

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

THURSDAY, NOVEMBER 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: 00:01:21

Jessie Lawrence, Chair, 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 Planner	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:

Nina Solomonic  
Madison Matera  
Johnathan Goins  
Octavia Howell  
Nate Dorfman  
Amy Boyd  
Meg Cavanagh  
David Fecteau  
Emma Sonner  
Brian Wenrich  
Keith Davis  
Daniel Farrell

## **EXECUTIVE DIRECTORS UPDATE**

**START TIME IN ZOOM RECORDING:** 00:05:21

### **UPDATES**

#### **Upcoming Meetings**

- The Philadelphia City Planning Commission's next meeting of the Civic Design Review Committee will be Tuesday December 2, 2025, at 1pm.
- The next City Planning Commission meeting is Thursday, December 4, 2025, at 1pm.

### **ITEMS FOR ADMINISTRATIVE APPROVAL**

- i. Zoning [Bill 250831](#): Amending Section 14-602 of The Philadelphia Code, entitled "Use Tables" by allowing Basic Utilities and Services uses without a Special Exception in certain Special Purpose districts, all under certain terms and conditions. Introduced by Councilmember Jones on October 9, 2025.
- ii. Zoning [Bill 250919](#): Amending Title 14 of The Philadelphia Code, entitled "Zoning and Planning" by making technical changes to text that has expired, all under certain terms and conditions. Introduced by Councilmember Young on October 23, 2025.
- iii. Zoning [Bill 250952](#): Amending Section 14-602 of The Philadelphia Code, entitled "Use Tables" by defining building types and clarifying uses permitted in the RTA-2, Residential Two-Family Attached base zoning district, all under certain terms and conditions. Introduced by Councilmember Bass for Council President Johnson on October 30, 2025.
- iv. Streets [Bill 250846](#): Authorizing various encroachments in the vicinity of 5901 Wayne Avenue, Philadelphia, PA 19144, under certain terms and conditions. Introduced by Councilmember Bass on October 9, 2025.
- v. Streets [Bill 250914](#): Authorizing encroachments in the nature of a sidewalk cafe in the vicinity of 5021-23 Baltimore Ave, Philadelphia, PA 19143, under certain terms and conditions. Introduced by Councilmember Gauthier on October 23, 2025.
- vi. Streets [Bill 250918](#): Authorizing encroachments in the nature of a sidewalk cafe in the vicinity of 161 W Girard Ave, Philadelphia, PA 19122, under certain terms and conditions. Introduced by Councilmember Young on October 23, 2025.
- vii. Streets [Bill 250920](#): Authorizing encroachments in the nature of a sidewalk cafe in the vicinity of 2535-37 S 13th St, Philadelphia, PA 19148, under certain terms and conditions. Introduced by Councilmember Squilla on October 23, 2025.
- viii. Streets [Bill 250946](#): Authorizing encroachments in the nature of a sidewalk cafe in the vicinity of 4435-37 Baltimore Ave, Philadelphia, PA 19104, under certain terms and conditions. Introduced by Councilmember Gauthier on October 30, 2025.

**Item #1 : Approval of 2026 Meeting Dates.** (00:09:03)

<b>ITEM: 2026 Meeting Dates</b>					
<b>MOTION: Approval</b>					
<b>MOVED BY: Gonzalez</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					

**Item #2 Request for excess impervious coverage at 7500 McCallum Street. (Presented by Nina Solomonic)**

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

**PRESENTERS:**

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

**PURPOSE:** The property is in the Wissahickon Watershed Overlay (WWO) Category 1, which limits impervious cover on the lot to 20%. Granting this request will allow the applicant approximately 28.1% impervious cover to construct a 1-story addition to their home, redo their driveway and patio with measures to mitigate stormwater runoff and erosion. This system of stormwater management measures includes a raingarden, porous pavers and a level spreader

**STAFF RECOMMENDATION:**

The Planning Commission staff recommends:

- Approval

**COMMISSIONER COMMENTS:**

- Commissioner Lee asked a procedural question regarding the Water Department (PWD) process to approve. Jo Marie McNulty from PWD responded that since this was an exemption project, it does not need to go to technical review.
- Commissioner Gonzalez asked if this particular approval was tied to a Zoning Permit. Once PCPC votes on this approval, the project would then return to the zoning and building permit processes.

