

# THE MINUTES OF THE STATED MEETING OF THE PHILADELPHIA CITY PLANNING COMMISSION

THURSDAY, FEBRUARY 20, 2025 1:00 P.M.  
IN PERSON IN ROOM 18-029, 1515 ARCH STREET, AND ON ZOOM  
JESSIE LAWRENCE, CHAIR

## CALL TO ORDER

START TIME IN ZOOM RECORDING: 00:02:45

Jessie Lawrence, Chair called the meeting to order and announced the presence of a quorum. The following Commissioners joined:

Commissioner	Present	Absent	Comment
Jessie Lawrence, Chair - Planning & Development	x		
Joseph Syrnick, Vice Chair - Traffic Engineer		x	
Tavare Brown - Director of Finance Designee	x		
Patrick Eiding - Community Representative	x		
Maria Gonzalez - Community Representative	x		
Dawn Summerville - Commerce Department Designee	x		
Brian Clinton - Managing Director			
Ximena Valle - Architect	x		

The meeting was held in person and remotely via Zoom video and audio-conferencing software.

The following staff members were present:

Octavia Howell Executive Director  
Amy Boyd  
David Fecteau  
Micheal Gall  
Nina Solomonick  
Keith Davis

## **APPROVAL OF MINUTES, NOVEMBER AND DECEMBER 2024**

**START TIME IN ZOOM RECORDING:** 00:03:38

### **DISCUSSION:**

- Jessie Lawrence, Chair asked the Commissioners if they had any suggested additions or corrections to the minutes of the meetings from November 21, 2024 and December 5, 2024
- No comments were offered/Any changes or Changes requested.

**ACTION:** Approval

<b>ITEM: Approval of the Minutes of November 21, 2024 and December 5, 2024</b>					
<b>MOTION: Approval of minutes</b>					
<b>MOVED BY: Patrick Eding</b>					
<b>SECONDED BY: Tavare Brown</b>					
<b>VOTE</b>					
Commissioner	Yes	No	Abstain	Recuse	Absent
<b>Jessie Lawrence, Chair</b> - Planning & Development	x				
<b>Joseph Syrnick, Vice Chair</b> – Traffic Engineer					x
<b>Tavare Brown</b> – Director of Finance Designee	x				
<b>Patrick Eding</b> – Community Representative	x				
<b>Maria Gonzalez</b> – Community Representative	x				
<b>Dawn Summerville</b> – Commerce Department Designee	x				
<b>Brian Clinton</b> – Managing Director					x
<b>Ximena Valle</b> - Architect	X				
Total	6				2

## **EXECUTIVE DIRECTORS UPDATE.**

**START TIME IN ZOOM RECORDING:** 00:04:20

### **UPDATES**

#### **Promotions**

The following planners have been promoted from Planner 2 to Planner 3.

- Jaylene Gutierrez
- Madsion Matera
- Dan Powers
- Nina Solomon
- Emma Sonner

### **Upcoming Meetings**

- The Philadelphia City Planning Commission's next Civic Design Review Committee will meet on Tuesday, March 4 at 1 PM.
- Special Capital Program and Capital Budget City Planning Commission meeting is Thursday March 6, at 9am
- City Planning Commission meeting is Thursday March 20 at 1pm

### **Hunting Park North Zoning Public Meetings**

Planning staff joined the Office of Councilmember Jeffery Young to host a public meeting at Little Flower School to discuss zoning remapping in Hunting Park. Approximately 40 people attended.

This is the first comprehensive rezoning for this neighborhood since the City created zoning maps in 1933. And it follows a successful public process which rezoned the south portion of the neighborhood last year.

We will host two more meetings where we will work with residents and business owners to determine the best zoning districts for their neighborhood.

The boundaries for these meetings are Roosevelt Boulevard, 9<sup>th</sup> Street, Erie Avenue, and Broad Street. For information, please email [Planning@phila.gov](mailto:Planning@phila.gov).

