

PHILADELPHIA CITY PLANNING COMMISSION
MEETING MINUTES FOR MAY 21, 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, May 21, 2019 at 1:06 p.m.

1. **Action item:** Approval of the Meeting Minutes for April 23, 2019.

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

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

Previous Policy

- i. Bill No. 190304: "An Ordinance authorizing the revision of lines and grades on a portion of City Plan No. 106 by establishing a curved corner at the intersection of the westerly side of Thirty Fourth Street and the northeasterly side of Mantua Avenue and establishing a curb bump out extending along the northeasterly curblin of said Mantua Avenue from Thirty Fourth Street to a point northwestwardly therefrom, under certain terms and conditions."
- ii. Bill No. 190354: "An Ordinance amending Section 2 of an Ordinance (Bill No. 180285) approved on June 6, 2018, entitled 'An Ordinance authorizing the Trustees of the University of Pennsylvania, ('Owner') to install, own and maintain various encroachments at 1 Convention Avenue, Philadelphia, PA 19104 ('Property'), under certain terms and conditions,' by extending the period of compliance with the terms and conditions stated therein and making technical corrections."
- iii. Bill No. 190379: "An Ordinance amending Section 2 of an Ordinance (Bill No. 170086) approved May 22, 2017, entitled 'An Ordinance authorizing the revision of lines and grades on a portion of City Plan No. 269 by relocating portions of the houselines and curblines of Convention Avenue, from Thirty Fourth Street to Health Sciences Drive, and placing on the City Plan two rights of way for drainage purposes within the vicinity of the intersection of Convention Avenue and Health Sciences Drive and authorizing acceptance of the grant to the City of the said rights of way for drainage purposes, all under certain terms and conditions, including the dedication to the City of the beds of the areas proposed to be placed on City Plan as portions of Convention Avenue,' by revising the terms and conditions stated therein and extending the period for compliance therewith."

3. **Action Item: School District of Philadelphia Capital Program (Presented by Jametta Johnson)**

The Philadelphia Home Rule Charter requires the City Planning Commission to review the School District of Philadelphia (SDP) Capital Budget and Program prior to its adoption. The School District's Capital Program and Budget is scheduled for adoption on May 30, 2019, for the FY 2020, beginning on July 1, 2019.

The School District is proposing to spend \$1.725 billion on capital improvements over the next six years. The District is also proposing to revise their FY2019 Capital Budget to \$209.1 million, a decrease of \$65,660,406 from the originally adopted FY2019 budget of \$274.7 million. This reduction of funds reflects the actual project expenditures, as well as the reevaluation of projects and associated costs

The School District of Philadelphia's FY2020 Capital Budget proposes \$319.5 million for City public schools owned and operated by SDP.

The SDP Capital Improvement Program (CIP) is a set of projects to construct, replace and/or modernize District facilities to offset the effects of age and use that have occurred in the school buildings and to improve the educational environment for students. The CIP seeks to align resources with the District's Action Plan to "create an environment conducive to learning". The SDP is faced with many challenges as it continues to pursue educational excellence for students throughout the city. One such difficulty is addressing the extensive physical needs of the District's aging infrastructure.

This year's proposed Capital Budget represents a sixteen percent increase over last year's proposed funding. With increased funding the School District is proposing to invest more resources in classroom improvements and modernization projects that will support the district's goal of increased early literacy.

Like past years, the largest percentage of the Capital Budget is focused on life cycle improvements that include renovations to existing facilities, modernizing learning environments, and replacing critical building elements such as roofs, boilers, and electrical distribution and HVAC systems. Also included in this year's budget are three new construction projects at the Solis-Cohen Elementary School, the Cassidy Elementary School, and the new Ryan Avenue Middle School (formerly the Meehan Middle School)

The District plans to spend \$52.3 million on Major Renovations and New Additions at high schools and career and technical education schools, and \$57.4 million on Major Renovations and New Additions at elementary schools and middle schools.