**PUBLIC COMMENT:**

- N/A

**ACTION:**

<b>ITEM: Request for excess impervious coverage at 7500 McCallum Street.</b>					
<b>MOTION: Approval</b>					
<b>MOVED BY: Syrnick</b>					
<b>SECONDED BY: Gonzalez</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

**Items #3: Zoning Bill #250721:**

An Ordinance amending Section 14-500 of The Philadelphia Code, entitled "Overlay Zoning Districts," by amending Section 14-515, entitled "Northeast Overlay District," and making related changes all under certain terms and conditions. Introduced by Councilmember O'Neill on September 11, 2025.

**PURPOSE:** Councilmembers O'Neill (10<sup>th</sup> District) and Driscoll (6<sup>th</sup> District) co-sponsored this Bill, though it only affects Council District 6. At Rules Committee, CM O'Neill expressed that the ZBA process for reviewing special exceptions does not allow the community a sufficient means of objecting to proposals, and that this presents a particular problem for projects involving group living and personal care home uses.

**Item #4 : Zoning Bill # 250845:**

Amending Section 14-500 of The Philadelphia Code, entitled "Overlay Zoning Districts," by amending Section 14-530, entitled "Eighth District Overlay District," and making related changes all under certain terms and conditions. Introduced by Councilmember Bass on October 9, 2025.

**PURPOSE:** Currently, personal care homes are prohibited in RSD-1 through RSD-3 and allowed with a special exception in all other residential zoning districts. This bill will prohibit personal care homes in all residential zoning districts in Council District Eight

**Item #5 : Zoning Bill # 250949:**

Amending Title 14 of The Philadelphia Code, entitled "Zoning and Planning" to establish Seventh District Overlay District and restrict certain residential uses, under certain terms and conditions. Introduced by Councilmember Lozada on October 30, 2025.

**PURPOSE:** Currently, group living uses, including personal care homes and single-room residences, are prohibited in RSD-1 through RSD-3 and allowed with a special exception in all other residential zoning districts. This bill will prohibit group living in all residential zoning districts in Council District Seven.

**START TIME OF DISCUSSION IN ZOOM RECORDING:** 00:18:11

**PRESENTERS:**

- Staff member Keith Davis presented the application to the Planning Commission for Zoning Bills 250721, 250845 and 250969 as one presentation.

**STAFF RECOMMENDATION:**

The Planning Commission staff recommends for all three bills:

- Approval with Amendments

**COMMISSIONER COMMENTS:**

- Commissioner Gonzalez asked to confirm that licensure is not required for this type of housing unless state or federal funding is involved. PCPC confirmed that sober living facilities require licensure only if public funds are used.

**PUBLIC COMMENT:**

- A question from the public was about how this bill would affect Philadelphia’s unhoused population in the effected areas.
- Disability Rights Pennsylvania testified that they were strongly against this bill.

**ACTIONS:** This presentation requires three votes from the Commissioners, one for each of the bills presented.

**Motion made by Commissioner Brown to accept Staff Recommendation for Zoning Bill 250721. There was no second.**

<b>ITEM: Zoning Bill #250721</b>					
<b>MOTION: Not for Approval</b>					
<b>MOVED BY: Syrnick</b>					
<b>SECONDED BY: Gonzalez</b>					
<b>VOTE</b>					
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	4	1	1		2

<b>ITEM: Zoning Bill #250845</b>					
<b>MOTION: Not for Approval</b>					
<b>MOVED BY: Syrnick</b>					
<b>SECONDED BY: Gonzalez</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	4	1	1		2

<b>ITEM: Zoning Bill #250949</b>					
<b>MOTION: Not for Approval</b>					
<b>MOVED BY: Syrnick</b>					
<b>SECONDED BY: Gonzalez</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	4	1	1		2

**Item #6 : Zoning Bill #250834:**

Amending Title 14 of The Philadelphia Code, entitled “Zoning and Planning” to establish Seventh District Overlay District, restrict certain commercial uses and make other related changes, all under certain terms and conditions. Introduced by Councilmember Lozada on October 9, 2025. (Presented by Amy Boyd)

**START TIME OF DISCUSSION IN ZOOM RECORDING:** 1:09:57

**PRESENTERS:**

- Staff member Amy Boyd presented the application to the Planning Commission.

