between marijuana dispensaries, under certain terms and conditions.” Introduced by Councilmember Squilla on September 26, 2019 (Presented by Marty Gregorski)

**STAFF RECOMMENDATION OF APPROVAL WAS REJECTED, NOT FOR APPROVAL**

10. Action Item: Zoning Bill No. [190638](#): “An Ordinance to amend the Philadelphia Zoning Maps by changing the zoning designations of certain areas of land located within an area bounded by Cedar Avenue, 52nd Street, Locust Street, and 46th Street.” Introduced by Councilmember Blackwell on September 12, 2019. (Presented by Nicole Ozdemir)

**APPROVED**

11. Action Item: Zoning Bill No. [190704](#): “An Ordinance to amend the Philadelphia Zoning Maps by changing the zoning designations of certain areas of land located within an area bounded by Chestnut Street, 30th Street, Walnut Street, and 31st Lower Level Street.” Introduced by Councilmember Blackwell on September 19, 2019. (Presented by Nicole Ozdemir)

**APPROVED**



12. Action Item: Zoning Bill No. [190762](#): “An Ordinance to amend the Philadelphia Zoning Maps by changing the zoning designations of certain areas of land located within an area bounded by 38th Street, Sansom Street, 39th Street, and Chestnut Street.” Introduced by Councilmember Blackwell on October 3, 2019. (Presented by Andy Meloney)

**APPROVED**

13. Action Item: Zoning Bill No. [190763](#): “An Ordinance to amend the Philadelphia Zoning Maps by changing the zoning designations of certain areas of land located within an area bounded by 38th Street, Chestnut Street, 39th Street, and Ludlow Street.” Introduced by Councilmember Blackwell on October 3, 2019. (Presented by Andy Meloney)

**APPROVED**

14. Action Item: Bill No. Zoning Bill No. [190655](#): “An Ordinance amending Title 14 of The Philadelphia Code, entitled ‘Zoning and Planning,’ to revise certain provisions of Chapter 14-502, entitled ‘/CTR, Center City Overlay District,’ by amending the Supplemental Use Controls for the Old City Residential Area.” Introduced by Councilmember Squilla on September 12, 2019. (Presented by Ian Litwin) This item was tabled at the September meeting of the Philadelphia City Planning Commission.

**REMOVED FROM TABLE AND APPROVED WITH AMENDMENTS**

15. Action Item: Bill No. Zoning Bill No. [190766](#): “An Ordinance to amend the Philadelphia Zoning Maps by changing the zoning designations of certain areas of land located within an area bounded by Market Street, 22nd Street, Ludlow Street, 24th Street, Chestnut Street, and the Schuylkill River.” Introduced by Councilmember Johnson on October 3, 2019. (Presented by Ian Litwin)

**APPROVED**

16. Action Item: Property Bill No. [190712](#): “An Ordinance authorizing the Commissioner of Public Property, on behalf of the City of Philadelphia, to convey to the Philadelphia Authority for Industrial Development, all or a portion of a parcel or parcels of land in and about the area bounded by Lombard Street, South Broad Street, South Street and 15th Street.” Introduced by Councilmember Johnson on September 19, 2019. (Presented by Ian Litwin)

**APPROVED**

17. Action Item: Property Bill No. [190707](#): “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, in and about the area bounded by West Cumberland Street, North 8th Street, West York Street and North 9th Street.” Introduced by Councilmember Greenlee for Council President Clarke on September 19, 2019. (Presented by David Fecteau)



**APPROVED**

18. Action Item: Zoning Bill No. [190718](#): “An Ordinance to amend the Philadelphia Zoning Maps by changing the zoning designations of certain areas of land located within an area bounded by Upsal Street, Ardleigh Street, Washington Lane, the SEPTA Chestnut Hill East Railroad Right-of-Way, Chew Avenue, Washington Lane, and Morton Street.” Introduced by Councilmember Bass on September 19, 2019. (Presented by Ian Hegarty)

**APPROVED**

19. Action Item: Streets Bill No. [190555](#) and Preliminary Plat for 4125 Van Kirk Street: “An Ordinance authorizing the revision of lines and grades on a portion of City Plan No. 270 by placing on the City Plan Sigma Way from Erdrick Street to Tackawanna Street, northeast of Vankirk Street, and Tackawanna Street from Vankirk Street to Sigma Way, northwest of Erdrick Street, under certain terms and conditions, including the dedication to the City of the beds of said Sigma Way and Tackawanna Street.” Introduced by Councilmember Quiñones Sánchez on June 13, 2019. (Presented by Sarah Chiu)

**APPROVED**

20. Action Item: Bill No. [190645](#): “An Ordinance authorizing James Herman, DBA KFN Holdings LLC, to construct, own, and maintain a proposed exterior stairway at 1248-50 North Front Street.” Introduced by Councilmember Greenlee on behalf of Council President Clarke on September 12, 2019. (Presented by Sarah Chiu)

**STAFF RECOMMENDATION OF NOT FOR APPROVAL WAS APPROVED**

21. Action Item: Bill No. [190658](#): “An Ordinance authorizing South Street Headhouse District, C/O Michael Harris, to construct, own, and maintain proposed various encroachments in the Public Right-of-Way along the 500 Block of South 2nd Street median island, at Headhouse Square Plaza.” Introduced by Councilmembers Squilla and O’Neill on September 12, 2019. (Presented by Sarah Chiu)

**APPROVED**