The FY2020 budget for School Upgrades and Improvements includes \$43.3 million for life and safety improvements, such as boiler, window and roof replacements, new fire alarm systems, electrical upgrades and the installation of lighting. Site Improvement projects include \$1.8 million for athletic facilities, \$1.3 million for a greening initiative and \$3.4 million for paving. \$4.2 million is allocated for code compliance and on-going condition assessments and \$31.1 million will fund the modernization of elementary, middle and high schools.

Equipment and Acquisitions will total \$26.5 million. Of this, \$23.5 million is allocated for academic equipment for music program modernization, computer systems, software and other equipment, and the remaining \$2.8 million is for fleet purchases.

Environmental Management and Services is budgeted at \$9.9 million. Asbestos abatement is the major component of this category.

- Administrative Support is expected to cost \$13.2 million.
- Bond Issuance costs are budgeted at \$2.0 million.
- A Contingency Fund of \$1.5 million is requested.

The City Planning Commission's staff has reviewed the School District's Capital Program and Budget and agrees with the stated priorities. The City Planning Commission's approval is not required. The School District is only seeking comments.

4. Action Item: Amendments to the FY2020-2025 Capital Program and Budget (Presented by John Haak)

The Capital Program establishes a six-year plan for investing in the City's physical and technology infrastructure, public facilities, and municipal buildings. Numerous corrective adjustments and substantive amendments were introduced on May, 15, 2019 to Bill 190152, the Capital Program for the six Fiscal Years 2020-2025, and to Bill 190153, the Capital Budget for the Fiscal Year 2020. The original Bill 190152 reflected the Recommended Six-Year Capital Program, and Bill 190153 reflected the Recommended Fiscal Year 2020 Capital Budget, approved by the City Planning Commission on February 28, 2019 and introduced in City Council on March 7, 2019. The City Planning Commission is required to review and forward a recommendation on proposed capital amendments.

For the FY2020 Capital Budget, the adjustments and amendments would:

- Decrease CT (Carryforward) funding from \$374.6 million to \$374.4 million
- Increase CR (Operating Revenue) funding from \$100.8 million to \$121.1 million
- Decrease CN (General Obligation) funding from \$194.1 million to \$177.2 million
- Increase CA (Pre-Financed Loans) funding from \$22.7 million to \$24.2 million
- Decrease TT (Carryforward Other Government) funding from \$30.4 million to \$8.4 million
- Increase TB (Other Government) funding from \$14.7 million to \$20.7 million.
- Increase SB (State) funding from \$113.1 million to \$118.1 million
- Increase PB (Private) funding from \$72.981 million to \$73.002 million

For the overall Capital Budget for FY2020, total authorized appropriations* would decrease from \$2.749 billion to \$2.742 billion. The total Six-Year Capital Program for FY2020-2025 would decrease from \$10.857 to \$10.851 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 Syrnick, seconded by Commissioner Bumb, the Philadelphia City Planning Commission approved staff recommendation for approval.

5. Action Item: Bill No. 190305: "An Ordinance to amend the Master Plan for Temple University, and to approve the proposed addition and infill construction project at 1835-99 N. 12th Street." Introduced by Councilmember Greenlee for Council President Clarke on April 25, 2019. (Presented by Ronald Bednar)

The project will remove portions of the existing plaza between Anderson Hall and Gladfelter Hall, activating and revitalizing an underutilized area on campus. It includes enhancements to the terrace deck, as well as infilling or enclosing adjacent exterior spaces to create additional interior programmed space for Temple University.

Existing Zoning - "SP-INS" Institutional (Special Purpose) District

Present Use - Temple University educational campus

Additionally, responding to future enhancement needs of the campus, the new gateway will activate and revitalize an underutilized area, create additional interior program space and serve as a multifunction space for the College of Liberal Arts.

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.

6. **Action Item: Bill No. 190361: "An Ordinance amending Chapter 14-500 of The Philadelphia Code, entitled 'Overlay Zoning Districts,' by creating a new overlay entitled 'S9thSt Market, South Ninth Street Market Overlay District,' and making related changes, all under certain terms and conditions." Introduced by Councilmember Squilla on May 2, 2019. (Presented by Paula Brumbelow Burns)**

The Bill will create a new overlay District known as the South Ninth Street Market Overlay District. Additionally, the Bill will prohibit any new curb cuts along S 9th Street in the Italian Market.