### **Transportation and Mobility Study for the Port Richmond Industrial District**

Our transportation planners have begun work with staff from the city's Office of Transportation and the Delaware Valley Regional Planning Commission. Together, we will explore the development of complete streets in the Port Richmond Industrial District, from Aramingo Avenue, east to the Delaware River. This conceptual plan will help agencies to consider how transportation projects fit into the larger transportation network, meeting the needs of industrial operators and connecting residents and visitors to the Delaware River Trail and other amenities. This holistic approach will help agencies enhance safety and connectivity for users of all ages, abilities, and transportation modes. Completion of this study will be used as guidance for future proposed projects driven by the needs of community members and business owners.

### **IN ACCORD WITH PREVIOUS POLICY**

- i. Streets [Bill 250046](#): Authorizing the opening of a right of way to the public on land near the intersection of the southeasterly side of Bath Street and

- southwesterly side of Victoria Streets, all being land owned by the City.  
Introduced by Councilmember Driscoll on January 30, 2025
- ii. Streets [Bill 250102](#): Amending Section 2 of an Ordinance (Bill No. 220639), approved January 10, 2023, entitled "An Ordinance Authorizing the revision of lines and grades on a portion of City Plan No. 27-S by striking from the City Plan the easterly twenty feet wide portion of Swanson Street from Wolf Street to Snyder Avenue, striking from the City Plan and vacating the legally open portion of Vandalia Street from Wolf Street to Weccacoe Avenue, and reserving and placing on the City Plan a right-of-way for sewer and drainage purposes within the portion of Swanson Street being stricken and authorizing acceptance of the grant to the City of the said right-of-way, all under certain terms and conditions, including the dedication to the City of the beds of the remaining unopened portions of Swanson Street from Wolf Street to Jackson Street and from Jackson Street to Snyder Avenue," by extending the period for compliance with the terms and conditions stated therein.. Introduced by Councilmember Squilla on February 13, 2025.

#### **ITEMS FOR ADMINISTRATIVE APPROVAL**

- i. Capital Program [Bill 250071](#): To amend Bill No. 240182 (approved June 14, 2024), entitled "An Ordinance to adopt a Capital Program for the six Fiscal Years 2025-2030 inclusive," by revising various appropriation amounts and totals to conform to amendments to the FY2025 Capital Budget Ordinance, all under certain terms and conditions. Introduced by Councilmember Squilla for Council President Johnson on February 6, 2025.
- ii. Capital Budget [Bill 250073](#): To amend Bill No. 240181 (approved June 14, 2024), entitled "An Ordinance To adopt a Fiscal 2025 Capital Budget," by revising various appropriation amounts and totals, all under certain terms and conditions. Introduced by Councilmember Squilla for Council President Johnson on February 6, 2025.
- iii. Streets [Bill 250002](#): Authorizing various encroachments in the vicinity of 546 South 45th Street, Philadelphia, PA 19104, under certain terms and conditions. Introduced by Councilmember Gauthier on January 23, 2025.
- iv. Streets [Bill 250003](#): Authorizing encroachments in the nature of a sidewalk café in the vicinity of 20-40 S 33rd St., Philadelphia, PA 19104, under certain terms and conditions. Introduced by Councilmember Gauthier on January 23, 2025.
- v. Streets [Bill 250009](#): Authorizing encroachments in the nature of a sidewalk café in the vicinity of 542 Christian St., Philadelphia, PA 19147, under certain terms and conditions. Introduced by Councilmember Squilla on January 23, 2025.
- vi. Streets [Bill 250047](#): Authorizing encroachments in the nature of a sidewalk café in the vicinity of 1525 S 9th St, Philadelphia, PA 19147, under certain terms and conditions. Introduced by Councilmember Squilla on January 30, 2025.
- vii. Streets [Bill 250048](#): Authorizing encroachments in the nature of a sidewalk café in the vicinity of 2049 East Hagert St, Philadelphia, PA 19125, under certain terms and conditions. Introduced by Councilmember Squilla on January 30, 2025.

- viii. Streets [Bill 250049](#): Authorizing various encroachments in the vicinity of 1625 South 2nd Street Philadelphia, PA 19148, under certain terms and conditions. Introduced by Councilmember Squilla on January 30, 2025.
- ix. Streets [Bill 250100](#): Authorizing encroachments in the nature of a sidewalk café in the vicinity of 177 Markle Street, Philadelphia, PA 19127, under certain terms and conditions. Introduced by Councilmember Jones on February 13, 2025.

