

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

THURSDAY, JANUARY 15, 2026, 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: 00:00:24

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

Commissioner	Present	Absent	Comment
<b>Jessie Lawrence, Chair</b> – Department of 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 Designee	X		
<b>Ximena Valle</b> – Architect	X		
<b>Joyce Lee</b> - Urban Planning Professional	X		

The meeting was held in person in room 18-029, 1515 Arch Street, and remotely via Zoom video and audio-conferencing software.

The following staff members were present:

Martine DeCamp, Deputy Planning Director  
Paula Brumbelow Burns  
Liz Fuselier  
Johnathan Goins  
Madison Matera

## **EXECUTIVE DIRECTORS UPDATE**

**START TIME IN ZOOM RECORDING:** 00:04:25

### **UPDATES**

#### Upcoming Meetings

- The Philadelphia City Planning Commission's next meeting of the Civic Design Review Committee will be Tuesday, February 3, 2026, at 1pm.
- The next City Planning Commission meeting is Thursday, February 19, 2026, at 1pm.

### **ITEMS FOR ADMINISTRATIVE APPROVAL**

- i. Streets Bill No. 251102: Authorizing encroachments in the nature of a sidewalk café in the vicinity of 1001 S 10th St, Philadelphia, PA 19147, under certain terms and conditions, introduced by Councilmember Squilla on December 11, 2025.

## **AGENDA**

### **Item #1:**

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.

**START TIME OF DISCUSSION IN ZOOM RECORDING:** 00:06:05

#### **PRESENTERS:**

- Staff member Madison Matera presented the regulation changes to the Planning Commission.

**PURPOSE:** Staff proposed changes to the following Planning Commission regulations:

- 6.1 Authority and Delegations to the Executive Director
- 8.3 Submission Requirements for Amendments to Master Plans
- 9.2 Submission Requirements
- 9.4 Additional Submission Requirements and Review Criteria for Landscape and Tree Preservation Plans
- 9.11 Procedures for Waiver Requests for the MIHB Mixed Income Housing Bonus
- 9.12 Procedures for Waiver Requests in the /MIN Mixed Income Neighborhoods Overlay District
- 11.1 Nomination Criteria for Neighborhood Conservation Overlay District

**STAFF RECOMMENDATION:**

The Planning Commission staff recommends:

- Approval

**COMMISSIONER COMMENTS: (00:12:20)**

- Commissioner Lee asked about the background for the change from 25 blocks to 25 acres in the revisions to 11.1. Staff responded that one block was approximately one acre and that only one NCO in the city was currently larger than 25 acres.
- Commissioner Lee asked about AMI in the revisions to 9.11 and 9.12. Staff responded that this was already stipulated in the code itself and that these revisions are building off an existing policy.
- Commissioner Lee asked if there was any public engagement. Staff responded that regulations are presented to the Commission first and explained the Department of Records process for regulation changes and the public’s opportunities to review.
- Commissioner Gonzalez commended staff on the changes to the Mixed-Income Housing Bonus revisions.

**PUBLIC COMMENT: (00:21:36)**

- Madeliene Shikomba commented on the revisions to 11.1 and how the change from 25 blocks to 25 acres would affect NCOs. Staff responded that the intent of the NCO legislation was always to limit the size of NCOs. However, because the size of a “block” varies across sections of the city, the switch to an acre standardizes the size across the city.

**ACTION:**

<b>ITEM: Amend the City Planning Commission’s Agency Regulations.</b>					
<b>MOTION: Approval</b>					
<b>MOVED BY: Eiding</b>					
<b>SECONDED BY: Brown</b>					
VOTE					
Commissioner	Yes	No	Abstain	Recuse	Absent
Jessie Lawrence					
Joseph Syrnick					X
Tavare Brown	X				
Patrick Eiding	X				
Maria Gonzalez	X				
Dawn Summerville					X
Brian Clinton	X				
Ximena Valle	X				
Joyce Lee			X		
Total	5		1		2

**Item #2:**

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.

**START TIME OF DISCUSSION IN ZOOM RECORDING:** 00:26:01

**PRESENTERS:**

- Staff member Paula Brumbelow Burns presented the bill to the Planning Commission.

**PURPOSE:** The City of Philadelphia, through its Rebuild program, will build a playing field and viewing area for lacrosse events. The project area is larger than the current field. The City will need to disturb an area with steep slopes where grading, retaining walls, and removal of heritage trees will occur. To facilitate the project, the Council Office and the City's Capital Program Office submitted a request for this bill to facilitate this project. Although the bill's title shows an area larger than what is needed, it will only apply to a smaller area off of Chamounix Drive. The bill exempts the area from steep slope provisions, heritage tree removal, and fence heights. The bill will expire one year after it becomes law.