A recent CDR project at 9th and Washington included a curb cut and loading dock onto 9th Street, which Streets, OTIS, and Commission staff recommended, but community feels will have a negative impact on the market. This bill is intended to address those concerns moving forward. The community would also like to see the Italian Market closed to traffic during specific hours on certain days in the future and this overlay is intended to keep that option available, as well.

Staff recommendation is not for approval. Commission staff acknowledges that the community desires to protect the Italian Market from further curb cuts along 9th Street, but staff has a policy against supporting small scale, "spot" overlays that ultimately only apply to one or two sites.

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

Opposed by Commissioner Trainer.

7. Action Item: Bill No. 190250: “An Ordinance amending Chapter 14-156 of the Philadelphia Zoning Code, entitled ‘West Overlay District,’ all under certain terms and conditions.” Introduced by Councilmember Blackwell on April 4, 2019. (Presented by Nicole Ozdemir)

Purpose: To allow for the complete buildout of 6.9 million square feet of office, lab, residential, retail, hotel, and green space near 30th Street Station with no further review.

Present Use: Mixed

Bill No. 190250 makes changes to the existing West Overlay District for the parcels of land that are within the Schuylkill Yards project area. Brandywine Realty, the developer of Schuylkill Yards, is seeking these changes to the zoning overlay in anticipation of all future phases of development.

The City Planning Commission staff has been working with the developer and the Council Office to draft amendments that work both technically, and to create a system of amenities benefitting the community, and the City. Currently, there is no finalized agreed upon draft of such amendments and there is no final plan of buildout for staff to review.

The Schuylkill Yards project is very important to the economic growth of Philadelphia and we are supportive of the project. It will have a major impact on Philadelphia, not only in terms of jobs, but also in terms of impact on existing transportation facilities and available housing near the project. Further, the significant amount of square footage to be built will impact the city’s overall carbon footprint. The bonuses available in the code are designed to mitigate these impacts in exchange for increased density available to the developer.

The legislation as introduced would grant additional Floor Area Ratio (FAR) similar in scale to the Comcast 2 tower. While the FAR increase may be supportable we believe certain thresholds to achieve the increased FAR must be met. Available bonuses included affordable housing, Platinum level LEED certification, expanded accessible public space, public transit improvements, and underground parking. We believe these are appropriate amenities for a project of this scale.

While staff supports the project in principle, we believe there are substantial amendments that need to be made to the bill to ensure the best possible outcome for the residents of Philadelphia.

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 as written, with the intent to work with the development team toward a mutually acceptable outcome and to see what this Bill looks like.

Commissioner Trainer recused herself from this item.

8. **Action Item: Bill No. 190311: “An Ordinance amending Section 14-506 of The Philadelphia Code, entitled “/NCP, North Central Philadelphia Overlay District,” by prohibiting two-family buildings; all under certain terms and conditions.” Introduced by Councilmember Greenlee for Council President Clarke on April 25, 2019. (Presented by David Fecteau)**

Lower North Planning District, specifically blocks within the following boundaries:

- Beginning at its northwest boundary and proceeding east, the area bounded by Cecil B. Moore Avenue, 12th Street, Oxford Street, 11th Street, Cecil B. Moore Avenue, 9th Street, Master Street, 11th Street, Stiles Street, 12th Street, Flora Street, and 13th Street;
- All properties fronting on the west side of 13th Street between Jefferson Street and Oxford Street;
- The area bounded by 13th Street, Susquehanna Avenue, 11th Street, and Diamond Street; and
- The area bounded by Girard Avenue, Watts Street, Parish Street, Park Street, Brown Street and 12th Street.

To prohibit two-family housing in an area of North Philadelphia covered by the North Central Philadelphia Overlay District.