## **AGENDA**

### **Item #1**

#### **Action Item: Zoning Bill #250041**

**START TIME OF DISCUSSION IN ZOOM RECORDING:** 00:13:04

#### **PRESENTERS:**

- Staff member David Fecteau presented the application to the Planning Commission.

#### **PURPOSE:**

Amending Section 14-303 of The Philadelphia Code, entitled "Common Procedures and Requirements," by authorizing the Zoning Board of Adjustment to condition zoning approval upon provision of affordable housing, under certain terms and conditions. Introduced by Councilmember Gauthier on January 30, 2025

#### **STAFF RECOMMENDATION:**

The Planning Commission staff recommends:

- 45 Day Hold

#### **COMMISSIONER COMMENTS:**

- N/A

#### **PUBLIC COMMENT:**

- N/A

**ACTION:**

<b>ITEM: Zoning Bill #2540041</b>					
<b>MOTION: Hold for 45 Days</b>					
<b>MOVED BY: Patrick Eding</b>					
<b>SECONDED BY: Dawn Summerville</b>					
VOTE					
Commissioner	Yes	No	Abstain	Recuse	Absent
<b>Jessie Lawrence, Chair</b> - Planning & Development	x				
<b>Joseph Syrnick, Vice Chair</b> – Traffic Engineer					x
<b>Tavare Brown</b> – Director of Finance Designee	x				
<b>Patrick Eding</b> – Community Representative	x				
<b>Maria Gonzalez</b> – Community Representative	x				
<b>Dawn Summerville</b> – Commerce Department Designee	x				
<b>Brian Clinton</b> – Managing Director					x
<b>Ximena Valle</b> - Architect	x				
Total	6				2

**Item #2**

**Action Item: Zoning Bill #250042**

**START TIME OF DISCUSSION IN ZOOM RECORDING:** 00:19:10

**PRESENTERS:**

- Staff member Micheal Gail presented the application to the Planning Commission.

**PURPOSE:**

Amending Section 14-604 of The Philadelphia Code ("Accessory Uses and Structures") to modify certain restrictions with respect to accessory dwelling units, and making conforming technical changes, all under certain terms and conditions. Introduced by Councilmember Gauthier on January 30, 2025.

**STAFF RECOMMENDATION:**

The Planning Commission staff recommends:

- 45 Day Hold

**COMMISSIONER COMMENTS:**

- Commissioner Summerville asked if the staff review is concern about the saturation of ADU's in the city of just in regards to the language. Micheal Gall stated that they would be looking at what is currently going on in the city vs what this bill is proposing.
- Commissioner Valle was asking for clarification on what the bill stated. Micheal Gall explained that currently the language is uncertain and will be reviewed

**PUBLIC COMMENT:**

N/A

**ACTION:**

<b>ITEM: Zoning Bill #250042</b> <b>MOTION: Hold For 45 Days</b> <b>MOVED BY: Tavare Brown</b> <b>SECONDED BY: Maria Gonzalez</b>					
VOTE					
Commissioner	Yes	No	Abstain	Recuse	Absent
<b>Jessie Lawrence, Chair</b> - Planning & Development	x				
<b>Joseph Syrnick, Vice Chair</b> – Traffic Engineer					x
<b>Tavare Brown</b> – Director of Finance Designee	x				
<b>Patrick Eiding</b> – Community Representative	x				
<b>Maria Gonzalez</b> – Community Representative	x				
<b>Dawn Summerville</b> – Commerce Department Designee	x				
<b>Brian Clinton</b> – Managing Director					
<b>Ximena Valle</b> - Architect	x				
Total	6				2

### Item #3

#### Action Item: Subdivision Plat for 1400 Kitty Hawk Avenue in the Philadelphia Navy Yard.

**START TIME OF DISCUSSION IN ZOOM RECORDING:** 00:26:00

**PRESENTERS:**

- Staff member Nina Solomonik presented the application to the Planning Commission.

