

## Philadelphia City Planning Commission

### Agenda for the meeting of Tuesday August 18, 2020 at 1:00 p.m.

REMOTE MEETING ON ZOOM  
ANNE FADULLON, CHAIR  
INSTRUCTIONS FOR PARTICIPATING IN THE MEETING  
CAN BE FOUND AT THE BOTTOM OF THIS AGENDA

1. Action Item: Approval of the Meeting Minutes for June 16, 2020.
2. Executive Director's Update.

#### Items in Accord with Previous Policy

- i. Action Item: Streets Bill No. 200373: "An Ordinance authorizing Gojjo Incorporated ("Owner") to install, own, and maintain a proposed sidewalk cafe at 4536-40 Baltimore Avenue, Philadelphia, PA 19143 ("Property"), all under certain terms and conditions. Introduced on June 25, 2020 by Councilmember Gauthier. (Sarah Chiu)
- ii. Action Item: Streets Bill No. 200388: "An Ordinance authorizing RPG Hamilton, LLC c/o Radnor Property Group, LLC ("Owner") to construct, own, and maintain both existing and proposed pedestrian-scale street lights at 440 North 15th Street, Philadelphia, PA 19130 ("Property"), all under certain terms and conditions." Introduced on June 25, 2020 by Councilmember Parker for Council President Clarke. (Sarah Chiu)
- iii. Action Item: Zoning Bill No. 200094: "Amending Title 14 of The Philadelphia Code, entitled "Zoning and Planning," to revise certain provisions of Section 14-500 of The Philadelphia Code, entitled "Overlay Zoning Districts," by modifying the /CTR, Center City Overlay District, Society Hill Area to create additional standards concerning height, parking, signs, and special reviews." Introduced on January 23, 2020 by Councilmember Squilla.

#### Redevelopment Agreements

- i. 2205-07 Blair Street. This is a Redevelopment Agreement with Communis, LLC (Michael Toledano). The Agreement allows for the use of 2205-07 Blair Street for two residential units and a commercial ground floor. The property will be sold for \$150,000. This conforms to the New Kensington and Fishtown Redevelopment Area Plan. Therefore our recommendation is approval.

- ii. 2929 Kingston Street and 2940 E. Venango Street. This is a Redevelopment Agreement with AZ Property Group LP (John and Anthony Zurzola). The Agreement allows for the use of 2929 Kingston Street and 2940 E Venango Street for a warehouse and parking lot to support expansion of a window cleaning business. The properties will be sold for a combined \$140,000. This conforms to the Aramingo and East Venango Industrial Redevelopment Area Plan. Therefore our recommendation is approval.
  - iii. Redevelopment Agreement with Women's Community Revitalization Project for Stage III of the Mamie Nichols Housing Development in the Point Breeze Redevelopment Area.
3. Action Item: 200095: amended: "To amend the Philadelphia Zoning Maps by changing the zoning designations of certain areas of land located within an area bounded by Walnut Street, Front Street, South Street, and 8th Street, all under certain terms and conditions." Introduced by Councilmember Squilla on January 30, 2020 (Presented by Ian Litwin)
4. Action Item: Zoning Bill No. 200349 as amended: "An Ordinance amending Title 14 of The Philadelphia Code, entitled 'Zoning and Planning,' to amend certain provisions of Chapter 14-500, entitled 'Overlay Zoning Districts,' by creating the '/AME, American Street Overlay District,' all under certain terms and conditions." Introduced by Councilmember Quinones Sanchez on June 4, 2020. (Presented by David Fecteau)
5. Action Item: Zoning Bill No. 200350 as amended: "An Ordinance amending the Philadelphia Zoning Maps by changing the zoning designations of certain areas of land located within an area bounded by Norris Street, American Street, Berks Street, and 3rd Street; and amending Title 14 of The Philadelphia Code, entitled 'Zoning and Planning,' to amend certain provisions of Chapter 14-500, entitled 'Overlay Zoning Districts,' by creating the '/BNA, Berks and American Overlay District,' all under certain terms and conditions." Introduced by Councilmember Quinones Sanchez on June 4, 2020. (Presented by David Fecteau)
6. Action Item: Preliminary plat for 4101 N Delaware Ave, Richmond Power Station site (presented by Sarah Chiu)



## **Philadelphia City Planning Commission Zoom Webinar**

Aug 18, 2020 01:00 PM Eastern Time (US and Canada)

Please click the link below to join the webinar:

<https://us02web.zoom.us/j/84111086641?pwd=UDZPTTB4Ty93UzNWOHo0SlZxZnM2UT09>

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