Existing Zoning: RSA-5

Present Use: Residential

The City created a zoning overlay in 2004 with Bill No. 040972. It prohibited multi-family units on residentially-zoned land in Yorktown and in several blocks north of Temple University. The goal was to prevent the spread of student rental units. At that time, most of the blocks within the overlay’s boundaries were zoned R-9A residential single-family, the zoning district which became RSA-5. Because of this, and because the Commission believed the issues with multi-family units was a Code enforcement issue, they recommended against this Bill.

They also recommended against Bill No. 100761 in 2010, which would have amended the overlay to include a section of West Poplar. This bill lapsed, not advancing to the Mayor’s desk.

With Bill No. 110681, the City amended the overlay in 2011 to include a residential portion of West Poplar. The Commission recommended against this bill too.

With Bill No. 120774-A, the City again amended the overlay in 2013, simplifying the boundaries of the West Poplar section of the overlay. This bill passed with the Commission’s approval because it was an omnibus, including amendments to many sections of the Zoning Code.

Since two-family houses are multi-family, they are already prohibited. If this amendment passes, then multi-family units will be prohibited three times. This will not stop the Zoning Board from granting variances if they believe an applicant has demonstrated a hardship. And it will not solve what staff still believes is a Code enforcement issue.

Staff recommendation is not for approval.

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

9. **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)**

Purpose: 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 occupying 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.

Since the language in this Bill is not clear, we are asking the Commission to exercise its 45-day option to give staff time to review the Bill and speak with the Office of the Council President

Staff recommendation is request for 45-days to review

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

10. Action Item: West Oregon Avenue

- a) 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)**
- b) Bill No. 190356: “An Ordinance amending Title 14 of The Philadelphia Code, entitled ‘Zoning and Planning,’ to revise certain provisions of Chapter 14-500, entitled ‘Overlay Zoning Districts,’ by creating an overlay district entitled ‘WOA, West Oregon Avenue Overlay District,’ all under certain terms and conditions” 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. The CMX-3 rezoning partially meets the developer’s needs, and the overlay is intended to bridge the remainder.

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 is able to 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, and to accommodate the proposed residential and new building heights, CMX-3 is a good fit for the project proposal. To facilitate the revitalization of older shopping centers and to encourage more mixed-use communities, staff feels that CMX-3 can be appropriate for this site.

Bill 190356 proposes an overlay that allows the site to include additional and larger signage and fewer trees:

Tiffany Green spoke in opposition to the change in zoning with the primary concern being that it has served a lower income community and will the change displace the stores they shop at.

The community asked to hold Bill due to the Primary Election, lack of communication with developer and to request more participation and conversation.

Bill No. 190357: Staff recommendation is for approval.

Upon the motion made by Commissioner Gonzalez to hold item for 45-days, seconded by Commissioner Chen, and approved by Commissioner Syrnick and Commissioner Capita the Philadelphia City Planning Commission agreed to hold the item for 45 days.

Opposed by Commissioner Rupe and Commissioner Bumb.

Commissioner Gaston abstained.

Commissioner Trainer recused herself from this item.

Bill No. 190356: Staff recommendation is not for approval.

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

Commissioner Trainer recused herself from this item.

- 11. Action Item: Bill No. 190313: “An Ordinance amending Title 14 of The Philadelphia Code, entitled ‘Zoning and Planning,’ by amending the definition of, and regulations for, Fresh Food Markets; all under certain terms and conditions.” Introduced by Council President Clarke and Councilmember Johnson and Sanchez on April 25, 2019. (Presented by Mason Austin)**

The Bill:

1) Alters the definition of Fresh Food Markets

- a. Removes an option, whereby Fresh Food Markets can qualify based on the % of shelving area devoted to fresh food (which zoning examiners cannot review)
- b. By removing that option, requires all Fresh Food Markets to conform to the remaining option, which includes a 5,000-square foot minimum
- c. Within that remaining option, removes a requirement that 50% of customer-accessible area is used for the sale of food products

2) Alters the bonus for providing Fresh Food Markets

- a. Removes the 1,200-square foot minimum (since a high, 5,000 square foot minimum is now required by definition)
- b. Increases the floor area bonus for FAR-based zones (2 square feet per each

square foot of fresh food market floor area) and removes the maximum

- c. Inserts a 25% unit-density bonus within CMX-1, CMX-2, and CMX-2.5 zones, which cannot be combined with the similar green roof bonus.