**PURPOSE:** This Bill creates two changes to the Zoning Code. The first is the establishment of the /SEV, Seventh District Overlay District. The overlay’s boundaries are the same as the Seventh Councilmanic District boundaries. The establishment of the overlay creates the framework for the second change; allowing sundries, pharmaceuticals, and convenience sales with a special exception in commercially zoning districts. The use is currently allowed by-right in all commercial zoning districts, as well as in industrial and some special purpose districts.

The Councilmember aims to target bad actors whose storefronts create nuisances for residents. While they sell sundries, pharmaceuticals and conveniences, they also allegedly sell items that are harmful to public health, such as shots of liquor, individual cigarettes, and illicit drugs, as well as host illegal gambling. However, the Zoning Code does not differentiate between the businesses the Councilmember is aiming to regulate and other convenience stores, which also sell sundries, pharmaceuticals and conveniences.

The use is now allowed by right in the following districts but would need a special exception to operate under the proposal within the overlay:

- CMX, Commercial Mixed Use
- CA, Commercial Auto Oriented
- IRMX, Industrial Residential Mixed Use

The use is now allowed by right in the following districts and would not be affected by the proposal:

- RMX, Residential Mixed Use
- ICMX, Industrial Commercial Mixed Use
- I, Industrial
- SP-INS, Special Purpose Institutional
- SP- ENT, Special Purpose Entertainment
- SP-STA, Special Purpose Stadium

- SP-AIR, Special Purpose Aviation

The use is now prohibited in the following districts and would continue to be prohibited:

- SP-PO-P, A, Special Purpose Parks and Open Space

The use is now allowed by special exception in the following districts. No change would occur under the proposal:

- SP-CIV, Special Purpose Civic, Educational, and Medical

**STAFF RECOMMENDATION:**

The Planning Commission staff recommends:

- Not For Approval

**COMMISSIONER COMMENTS:**

- Commissioner Lee asked if this was an enforcement issue.
- Commissioner Gonzalez commented about business activity in the Kensington area

**PUBLIC COMMENT:**

- N/A

**ACTION:**

<b>ITEM: Zoning Bill #250834</b>					
<b>MOTION: Approval</b>					
<b>MOVED BY: Gonzalez</b>					
<b>SECONDED BY: Syrnick</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	4	1	1		2

**Item #7 : Zoning Bill # 250804:**

Amending Title 14 of The Philadelphia Code, entitled "Zoning and Planning," by amending certain provisions of Chapter 14-500, entitled "Overlay Zoning Districts," by creating the "/UCO, University-

Community Overlay District"; and by making related changes, all under certain terms and conditions. Introduced by Councilmembers Gauthier and Landau on September 25, 2025. (Presented by Emma Sonner)

**START TIME OF DISCUSSION IN ZOOM RECORDING:** 1:26:28

**PRESENTERS:**

- Staff member Emma Sonner presented the application to the Planning Commission.

**PURPOSE:** The goal of this bill is to ensure transparent planning, adaptive reuse, and community input as institutions transition properties to new uses. The bill establishes a review and community engagement process when institutional land over 5,000 square feet changes to non-campus use. It also requires Philadelphia City Planning Commission approval for major projects, mandates neighborhood notice and meetings, and restricts demolitions unless replacement construction is planned, preventing vacant lots. The bill applies to specific areas between the Schuylkill River and 47<sup>th</sup> Street and exempts hospitals, existing campus operations, and pre-approved projects. The bill was introduced by Councilmember Rue Landau for Jamie Gauthier on September 25, 2025.

