

Agenda for the City Planning Commission Meeting of

Tuesday, December 10, 2019

Room 18-029, One Parkway Building, 1515 Arch Street, Philadelphia, 19102

1. Action Item: Approval of the Meeting Minutes for November 19, 2019.
2. Executive Director's Update.
3. Previous Policy
 - a. Property Bill No. [190892](#): "An Ordinance authorizing the Commissioner of Public Property, on behalf of the City, to convey to the Philadelphia Authority for Industrial Development all or a portion of certain parcels of land in and about the area bounded by University Avenue, Civic Center Boulevard, Hamilton Street and 34th Street, for further conveyance; and authorizing the Commissioner of Public Property, on behalf of the City, to enter into a lease agreement to lease back a portion of the property to the City; all under certain terms and conditions."
 - b. Property Bill No. [190896](#): "An Ordinance authorizing the Commissioner of Public Property, on behalf of the City of Philadelphia, to convey to the Philadelphia Redevelopment Authority all or a portion of a parcel or parcels of land in and about the area bounded by South 50th Street, Pentridge Street, South 51st Street and Willows Avenue, for further conveyance, under certain terms and conditions."
 - c. Redevelopment Agreement with JR Complete Construction Inc (Deoniso Rocha and Higor G. Pereira) for 1824 E. Huntingdon Street in the New Kensington – Fishtown Redevelopment Area.
 - d. Redevelopment Agreement with Coral Reef LLC (Jeffrey Tubbs) for 2514 Coral Street in the New Kensington – Fishtown Redevelopment Area.
 - e. Streets Bill No. [190900](#): "An Ordinance authorizing the Pennsylvania Department of General Services ('Owner') to construct, own, and maintain a proposed set of non-standard bollards at 1503A-11 Arch Street, Philadelphia, PA 19102 ('Property'), all under certain terms and conditions."
 - f. Streets Bill No. [190901](#): "An Ordinance authorizing MMB Contractors, Inc. ('Owner') to construct, own and maintain hardscaped patios, an accessible ramp, and planter boxes at 2225 Spring Garden Street, Philadelphia, PA ('Property'), under certain terms and conditions."
 - g. Streets Bill No. [190903](#): "An Ordinance authorizing Aspen Operations, LLC ('Owner') to install, own, and maintain an open-air sidewalk café at 741 North 23rd Street, Philadelphia, PA 19130 ('Property'), all under certain terms and conditions."
4. Action Item: Far Northeast Overlay Amendments
 - a. Zoning Bill No. [190913](#): "An Ordinance amending Title 14 of The Philadelphia Code, entitled 'Zoning and Planning,' by further providing with respect to uses permitted or

prohibited in Commercial Districts, all under certain terms and conditions.” Introduced by Councilmember O’Neill on November 14, 2019 (Presented by Gregory Waldman)

- b. Action Item: Zoning Bill No. [190914](#): “An Ordinance amending Chapter 14-500 of The Philadelphia Code, entitled ‘Overlay Zoning Districts,’ by amending Section 14-514, entitled ‘FNE, Far Northeast Overlay District,’ all under certain terms and conditions.” Introduced by Councilmember O’Neill on November 14, 2019 (Presented by Gregory Waldman)
5. Action Item: Zoning Bill No. [190889](#): “An Ordinance to amend the Philadelphia Zoning Maps by changing the zoning designations of certain areas of land located within an area bounded by Spring Garden Street, Lancaster Avenue, 38th Street, Hamilton Street, and 31st Street.” Introduced by Councilmember Blackwell on November 14, 2019 (Presented by Nicole Ozdemir)
6. Action Item: Zoning Bill No. [190890](#): “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, 45th Street, Ludlow Street, and 46th Street.” Introduced by Councilmember Blackwell on November 14, 2019 (Presented by Nicole Ozdemir)
7. Action Item: Zoning Bill No. [190893](#): “An Ordinance to amend the Philadelphia Zoning Maps by changing the zoning designations of certain areas of land located within an area bounded by Ogden Street, 40th Street, Parrish Street, and Preston Street.” Introduced by Councilmember Blackwell on November 14, 2019 (Presented by Brian Wenrich)
8. Action Item: Zoning Bill No. [190897](#): “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, 42nd Street, Powelton Avenue, Market Street, and 46th Street.” Introduced by Councilmember Blackwell on November 14, 2019 (Presented by Brian Wenrich)
9. Action Item: Zoning Bill No. [190917](#): “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, Snyder Avenue, 7th Street and Oregon Avenue.” Introduced by Councilmember Squilla on November 14, 2019 (Presented by Ayse Unver)
10. Action Item: Streets Bill No. [190915](#): “An Ordinance authorizing the revision of lines and grades on a portion of City Plan No. 195 by striking from the City Plan and vacating a dead end portion of Cumberland Street extending from Beach Street to a terminus southeastwardly therefrom, reserving and placing on the City Plan a right-of-way for sewer and drainage purposes within a portion of Cumberland Street being stricken, and plotting on the City Plan a right-of-way for sewer and drainage purposes extending from the said terminus of Cumberland Street to the Pierhead Line of the Delaware River and authorizing acceptance of the grant to the City of the said right-of-way being reserved, under certain terms and conditions.” Introduced by Councilmember Squilla on November 14, 2019 (Presented by Sarah Chiu)
11. Action Item: Streets Bill No. [190918](#): “An Ordinance authorizing Coscia Massimo (‘Owner’) to own and maintain an existing exterior building ramp at 2723 East Cumberland Street, Philadelphia, PA 19125 (‘Property’), all under certain terms and conditions.” Introduced by Councilmember Squilla on November 14, 2019 (Presented by Sarah Chiu)
12. Action Item: Streets Bill No. [190941](#): “An Ordinance authorizing Charles Peruto, DBA Peruto Development LLC, to construct, own, and maintain a proposed exterior stairway at 1640-42

Fitzwater Street, Philadelphia, PA 19146, all under certain terms and conditions.” Introduced by Councilmember Johnson on November 21, 2019 (Presented by Sarah Chiu)

13. Action Item: Property Bill No. [190940](#): “An Ordinance authorizing the Commissioner of Public Property, on behalf of the City, to convey to the Philadelphia Authority for Industrial Development all or a portion of a parcel of land situated at 2401 Chestnut Street, for further conveyance, and authorizing the plotting upon City Plan No. 307 a right-of-way for sewer, drainage and bridge purposes, all under certain terms and conditions.” Introduced by Councilmember Greenlee for Council President Clarke on November 21, 2019. (Presented by Ian Litwin)