Minor text amendments that neither alter the substance of the Bill nor the staff recommendation, are anticipated at Rules.

Staff recommendation is for approval.

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

12. Action Item: Bill No. 190380: “An Ordinance amending Title 14 of The Philadelphia Code, entitled ‘Zoning and Planning,’ to define ‘rear streets’ and to amend requirements related to parking and ground floor commercial, as they pertain to primary frontages and rear streets, all under certain terms and conditions.” Introduced by Councilmember Councilmember Greenlee on May 9, 2019 (Presented by Mason Austin)

Issues:

1. 14-803(1)(c)(.1) and (.2) prohibit accessory parking for residential uses in attached or semi-detached uses in RSA-5, RM-1, CMX-2, and CMX-2.5 *“unless it can be accessed from a shared driveway, alley, or rear street.”* However, “rear street” is not defined, which leads to inconsistent reviews by L&I regarding whether such parking is permitted in certain locations.
2. Ground floor commercial is currently required on all frontages in CMX-2 and CMX-2.5, even when a parcel is on a corner and/or a through-lot. In many such cases, commercial is neither feasible nor desirable on these secondary frontages.

Provisions:

1. *Defines “Street, Rear”*

A portion of a street bounding a lot can be considered a “rear street” only if it meets each of the following conditions;

- a. That lot has at least one other frontage that has been designated a “primary frontage”
- b. The street is designated as Local, Lower Density Residential, or Shared Narrow, according to the Philadelphia Complete Streets Design Handbook

2. *Limits where ground floor requirements apply*

Where a lot is bounded by multiple streets, ground floor commercial requirements would only apply to the frontage(s) that PCPC designates as “primary frontages”

3. *Specifies when parking is permitted on rear streets*

For residential uses in RSA-5, RM-1, CMX-2, and CMX-2.5, off street parking is permitted from rear streets only if on-street parking is not permitted on that side; this is to ensure that no public on-street parking spaces are removed for curb cuts.

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.

Commissioner Gaston abstained.

- 13. Action Item: Bill No. 190306: “An Ordinance to amend the Philadelphia Zoning Maps by changing the zoning designations of certain areas of land located within an area bounded by Venango Street, 11th Street, Erie Avenue, and Marvine Street.” Introduced by Councilmember Greenlee for Council President Clarke on April 25, 2019. (Presented by Matt Wysong)**

This Bill supports the renovation of the 11th and Venango Playground. Proposed improvements include a new basketball court, playground equipment, a tree swale, subsurface stormwater storage, and other site improvements.

Existing Zoning - “RM-1” Multi-family Residential

Proposed Zoning - “SP-PO-A” Special Purpose Parks & Open Space

Present Use - Playground and adjacent rowhomes

Remapping is consistent with the Proposed Zoning Map of the North District Plan.

Staff recommendation is for approval.

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

- 14. Action Item: Bill No. 190312: “An Ordinance to amend the Philadelphia Zoning Maps by changing the zoning designations of certain areas of land located within an area bounded by South Street, the Schuylkill River, Spruce Street (extended), and Broad Street.” Introduced by Councilmember Squilla on April 25, 2019. (Presented by Ian Litwin/Martine Decamp)**

Corrective Zoning Remapping involving mostly RM-1, RSA-5, CMX-2, and CMX-1. This legislation was developed in coordination with the Center City Residents Association and vetted at four public meetings.

Existing and Proposed Zoning - Mixed

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.

- 15. Action Item: Bill No. 190362: “An Ordinance to amend the Philadelphia Zoning Maps by changing the zoning designations of certain areas of land located within an area bounded by 4th Street, Race Street, Orianna Street, and Cherry Street.” Introduced by Councilmember Squilla on May 2, 2019. (Presented by Ian Litwin/Martine Decamp)**

Old First Reformed United Church is proposing to build the Old First Reformed House which will include:

- 34 efficiency apartments for formerly homeless persons
- Office, classrooms & community space for the church
- Approximately 2,400 sf of retail space on the ground floor
- No parking is proposed (will need a variance)

Site Area - 23,166 sq ft

Existing Zoning - RM-1

Proposed Zoning - CMX-3

Present Use: Church and buildings

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.