**PURPOSE:**

The interested party, Rhodes Industries, is buying the parcel for the reconstruction and expansion of the existing Pier 6A and related site improvements. They will use the site for ship repair. No development is associated with the subdivision plat.

**STAFF RECOMMENDATION:**

The Planning Commission staff recommends:

- Approval

**COMMISSIONER COMMENTS:**

- N/A

**PUBLIC COMMENT:**

- N/A

**ACTION:**

<b>ITEM: Subdivision Plat for 1400 Kitty Hawk Avenue in the Philadelphia Navy Yard.</b>					
<b>MOTION: Approval</b>					
<b>MOVED BY: Patrick Eiding</b>					
<b>SECONDED BY: Maria Gonzalez</b>					
VOTE					
Commissioner	Yes	No	Abstain	Recuse	Absent
<b>Jessie Lawrence, Chair</b> (DPD)	x				
<b>Joseph Syrnick, Vice Chair</b> – Traffic Engineer					x
<b>Tavare Brown</b> - Finance	x				
<b>Patrick Eiding</b> – Community Rep	x				
<b>Maria Gonzalez</b> – Community Rep	x				
<b>Dawn Summerville</b> – Commerce	x				
<b>Brian Clinton</b> – MDO					x
<b>Ximena Valle</b> - Architect	x				
Total	6				2



**Item #4****Action Item: Subdivision Plat for 1401 League Island in the Philadelphia Navy Yard Plat.**

**START TIME OF DISCUSSION IN ZOOM RECORDING:** 00:28:52

**PRESENTERS:**

- Staff member Nina Solomonik presented the application to the Planning Commission.

**PURPOSE:**

The interested party, Philadelphia Authority for Industrial Development (PAID) needs 3G and 3H to be independent parcels to maintain the Keystone Opportunity Zone designation. No development is associated with the subdivision plat.

**STAFF RECOMMENDATION:**

The Planning Commission staff recommends:

- Approval

**COMMISSIONER COMMENTS:**

- N/A

**PUBLIC COMMENT:**

- N/A

**ACTION:**

<b>ITEM: Subdivision Plat for 1401 League Island in the Philadelphia Navy Yard Plat.</b> <b>MOTION: Approval</b> <b>MOVED BY: Patrick Eiding</b> <b>SECONDED BY: Ximena Valle</b>					
VOTE					
Commissioner	Yes	No	Abstain	Recuse	Absent
<b>Jessie Lawrence , Chair</b> (DPD)	x				
<b>Joseph Syrnick, Vice Chair</b> – Traffic Engineer					x
<b>Tavare Brown</b> - Finance	x				
<b>Patrick Eiding</b> – Community Rep	x				
<b>Maria Gonzalez</b> – Community Rep	x				
<b>Dawn Summerville</b> – Commerce	x				
<b>Brian Clinton</b> - MDO					x
<b>Ximena Valle</b> - Architect	x				
Total	6				2

**Item #5****Action Item: Streets Bill #250008**

**START TIME OF DISCUSSION IN ZOOM RECORDING:** 00:31:08

**PRESENTERS:**

- Staff member Keith Davis presented the application to the Planning Commission.

**PURPOSE:**

Authorizing the vacating of Clarion Street from Addison Street to its terminus northwardly therefrom and the reserving and plotting upon City Plan No. 308 of a right-of-way for sewer and drainage purposes and water main purposes within the lines of said Clarion Street being vacated and authorizing acceptance of the grant to the City of the said right of way, under certain terms and conditions. Introduced by Councilmember Squilla on January 23, 2025.

**STAFF RECOMMENDATION:**

The Planning Commission staff recommends:

- Approval

**COMMISSIONER COMMENTS:**

- N/A

**PUBLIC COMMENT:**

- N/A

**ACTION:**

<b>ITEM: Streets Bill #250008</b> <b>MOTION: Approval</b> <b>MOVED BY: Ximenna Valle</b> <b>SECONDED BY: Dawn Summerville</b>					
VOTE					
Commissioner	Yes	No	Abstain	Recuse	Absent
<b>Jessie Lawrence, Chair</b> (DPD)	x				
<b>Joseph Syrnick, Vice Chair</b> – Traffic Engineer					x
<b>Tavare Brown</b> - Finance	x				
<b>Patrick Eiding</b> – Community Rep	x				
<b>Maria Gonzalez</b> – Community Rep	x				
<b>Dawn Summerville</b> – Commerce	x				
<b>Brian Clinton</b> – MDO					
<b>Ximena Valle</b> - Architect	x				
					x
Total	6				2