**STAFF RECOMMENDATION:**

The Planning Commission staff recommends:

- Not For Approval

**COMMISSIONER COMMENTS:**

- Commissioner Lee asked if this proposal changed the frequency of university's sharing Master Plans with PCPC staff

**PUBLIC COMMENT:**

- Matthew McClure representing St. Joseph's University commented that he supports staff's recommendation of Not for Approval
- Rodney Willis asked about the size of the overlay and is not in favor of this bill.

**ACTION:**

<b>ITEM: Zoning Bill #250804</b>					
<b>MOTION: Not For Approval</b>					
<b>MOVED BY: Clinton</b>					
<b>SECONDED BY: Brown</b>					
<b>VOTE</b>					
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 #8: Zoning Bill # 250917:**

Amending Section 14-529 of The Philadelphia Code, entitled "VDO, Fifth District Overlay District," to provide for building requirements to prevent vacant lots, all under certain terms and conditions. Introduced by Councilmember Young on October 23, 2025. (Presented by David Fecteau)

**START TIME OF DISCUSSION IN ZOOM RECORDING:** 1:38:32

**PRESENTERS:**

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

**PURPOSE:** The Councilmember has stated that the bill is designed to prevent the creation of vacant lots. The bill will require an applicant to get a building permit to change or expand a principal structure, or to build a new structure, before Licenses and Inspections can issue a zoning demolition permit and a building demolition permit. A principal structure, on a single-family zoned lot, is the property owner’s house. A principal structure on a lot zoned multi-family, commercial mixed-use, or industrial, can be any building on the lot if the lot has more than one building.

**STAFF RECOMMENDATION:**

The Planning Commission staff recommends:

- Approval With Amendments

**COMMISSIONER COMMENTS:**

- Commissioner Lee commented that the wording was clear and is in agreement with the purpose of this bill. She also asked if the concerns being expressed could be included in the comprehensive plan
- Commission Gonzalez asked for clarity that a permit cannot be pulled for demolition unless its imminently dangerous

**PUBLIC COMMENT:**

- Matthew McClure expressed opposition to this bill as a private citizen.
- Rodney Willis expressed support for staff recommendation.

**ACTION:**

<b>ITEM: Zoning Bill #250917</b>					
<b>MOTION: Approval With Amendments</b>					
<b>MOVED BY: Summerville</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 #9 : Streets Bill # 250891:**

To amend the Philadelphia Zoning Maps by changing the zoning designations of certain areas of land located within an area bounded by N. Sydenham Street, Venango Street, N. Smedley Street, and W. Tioga Street. Introduced by Councilmember Bass on October 16, 2025 (Presented by Nathan Grace)

**START TIME OF DISCUSSION IN ZOOM RECORDING:** 01:49:26

**PRESENTERS:**

- Staff member Nathan Grace presented the application to the Planning Commission.

**PURPOSE:** This bill will rezone the properties along the southern portion of Venango Street from RSA-5 (Residential Single-Family Attached-5) to RSA-6 (Residential Single-Family Attached-6). This bill will also make map amendments to the impacted properties. This request was submitted by the Councilmember’s office.

**STAFF RECOMMENDATION:**

The Planning Commission staff recommends:

- Approval with Amendments

**COMMISSIONER COMMENTS:**

- Commission Chair Lawrence expressed a personal note of gladness to see this bill.
- Commissioner Lee asked for clarity on the properties affected by the bill and confirming the lot size of RSA-6 and RSA-5

**PUBLIC COMMENT:**

- N/A

**ACTION:**

<b>ITEM: Zoning Bill #250891</b>					
<b>MOTION: Approval with Amendments</b>					
<b>MOVED BY: Clinton</b>					
<b>SECONDED BY: Gonzalez</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 #10 : Zoning Bill # 250848:**

To amend the Philadelphia Zoning Maps by changing the zoning designations of certain areas of land located within an area bounded by Chew Avenue, Church Lane, and East Wister Street. Introduced by Councilmember Bass on October 9, 2025. (Presented by Meg Cavanagh)

**START TIME OF DISCUSSION IN ZOOM RECORDING:** 01:53:57

**PRESENTERS:**

- Staff member Meg Cavanagh presented the application to the Planning Commission.