**STAFF RECOMMENDATION:**

The Planning Commission staff recommends:

- Approval

**COMMISSIONER COMMENTS: (00:30:10)**

- Commissioner Gonzalez questioned if a year was enough time to break ground. Pedro Pinto, Deputy Director of the Capital Program Office, confirmed that permits were to be completed by early summer.
- Commissioners Valle and Eiding asked about the plan for mobile restrooms and what type they would be. Mr. Pinto responded that restrooms would be brought in for permitted scheduled events. Aparna Palantino, Director of the Capital Program Office, responded that port-a-potties would be provided but bathroom trailers would be brought in for major events. Ms. Palantino expressed that there was a request in the capital budget and that the CPO was exploring grants to provide additional amenities, such as permanent restrooms.
- Commissioner Lee asked about the heritage trees and the commitment to replace them. Mr. Pinto responded that the project still must meet the tree replacement requirements and the plan is to replace them and exceed the requirements.
- Commissioner Brown asked to clarify if the year requirement was to have the construction complete or to obtain the zoning permit. Staff confirmed it was for the permit.

**PUBLIC COMMENT:**

- N/A

<b>ITEM: Zoning Bill #250986</b>					
<b>MOTION: Approval</b>					
<b>MOVED BY: Eiding</b>					
<b>SECONDED BY: Lee</b>					
VOTE					
Commissioner	Yes	No	Abstain	Recuse	Absent
Jessie Lawrence					
Joseph Syrnick					X
Tavare Brown	X				
Patrick Eiding	X				
Maria Gonzalez	X				
Dawn Summerville					X
Brian Clinton	X				
Ximena Valle	X				
Joyce Lee	X				
Total	6				2

**Item #3:**

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.

**START TIME OF DISCUSSION IN ZOOM RECORDING:** 00:43:10

**PRESENTERS:**

- Staff member Liz Fuserlier presented the bill to the Planning Commission.

**PURPOSE:** This bill will prohibit any new residential use within the overlay boundary. The standards and regulations of the /VSO, Vine Street Expressway Overlay District apply to all properties within the area bounded by the north side of Race Street, the east side of North 16th Street, the south side of Callowhill Street, and the west side of North Broad Street

**STAFF RECOMMENDATION:**

The Planning Commission staff recommends:

- Not For Approval

**COMMISSIONER COMMENTS: 00:46:25**

- Commissioner Eiding asked for more information about the staff recommendation. Staff responded that the bill conflicted with Mayor Parker’s H.O.M.E. plan.
- Commissioner Lee asked about what was conflicting with the residential units. Staff responded that the Councilperson would like to see more community engagement.

- Commissioner Brown asked for clarification on the request for community engagement and whether it was for the specific project or a larger discussion about the location. Staff responded that it was about the project.
- Commissioner Gonzalez asked if there was already residential in the proposed overlay. Staff responded that there was limited residential in the proposed overlay, but high-rise housing immediately adjacent.
- Commissioner Lee asked if this proposal is disallowing residential, what is the proposed use? Matthew McClure, representing Dwight City Group, an affected property owner, responded that the overlay would make it harder to finance projects in the area.
- Commissioner Valle asked if there was anyone who could provide support for the bill?
- Commissioner Eiding asked what the opposition was to community engagement? Staff responded that the bill does not require engagement, it simply restricts residential.
- Commissioner Gonzalez commented that people just want to know what's going on in the city. She asked what the plan was for community engagement. Conlan Crosley from the 5<sup>th</sup> District Office commented that the bill is about the preservation of commercial activity. There is no plan for community engagement with multiple owners in this area. Matthew McClure responded that it was PCPC's policy for projects that re-habilitate existing structures, public meetings are not required. But this bill prevents by-right residential conversion, for which a public meeting is not required. Commissioner Gonzalez commented that because of the size of the project, providing an engagement opportunity would be a positive step, even though it's not a requirement.
- Commissioner Eiding asked if holding the bill for 45-days would be possible. Staff confirmed that that was not an option as the 30 days for the commission to hear the bill has already passed and that it would be up to the council office to honor it.