**Item #6****Action Item: Streets Bill #250068**

**START TIME OF DISCUSSION IN ZOOM RECORDING:** 00:35:44

**PRESENTERS:**

- Staff member Keith Davis presented the application to the Planning Commission.

**PURPOSE:**

Authorizing the Commissioner of Public Property and the Streets Commissioner, on behalf of the City, to own and maintain a bridge to be constructed by the Pennsylvania Department of Transportation ("PennDOT") to carry Byberry Road over certain railroad tracks between Evans Street and Worthington Road, and placing said bridge carrying Byberry Road on the City Plan pursuant to the terms of an agreement between the City and PennDOT, all under certain terms and conditions. Introduced by Councilmember O'Neill on February 6, 2025.

**STAFF RECOMMENDATION:**

The Planning Commission staff recommends:

- Approval

**COMMISSIONER COMMENTS:**

- Commissioner Eiding excited to see this, concerned about where will the traffic be directed to during this construction.
- Commissioner Gonzalez is happy to see that a permanent structure will be added here.
- Commissioner Summerville also excited and suggested to get student engagement due to they will be the main ones walking the bridge

**PUBLIC COMMENT:**

- N/A

**ACTION:**

<b>ITEM: Streets Bill #250068</b> <b>MOTION: Approval</b> <b>MOVED BY: Maria Gonzalez</b> <b>SECONDED BY: Patrick Eiding</b>					
VOTE					
Commissioner	Yes	No	Abstain	Recuse	Absent
<b>Jessie Lawrence, Chair</b> (DPD)	x				
<b>Joseph Syrnick, Vice Chair</b> – Traffic Engineer					x
<b>Tavare Brown</b> - Finance	x				
<b>Patrick Eiding</b> – Community Rep	x				
<b>Maria Gonzalez</b> – Community Rep	x				
<b>Dawn Summerville</b> – Commerce	x				
<b>Brian Clinton</b> – MDO					x
<b>Ximena Valle</b> - Architect	x				
Total	6				2

## **ADJOURNMENT**

**START TIME OF DISCUSSION IN ZOOM RECORDING:** 00:43:41

**ACTION:** Commissioner Gonzalez moved to adjourn. Commissioner Summerville seconded the motion, which was adopted by unanimous consent.

**PLEASE NOTE:**

- *Minutes of the Philadelphia City Planning Commission are presented in action format. Additional information is available in the video recording for this meeting. The start time for each agenda item in the recording is noted.*

Attended	User Name (Original Name)	Email	Join Time	Leave Time	Time in Session (minutes)	Is Guest	Country/Region Name
Yes	Camilla Lizundia	camilla.lizundia@phila.gov	2/20/2025 13:21	2/20/2025 13:50	30	Yes	United States
Yes	Amy Boyd	amy.boyd@phila.gov	2/20/2025 12:38	2/20/2025 12:40	2	Yes	United States
Yes	Amy Boyd (PCPC Staff) (Amy Boyd )	amy.boyd@phila.gov	2/20/2025 12:39	2/20/2025 13:50	71	Yes	United States
Yes	Leonard Reuter	leonard.reuter@phila.gov	2/20/2025 12:54	2/20/2025 13:50	56	Yes	United States
Yes	Kyle Brown	kyle.brown@phila.gov	2/20/2025 13:07	2/20/2025 13:50	43	Yes	United States
Yes	David Fecteau (PCPC Staff) (David Fecteau )	david.fecteau@phila.gov	2/20/2025 12:55	2/20/2025 13:50	56	Yes	United States
Yes	Madison Matera	madison.matera@phila.gov	2/20/2025 12:38	2/20/2025 12:39	1	Yes	United States
Yes	PCPC Staff (Madison Matera )	madison.matera@phila.gov	2/20/2025 12:40	2/20/2025 13:50	71	Yes	United States
Yes	Dan Farrell	daniel.farrell@phila.gov	2/20/2025 13:23	2/20/2025 13:23	1	Yes	United States
Yes	Dan Farrell	daniel.farrell@phila.gov	2/20/2025 13:24	2/20/2025 13:24	1	Yes	United States
Yes	Emma Sonner	emma.sonner@phila.gov	2/20/2025 13:07	2/20/2025 13:50	44	Yes	United States
Yes	Brian Clinton	brian.clinton@phila.gov	2/20/2025 13:45	2/20/2025 13:50	6	Yes	United States