- 16. Action Item: Bill No. 190359: “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, Blue Grass Road, and Grant Avenue.” Introduced by Councilmember O’Neill on May 2, 2019. (Presented by Gregory Waldman)**

This Bill will rezone the area from “CMX-3” Commercial Mixed-Use and “CA-2” Auto-Oriented Commercial to “CA-1” Auto-Oriented Commercial.

Existing Zoning - “CMX-3” Commercial Mixed-Use, “CA-2” Auto-Oriented Commercial

Proposed Zoning - “CA-1” Auto-Oriented Commercial

Present Use - Strip mall, medical uses, and accessory parking.

Rezoning these parcels to “CA-1” Auto-Oriented Commercial would create both nonconforming uses and nonconforming dimensional standards. Due to the fact these properties are appropriately zoned, the *Far Northeast Districts Plan* did not recommend a

zoning change for this area.

Staff recommendation is not for approval.

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

- 17. Action Item: Bill No. 190360: “An Ordinance to amend the Philadelphia Zoning Maps by changing the zoning designations of certain areas of land located within an area bounded by Old Newtown Road, Tremont Street, Roosevelt Boulevard, Woodward Street, and Winchester Avenue.” . Introduced by Councilmember O’Neill on May 2, 2019. (Presented by Greg Waldman)**

The Bill will rezone the area from “CMX-3” Commercial Mixed-Use to “RM-2” Residential Multi-family.

Existing Zoning - “CMX-3” Commercial Mixed-Use

Proposed Zoning - “RM-2” Residential Multi-family

Present Use - High-rise apartment building

The apartment buildings being rezoned in this bill would conform with either “CMX-3” Commercial Mixed-Use or RM-2 Residential Multi-family.

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.

Opposed by Commissioner Gaston.

- 18. Action Item: Bill No. 190307: “An Ordinance authorizing the revision of lines and grades on a portion of City Plan No. 271 by placing on the City Plan a cut back area at the northwest corner of Second Street and Germantown Avenue, under certain terms and conditions, including the dedication to the City of the bed of the said cut back area.” Introduced by Councilmember Introduced by Councilmember Councilmember Greenlee for Council President Clarke on April 25, 2019. (Presented by Sarah Chiu)**

Purpose: To place a triangular area, at the corner of 2nd Street and Germantown Ave onto the City Plan, and to dedicate the bed of the area to the City. This action is necessary to provide sufficient sidewalk area for pedestrians at this corner.

Present Use - Vacant land

A mixed-use development proposal was reviewed by the CDR committee, the zoning permit was issued on July 2017.

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.

- 19. Action Item: Bill No. 190308: “An Ordinance authorizing the revision of lines and grades on a portion of City Plan No. 307 by striking from the City Plan and vacating the southerly twenty feet wide portion of Vine Street from Seventeenth Street to Eighteenth Street, under certain terms and conditions.” Introduced by Introduced by Councilmember Greenlee for Council President Clarke on April 25, 2019. (Presented by Sarah Chiu)**

Purpose - To strike and vacate from City Plan a 20 feet wide portion of Vine Street from 17th street to 18th street. The layby lane and its associate improvements, such as the concrete median, inlets, curbing will be removed by the applicant in accordance with Streets and PWD’s standards and specifications.

Present Use - Layby lane

A 12’ wide sidewalk on Vine Street will remain.

This block is being proposed to be rezoned from its current RM4 to CMX4 and SPPOA zoning classifications, in order to facilitate future development.

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.

Motion to conclude the meeting by Commissioner Trainer, seconded by Commissioner Syrnick, meeting adjourned at 3:28 p.m.

