

Agenda

Philadelphia City Planning Commission

**Thursday, January 15, 2026, at 1:00 p.m.
In Person, 1515 Arch Street, Room 18-029 and on Zoom**

Instructions for participating in the meeting are included at the bottom of this agenda

1. Action Item: Approval of the Meeting Minutes for November 20 and December 4, 2025.
2. Executive Director's Update.
Item for Administrative Approval
 - i. Streets [Bill 251102](#): Authorizing encroachments in the nature of a sidewalk cafe in the vicinity of 1001 S 10th St, Philadelphia, PA 19147, under certain terms and conditions. Introduced by Councilmember Squilla on December 11, 2025.
3. Action Item: Amend the City Planning Commission's Agency Regulations dealing with Delegations to the Executive Director; Submission requirements for Master Plans, building permits, zoning permits, and tree and landscaping plans; Procedures for requesting waivers using the Mixed-Income Housing Bonus; and Creation of Neighborhood Conservation Overlay Districts.
(Presented by Madison Matera)
4. Action Item (*Held for 45 Days in December 2025*): Zoning [Bill 250986](#): Amending Section 14-500 of The Philadelphia Code, entitled "Overlay Zoning Districts" by creating Section 14-545, entitled, "/WFS, West Fairmount Sports Area Overlay District," all under certain terms and conditions.
Introduced by Councilmember Jones on November 13, 2025. (Presented by Paula Brumbelow Burns)
5. Action Item: Zoning [Bill 251101](#): Amending Chapter 14-500 ("Overlay Zoning Districts") of The Philadelphia Code to add a new section establishing the "Vine Street Expressway District," all under certain terms and conditions. Introduced by Councilmember Young on December 11, 2025. (Presented by Liz Fuselier)
6. Action Item: Property [Bill 251067](#): Authorizing real estate transactions by the Commissioner of Public Property, the Philadelphia Redevelopment Authority and the Philadelphia Land Bank necessary to permit the City of Philadelphia to acquire property bounded by Island Avenue, Elmwood Avenue, South 77th Street, Buist Avenue, South 78th Street, Cobbs Creek waterway, the vacated section of South 75th, and the former Grays Avenue, including property known as

Cibotti Recreation Center, all under certain terms and conditions. Introduced by Councilmember Gauthier for Council President Johnson. (Presented by Jonathan Goins)

INSTRUCTIONS FOR PARTICIPATING IN THE REMOTE MEETING

Applicants and the public may participate in the meeting in three ways: live with a computer, tablet, or smartphone; live with a telephone; and in advance by email.

- To join with a device, please visit this link.
 - <https://us02web.zoom.us/j/84629842291?pwd=YXRaTmdleE04YXAveIVxcVZCWWhkZz09>
 - Passcode: 146958
- To join with a telephone, call this number.
 - One tap mobile :
 - US: +12678310333,,84629842291#,,,*146958#
 - Telephone:
 - Dial (for higher quality, dial a number based on your current location):
 - US: +1 267 831 0333 or +1 301 715 8592 or +1 312 626 6799 or +1 929 205 6099 or +1 346 248 7799
 - Webinar ID: 846 2984 2291
 - Passcode: 146958
- To email comments, send them to planning@phila.gov by noon on the day of the meeting

Please note that the remote public meeting will be recorded. By participating in the meeting, you are consenting to be recorded. Please also note that the email address and/or telephone number you use to join in the remote meeting will be logged by the remote meeting software and may become part of the official record of the meeting. A link to the recording of the meeting will be placed [here](#) on the website after the meeting.