**PURPOSE:** This bill initially proposed remapping the blocks from RSA-1 (Residential Single-Family) to CMX-3 (Commercial Mixed-Use) to help attract commercial tenants to vacant storefronts in the shopping center. PCPC staff and the Council office have since worked together to amend the proposed change to CMX-2. It is PCPC staff's understanding that LaSalle University, the landowner, initiated the request.

**STAFF RECOMMENDATION:**

The Planning Commission staff recommends:

- Approval With Amendments

**COMMISSIONER COMMENTS:**

- Commissioner Summerville asked if PCPC staff had been in contact with LaSalle University
- Commissioner Lee asked how LaSalle would communicate an updated or altered Master Plan. Proposed a 45 day review to allow staff to clarify ownership.
- Commissioner Gonzalez asked which properties were owned by LaSalle and if all the property owners were aware of this bill.
- Commissioner Brown asked if we do a 45 review now, would the bill die? Response was that this would be re-heard at the December PCPC meeting.

**PUBLIC COMMENT:**

- Allison Weiss asked if we could clarify the ownership of the affected properties since some of them have changed hands in the last few years

**ACTION:**

<b>ITEM: Zoning Bill #250848</b>					
<b>MOTION: Hold for 45 Days</b>					
<b>MOVED BY: Lee</b>					
<b>SECONDED BY: Summerville</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 #11 : Zoning Bill # 250947:**

To amend the Philadelphia Zoning Maps by changing the zoning designations of certain areas of land located within an area bounded by N Frazier St., Master St., N Ithan St., and Media St. Introduced by Councilmember Jones on October 30, 2025. (Presented by Brian Wenrich)

**START TIME OF DISCUSSION IN ZOOM RECORDING:** 02:06:30

**PRESENTERS:**

- Staff member Brian Wenrich presented the application to the Planning Commission.

**PURPOSE:** Rezoning to support new/redevelopment for a research/manufacturing facility to include conventional, high-tech, and experimental design, engineering, fabrication, product prototyping, diagnostics, production, light manufacturing, finishing, and repair of metals, electronics, plastics, wood, ceramics, fabrics, composites, lighting media, architectural materials, and other materials, display and sale of goods, classrooms, demonstration space, photo, and video studios.

**STAFF RECOMMENDATION:**

The Planning Commission staff recommends:

- Not For Approval

**COMMISSIONER COMMENTS:**

- N/A

**PUBLIC COMMENT:**

- N/A

**ACTION:**

<b>ITEM: Zoning Bill #250947</b>					
<b>MOTION: Not For Approval</b>					
<b>MOVED BY: Gonzalez</b>					
<b>SECONDED BY: Syrnick</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 #12 : Zoning Bill # 250771:**

An Ordinance authorizing 3419 KENSINGTON PARTNERS or a subsequent owner to install, own, and maintain an encroachment at 3423 Kensington Ave, Philadelphia, PA 19134, under certain terms and conditions. Introduced by Councilmember Driscoll on September 18, 2025 (Presented by Dan Farrell)

**START TIME OF DISCUSSION IN ZOOM RECORDING:** 02:11:25

**PRESENTERS:**

- Staff member Dan Farrell presented the application to the Planning Commission.

**PURPOSE:** To allow two access ramps at 3423 Kensington Ave. The access ramp on Kensington Ave will have a minimum of five feet (5'-0") of clear sidewalk space is to remain after installation. The access ramp on Russell St will have a minimum of four feet eight inches (4'-8") of clear sidewalk space is to remain after installation.

**STAFF RECOMMENDATION:**

The Planning Commission staff recommends:

- Not For Approval

**COMMISSIONER COMMENTS:**

- Commissioner Lee asked for confirmation if the sidewalk café was approved. This was approved at the October PCPC meeting. Commissioner Lee agrees with staff recommendation.
- Commissioner Summerville asked for clarity on the entry/exits for the property
- Commissioner Syrnick asked for clarity on the width of the access ramp on Russell Street.
- Commissioner Gonzalez pointed out that the access ramp would make the building accessible but would result in the sidewalk being inaccessible