**PUBLIC COMMENT:**

- Matthew McClure, representing Dwight City Group, an affected property owner, testified that the proposed overlay included more than the former Hahnemann Hospital site. He commented that the location is the midst of a transit-oriented area and that the vacant buildings need to be re-occupied. He also commented that this was illegal spot-zoning targeting a specific transaction and that this was a good opportunity for housing due to its location.
- Calvin Williams commented that he would think all the communities served by the hospital should have input in how location is redeveloped. He also questioned the lack of parks in the area if the location is turned into residential.
- Judah Angster commented that the hospital site sat vacant for more than six years and many national developers passed on the site. He stated the proposed project would have 90,000 square feet of commercial space on the first three floors and the development of the building would support hundreds of local jobs and increase the tax base.

**ACTION:**

<b>ITEM: Zoning Bill #251101</b>					
<b>MOTION: Not for Approval</b>					
<b>MOVED BY: Clinton</b>					
<b>SECONDED BY: Valle</b>					
VOTE					
Commissioner	Yes	No	Abstain	Recuse	Absent
Jessie Lawrence					
Joseph Syrnick					X
Tavare Brown	X				
Patrick Eiding		X			
Maria Gonzalez	X				
Dawn Summerville					X
Brian Clinton	X				
Ximena Valle	X				
Joyce Lee	X				
Total	5	1			2

**Item #4:**

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

**START TIME OF DISCUSSION IN ZOOM RECORDING:** 1:21:09

**PRESENTERS:**

- Staff member Jonathan Goins presented the bill to the Planning Commission.

**PURPOSE:** The bill enables the necessary real estate transactions for city acquisition of land for a proposed trail segment, an extension of the Cobbs Creek Trail in Southwest Philadelphia. Bill 251067 is related to two earlier bills, Bill 250483 and an earlier property bill to acquire land on the north end of the proposed trail segment. Together, the acquisitions will enable future phases of the trail design and construction.

**STAFF RECOMMENDATION:**

The Planning Commission staff recommends:

- Approval

**COMMISSIONER COMMENTS:** (1:26:57)

- Commissioner Lee asked if the proposed trail was part of the capital budget. Sarah Clark Stewart, the Trails and Transportation Manager from the Streets Department, responded that the trail design was fully funded and a federal grant was secured for construction.

**PUBLIC COMMENT:**

- N/A

**ACTION:**

<b>ITEM: Property Bill #251067</b>					
<b>MOTION: Approval</b>					
<b>MOVED BY: Brown</b>					
<b>SECONDED BY: Lee</b>					
VOTE					
Commissioner	Yes	No	Abstain	Recuse	Absent
Jessie Lawrence					
Joseph Syrnick					X
Tavare Brown	X				
Patrick Eiding	X				
Maria Gonzalez	X				
Dawn Summerville					X
Brian Clinton	X				
Ximena Valle	X				
Joyce Lee	X				
Total	6				2

**ADJOURNMENT**

**START TIME OF DISCUSSION IN ZOOM RECORDING:** 01:30:15

**ACTION:** Commissioner Gonzales moved to adjourn. All Commissioners 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.*

#	Question	Asker Name	Answer	Question Time	Answered Time	Answer Name
1	THE eAST pARKSIDE COMMUNITY IS IN THE PROCESS OF APPLYING FOR A nc	"Joyce Smith, Community Development Board of East Parkside"	Thank you Joyce. Our staff have met with your Board in an initial meeting and will continue to do so when you reach out again.	1/15/2026 13:33	1/15/2026 13:45	David Fecteau
2	nc AND we will submit our boundaries and ask for clarity	"Joyce Smith, Community Development Board of East Parkside"		1/15/2026 13:33		