Attended	User Name (Original Name)	Join Time	Leave Time	Time in Session (minutes)	Is Guest	Country/Region Name
Yes	Bruce Bohri	2/20/2025 13:13	2/20/2025 13:50	38	Yes	United States
Yes	John Hunter	2/20/2025 13:16	2/20/2025 13:33	17	Yes	United States
Yes	Margaret Guerra (with Philly Documenters)	2/20/2025 13:06	2/20/2025 13:09	3	Yes	United States
Yes	Margaret Guerra (with Philly Documenters)	2/20/2025 13:09	2/20/2025 13:50	41	Yes	United States
Yes	David Archibald	2/20/2025 13:07	2/20/2025 13:50	44	Yes	United States
Yes	Brett	2/20/2025 13:44	2/20/2025 13:50	7	Yes	United States
Yes	Gabriel Gottlieb	2/20/2025 13:06	2/20/2025 13:50	44	Yes	United States
Yes	Dan Farrell	2/20/2025 13:26	2/20/2025 13:27	2	Yes	United States
Yes	Dan Farrell	2/20/2025 13:37	2/20/2025 13:50	13	Yes	United States
Yes	Citizens Planning Institute	2/20/2025 13:07	2/20/2025 13:50	44	Yes	United States
Yes	Dylan Langley, PIDC	2/20/2025 13:38	2/20/2025 13:50	12	Yes	United States
Yes	12672780200	2/20/2025 13:26	2/20/2025 13:29	3	Yes	United States
Yes	Eleanor	2/20/2025 13:06	2/20/2025 13:35	29	Yes	United States
Yes	Jonathan Goins - PCPC	2/20/2025 13:33	2/20/2025 13:50	17	Yes	United States
Yes	Alex Smith	2/20/2025 13:06	2/20/2025 13:47	41	Yes	United States
Yes	Letitia	2/20/2025 13:12	2/20/2025 13:50	39	Yes	United States
Yes	Karen Parker	2/20/2025 13:06	2/20/2025 13:50	44	Yes	United States
Yes	B	2/20/2025 13:41	2/20/2025 13:50	9	Yes	United States
Yes	Verónica Ayala (she/they)	2/20/2025 13:15	2/20/2025 13:50	35	Yes	United States
Yes	Daniel Trubman	2/20/2025 13:06	2/20/2025 13:50	44	Yes	United States
Yes	William O'Brien	2/20/2025 13:38	2/20/2025 13:50	12	Yes	United States
Yes	Rebekah.Grimes	2/20/2025 13:17	2/20/2025 13:50	33	Yes	United States
Yes	Jack Conviser (PCPC)	2/20/2025 13:19	2/20/2025 13:50	32	Yes	United States
Yes	Jaylene Gutierrez (PCPC)	2/20/2025 13:25	2/20/2025 13:50	26	Yes	United States
Yes	Katherine Liss	2/20/2025 13:07	2/20/2025 13:50	43	Yes	United States
Yes	Aaron Holly	2/20/2025 13:07	2/20/2025 13:50	44	Yes	United States
Yes	12675622299	2/20/2025 13:09	2/20/2025 13:22	13	Yes	United States
Yes	Ian Hegarty	2/20/2025 13:22	2/20/2025 13:50	28	Yes	United States
Yes	mgladnick	2/20/2025 13:19	2/20/2025 13:48	30	Yes	United States
Yes	Tylin Colston	2/20/2025 13:06	2/20/2025 13:50	44	Yes	United States