**PUBLIC COMMENT:**

- N/A

**ACTION:**

<b>ITEM: Zoning Bill #250771</b>					
<b>MOTION: Not For Approval</b>					
<b>MOVED BY: Syrnick</b>					
<b>SECONDED BY: Gonzalez</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:** 02:18:43

**ACTION:** Commissioner Gonzales 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)	Join Time	Leave Time	Time in Session (minutes)	Is Guest	Country/Region Name
Yes	Kyle Brown	11/20/2025 13:05	11/20/2025 15:23	139	Yes	United States
Yes	Henry Felsman	11/20/2025 14:50	11/20/2025 15:23	33	Yes	United States
Yes	12153018883	11/20/2025 14:39	11/20/2025 15:09	31	Yes	United States
Yes	Evan.Huzinec-PWD	11/20/2025 13:05	11/20/2025 13:27	23	Yes	United States
Yes	Bruce Bohri	11/20/2025 14:18	11/20/2025 14:29	12	Yes	United States
Yes	12153018883	11/20/2025 15:23	11/20/2025 15:23	1	Yes	United States
Yes	Katherine Liss	11/20/2025 13:04	11/20/2025 15:05	121	Yes	United States
Yes	Isaiah Franco	11/20/2025 13:23	11/20/2025 14:57	95	Yes	United States
Yes	Jeff Wyant	11/20/2025 13:05	11/20/2025 13:23	19	Yes	United States
Yes	a weiss/SoLo	11/20/2025 13:06	11/20/2025 13:09	4	Yes	United States
Yes	a weiss/SoLo	11/20/2025 14:13	11/20/2025 15:23	71	Yes	United States
Yes	Camilla Lizundia	11/20/2025 13:34	11/20/2025 15:23	109	Yes	United States
Yes	Luke Tetreau	11/20/2025 13:04	11/20/2025 13:23	20	Yes	United States
Yes	Nathan Dorfman (PCPC Staff)	11/20/2025 13:27	11/20/2025 15:23	116	Yes	United States
Yes	12158435555	11/20/2025 13:08	11/20/2025 14:13	66	Yes	United States
Yes	Katelyn Csatari	11/20/2025 13:06	11/20/2025 13:26	20	Yes	United States
Yes	Peter Barnard (PCPC)	11/20/2025 13:22	11/20/2025 15:23	122	Yes	United States
Yes	12674964950	11/20/2025 14:55	11/20/2025 15:23	29	Yes	United States
Yes	Rasheda A.	11/20/2025 13:05	11/20/2025 14:49	105	Yes	United States
Yes	Eugene Desyatnik	11/20/2025 13:08	11/20/2025 13:28	21	Yes	United States
Yes	Charmagne King-Pratt	11/20/2025 13:04	11/20/2025 13:50	46	Yes	United States
Yes	Cassandra Perry	11/20/2025 13:56	11/20/2025 15:23	88	Yes	United States
Yes	Ian Litwin	11/20/2025 13:17	11/20/2025 15:23	126	Yes	United States
Yes	David	11/20/2025 13:08	11/20/2025 13:23	16	Yes	United States
Yes	Matthew McClure	11/20/2025 14:03	11/20/2025 14:54	51	Yes	United States
Yes	Kahn Miller	11/20/2025 13:04	11/20/2025 14:14	71	Yes	United States
Yes	Romain	11/20/2025 13:04	11/20/2025 15:23	139	Yes	United States
Yes	Martine Decamp	11/20/2025 13:11	11/20/2025 14:28	77	Yes	United States
Yes	Jonathan.Goins	11/20/2025 13:09	11/20/2025 14:58	110	Yes	United States
Yes	Jonathan	11/20/2025 13:52	11/20/2025 13:58	7	Yes	United States
Yes	12674964950	11/20/2025 13:04	11/20/2025 14:52	108	Yes	United States
Yes	Stephanie Pennypacker	11/20/2025 13:04	11/20/2025 13:59	55	Yes	United States

Yes	Jo-Marie McNulty	11/20/2025 13:04	11/20/2025 13:27	23	Yes	United States
Yes	b	11/20/2025 13:18	11/20/2025 14:22	64	Yes	United States