Attended	User Name (Original Name)	Join Time	Leave Time	Time in Session (minutes)	Is Guest	Country/Region Name
Yes	Ke Feng	1/15/2026 13:07	1/15/2026 13:37	30	Yes	United States
Yes	Krista Gebbia	1/15/2026 13:07	1/15/2026 13:34	27	Yes	United States
Yes	Madeline Shikomba	1/15/2026 13:08	1/15/2026 14:32	84	Yes	United States
Yes	MoNique	1/15/2026 13:08	1/15/2026 14:38	90	Yes	United States
Yes	blumgarj	1/15/2026 13:07	1/15/2026 14:29	82	Yes	United States
Yes	David Sims, Philadelphia Water Department	1/15/2026 13:07	1/15/2026 14:38	91	Yes	United States
Yes	Dennis Boylan	1/15/2026 13:07	1/15/2026 13:56	49	Yes	United States
Yes	12158435555	1/15/2026 13:47	1/15/2026 14:38	51	Yes	United States
Yes	Sarah.Clark.Stuart	1/15/2026 13:07	1/15/2026 14:38	91	Yes	United States
Yes	a weiss/SoLo	1/15/2026 13:07	1/15/2026 13:47	41	Yes	United States
Yes	Aaron Holly	1/15/2026 14:02	1/15/2026 14:38	36	Yes	United States
Yes	Tylin Colston, PHFA	1/15/2026 13:07	1/15/2026 14:38	91	Yes	United States
Yes	Katherine Liss	1/15/2026 13:17	1/15/2026 14:38	81	Yes	United States
Yes	Calvin Williams	1/15/2026 13:35	1/15/2026 14:38	63	Yes	United States
Yes	Wadeea W.	1/15/2026 13:07	1/15/2026 14:38	91	Yes	United States
Yes	Dennis Boylan	1/15/2026 13:57	1/15/2026 14:29	32	Yes	United States
Yes	Charmagne King-Pratt	1/15/2026 13:07	1/15/2026 14:38	91	Yes	United States
Yes	Aparna Palantino	1/15/2026 13:11	1/15/2026 13:32	22	Yes	United States
Yes	Aparna Palantino	1/15/2026 13:43	1/15/2026 13:50	7	Yes	United States
Yes	Angie Castro, CPO	1/15/2026 13:07	1/15/2026 13:51	44	Yes	United States
Yes	Mary Kate	1/15/2026 13:55	1/15/2026 14:38	43	Yes	United States
Yes	Greg	1/15/2026 13:08	1/15/2026 14:38	91	Yes	United States
Yes	Domingue Fonrose	1/15/2026 13:08	1/15/2026 14:24	77	Yes	United States
Yes	Meg Cavanagh, PCPC	1/15/2026 13:07	1/15/2026 14:38	91	Yes	United States
Yes	Judah Angster	1/15/2026 13:08	1/15/2026 14:29	82	Yes	United States
Yes	BSCCA Zoning	1/15/2026 13:17	1/15/2026 13:21	4	Yes	United States
Yes	BSCCA Zoning	1/15/2026 13:21	1/15/2026 13:56	35	Yes	United States
Yes	Rich Leimbach's iPhone (3)	1/15/2026 13:07	1/15/2026 13:08	1	Yes	United States
Yes	Rich Leimbach's iPhone (3)	1/15/2026 13:07	1/15/2026 13:12	5	Yes	United States
Yes	Rich Leimbach's iPhone (3)	1/15/2026 13:12	1/15/2026 14:29	78	Yes	United States
Yes	Mina Monavarian	1/15/2026 13:07	1/15/2026 14:38	91	Yes	United States
Yes	Eliza Bower (staff)	1/15/2026 13:10	1/15/2026 14:38	89	Yes	United States
Yes	Jaylene Gutierrez	1/15/2026 13:48	1/15/2026 14:38	50	Yes	United States
Yes	Cindy LaRue (PCPC Staff)	1/15/2026 13:07	1/15/2026 14:38	91	Yes	United States
Yes	Cassandra Perry	1/15/2026 13:26	1/15/2026 13:37	12	Yes	United States
Yes	kara medow (she/her) - Rebuild / CPO	1/15/2026 13:07	1/15/2026 13:51	44	Yes	United States
Yes	Kelly Yan - Pennrose	1/15/2026 14:01	1/15/2026 14:38	38	Yes	United States
Yes	Stephanie Pennypacker	1/15/2026 13:07	1/15/2026 13:30	23	Yes	United States
Yes	Stephanie Pennypacker	1/15/2026 13:43	1/15/2026 14:37	55	Yes	United States

Yes	Sarah Banh	1/15/2026 14:26	1/15/2026 14:38	12	Yes	United States
Yes	Dan McGugan EASRCC	1/15/2026 13:07	1/15/2026 14:38	91	Yes	United States
Yes	Joyce Smith, Community Development Board of East Parkside	1/15/2026 13:07	1/15/2026 13:54	47	Yes	United States
Yes	Rachael Pritzker	1/15/2026 13:07	1/15/2026 14:00	54	Yes	United States
Yes	Rachael's Notetaker	1/15/2026 13:07	1/15/2026 13:18	11	Yes	Germany
Yes	Emma Sonner	1/15/2026 13:18	1/15/2026 13:57	39	Yes	United States
Yes	Henry Felsman	1/15/2026 13:17	1/15/2026 14:37	81	Yes	United States