The next City Planning Commission Meeting is scheduled for **Tuesday, June 11, at 1:00 p.m.**

SUMMARY

1. Action item: Approval of the Meeting Minutes for April 23, 2019.

APPROVED

2. Executive Director's Update.

Previous Policy

- iv. Bill No. 190304: "An Ordinance authorizing the revision of lines and grades on a portion of City Plan No. 106 by establishing a curved corner at the intersection of the westerly side of Thirty Fourth Street and the northeasterly side of Mantua Avenue and establishing a curb bump out extending along the northeasterly curbline of said Mantua Avenue from Thirty Fourth Street to a point northwestwardly therefrom, under certain terms and conditions."
- v. Bill No. 190354: "An Ordinance amending Section 2 of an Ordinance (Bill No. 180285) approved on June 6, 2018, entitled 'An Ordinance authorizing the Trustees of the University of Pennsylvania, ('Owner') to install, own and maintain various encroachments at 1 Convention Avenue, Philadelphia, PA 19104 ('Property'), under certain terms and conditions,' by extending the period of compliance with the terms and conditions stated therein and making technical corrections."
- vi. Bill No. 190379: "An Ordinance amending Section 2 of an Ordinance (Bill No. 170086) approved May 22, 2017, entitled 'An Ordinance authorizing the revision of lines and grades on a portion of City Plan No. 269 by relocating portions of the houselines and curblines of Convention Avenue, from Thirty Fourth Street to Health Sciences Drive, and placing on the City Plan two rights of way for drainage purposes within the vicinity of the intersection of Convention Avenue and Health Sciences Drive and authorizing acceptance of the grant to the City of the said rights of way for drainage purposes, all under certain terms and conditions, including the dedication to the City of the beds of the areas proposed to be placed on City Plan as portions of Convention Avenue,' by revising the terms and conditions stated therein and extending the period for compliance therewith."

3. Action Item: School District of Philadelphia Capital Program (Presented by Jametta Johnson)

FOR REVIEW

4. Action Item: Amendments to the FY2020-2025 Capital Program and Budget (Presented by John Haak)

APPROVED

5. Action Item: Bill No. 190305: "An Ordinance to amend the Master Plan for Temple University, and to approve the proposed addition and infill construction project at 1835-99 N. 12th Street." Introduced by Councilmember Greenlee for Council President Clarke on April 25, 2019. (Presented by Ronald Bednar)

APPROVED

6. Action Item: Bill No. 190361: "An Ordinance amending Chapter 14-500 of The Philadelphia Code, entitled 'Overlay Zoning Districts,' by creating a new overlay entitled '/S9thSt Market, South Ninth Street Market Overlay District,' and making related changes, all under certain terms and conditions." Introduced by Councilmember Squilla on May 2, 2019. (Presented by Paula Brumbelow Burns)

STAFF RECOMMENDATION NOT FOR APPROVAL WAS APPROVED

7. Action Item: Bill No. 190250: "An Ordinance amending Chapter 14-156 of the Philadelphia Zoning Code, entitled 'West Overlay District,' all under certain terms and conditions." Introduced by Councilmember Blackwell on April 4, 2019. (Presented by Nicole Ozdemir)

STAFF RECOMMENDATION NOT FOR APPROVAL AS WRITTEN WAS APPROVED, WITH THE INTENT TO WORK WITH THE DEVELOPMENT TEAM TOWARD A MUTUALLY ACCEPTABLE OUTCOME AND TO SEE WHAT THIS BILL LOOKS LIKE

8. Action Item: Bill No. 190311: "An Ordinance amending Section 14-506 of The Philadelphia Code, entitled "/NCP, North Central Philadelphia Overlay District," by prohibiting two-family buildings; all under certain terms and conditions." Introduced by Councilmember Greenlee for Council President Clarke on April 25, 2019. (Presented by David Fecteau)

STAFF RECOMMENDATION NOT FOR APPROVAL WAS APPROVED

9. 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 REQUEST FOR 45-DAYS WAS APPROVED

10. Action Item: West Oregon Avenue

- a) 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)

STAFF RECOMMENDATION NOT FOR APPROVAL WAS APPROVED

- b) Bill No. 190356: “An Ordinance amending Title 14 of The Philadelphia Code, entitled ‘Zoning and Planning,’ to revise certain provisions of Chapter 14-500, entitled ‘Overlay Zoning Districts,’ by creating an overlay district entitled ‘WOA, West Oregon Avenue Overlay District,’ all under certain terms and conditions” Introduced by Councilmember Johnson on May 2, 2019. (Presented by Ayse Unver)

STAFF RECOMMENDATION WAS NOT APPROVED; A MOTION TO HOLD THE ITEM FOR 45-DAYS WAS APPROVED

11. Action Item: Bill No. 190313: “An Ordinance amending Title 14 of The Philadelphia Code, entitled ‘Zoning and Planning,’ by amending the definition of, and regulations for, Fresh Food Markets; all under certain terms and conditions.” Introduced by Council President Clarke and Councilmember Johnson and Sanchez on April 25, 2019. (Presented by Mason Austin)

APPROVED

12. Action Item: Bill No. 190380: “An Ordinance amending Title 14 of The Philadelphia Code, entitled ‘Zoning and Planning,’ to define ‘rear streets’ and to amend requirements related to parking and ground floor commercial, as they pertain to primary frontages and rear streets, all under certain terms and conditions.” Introduced by Councilmember Greenlee on May 9, 2019 (Presented by Mason Austin)

APPROVED

13. Action Item: Bill No. 190306: “An Ordinance to amend the Philadelphia Zoning Maps by changing the zoning designations of certain areas of land located within an area bounded by Venango Street, 11th Street, Erie Avenue, and Marvine Street.” Introduced by Councilmember Greenlee for Council President Clarke on April 25, 2019. (Presented by Matt Wysong)

APPROVED

14. Action Item: Bill No. 190312: “An Ordinance to amend the Philadelphia Zoning Maps by changing the zoning designations of certain areas of land located within an area bounded by South Street, the Schuylkill River, Spruce Street (extended), and Broad Street.” Introduced by Councilmember Squilla on April 25, 2019. (Presented by Ian Litwin/Martine Decamp)

APPROVED

15. Action Item: Bill No. 190362: “An Ordinance to amend the Philadelphia Zoning Maps by changing the zoning designations of certain areas of land located within an area bounded by 4th Street, Race Street, Orianna Street, and Cherry Street.” Introduced by Councilmember Squilla on May 2, 2019. (Presented by Ian Litwin/Martine Decamp)

APPROVED

16. Action Item: Bill No. 190359: "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, Blue Grass Road, and Grant Avenue." Introduced by Councilmember O'Neill on May 2, 2019. (Presented by Gregory Waldman)

STAFF RECOMMENDATION NOT FOR APPROVAL WAS APPROVED

17. Action Item: Bill No. 190360: "An Ordinance to amend the Philadelphia Zoning Maps by changing the zoning designations of certain areas of land located within an area bounded by Old Newtown Road, Tremont Street, Roosevelt Boulevard, Woodward Street, and Winchester Avenue." . Introduced by Councilmember O'Neill on May 2, 2019. (Presented by Greg Waldman)

APPROVED

18. Action Item: Bill No. 190307: "An Ordinance authorizing the revision of lines and grades on a portion of City Plan No. 271 by placing on the City Plan a cut back area at the northwest corner of Second Street and Germantown Avenue, under certain terms and conditions, including the dedication to the City of the bed of the said cut back area." Introduced by Councilmember Introduced by Councilmember Greenlee for Council President Clarke on April 25, 2019. (Presented by Sarah Chiu)

APPROVED

19. Action Item: Bill No. 190308: "An Ordinance authorizing the revision of lines and grades on a portion of City Plan No. 307 by striking from the City Plan and vacating the southerly twenty feet wide portion of Vine Street from Seventeenth Street to Eighteenth Street, under certain terms and conditions." Introduced by Introduced by Councilmember Greenlee for Council President Clarke on April 25, 2019. (Presented by Sarah Chiu)

APPROVED