

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

THURSDAY, MARCH 19, 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: 00:00:22

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 – Department of Planning & Development	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 Designee	X		
Ximena Valle – Architect	X		
Joyce Lee – 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:

Octavia Howell, Executive Director
Amy Boyd
David Fecteau
Abigail Sobotka-Briner
Michael Gall
Nate Dorfman
Dan Farrell
Dan Powers

APPROVAL OF MINUTES, DECEMBER 4, 2025

START TIME IN ZOOM RECORDING: 00:03:50

DISCUSSION:

- Jessie Lawrence, Chair asked the Commissioners if they had any suggested additions or corrections to the minutes of the meetings from December 4, 2025.
- No comments were offered or changes requested.

ACTION:

ITEM: Meeting Minutes December 4, 2025					
MOTION: Approval					
MOVED BY: Gonzalez					
SECONDED BY: Brown					
VOTE					
Commissioner	Yes	No	Abstain	Recuse	Absent
Jessie Lawrence					
Tavare Brown	X				
Patrick Eiding					X
Maria Gonzalez	X				
Dawn Summerville	X				
Brian Clinton	X				
Ximena Valle	X				
Joyce Lee					X
Total	5				2

EXECUTIVE DIRECTORS UPDATE

START TIME IN ZOOM RECORDING: 00:006:03

UPDATES

Welcome Back

- Executive Director Octavia Howell welcomed Matt Wysong as Deputy Planning Director, highlighting his previous work with Planning Commission.

Upcoming Meetings

- The Philadelphia City Planning Commission's next meeting of the Civic Design Review Committee is Tuesday, April 17, at 1pm.
- The next City Planning Commission meeting is Thursday, April 16, at 1pm.

ITEMS FOR ADMINISTRATIVE APPROVAL

- i. Streets Bill 260095: An Ordinance authorizing the installation, ownership and maintenance of an elevator encroachment in the vicinity of 3400 Aramingo Ave, Philadelphia, PA 19134, under certain terms and conditions. Introduced by Councilmember Driscoll on February 12, 2026. *30-y review expires on March 14, 2026.*
- ii. Streets Bill 260131: Authorizing the City of Philadelphia to install, own, and maintain right-of-way encroachments on the 7600, 7700, and 7800 blocks of Ogontz Avenue, all under certain terms and conditions. Introduced by Councilmember Phillips on February 26, 2026. *30-day review expires March 28, 2026.*
- iii. Streets Bill 260161: Authorizing the installation, ownership and maintenance of right-of-way encroachments in various parts of the City, under certain terms and conditions. Introduced by Councilmember Gilmore-Richardson for Council President Johnson on March 5, 2026. *30-day review expires April 4, 2026.*
- iv. Streets Bill 260216: Authorizing the installation, ownership and maintenance of a dumpster encroachment in the vicinity of 509-19 Vine St, Philadelphia, PA 19106, under certain terms and conditions. Introduced by Councilmember Gilmore Richardson for Councilmember Squilla on March 12, 2026. *30-day review expires on April 11, 2026.*
- v. Streets Bill 260217: Authorizing various encroachments in the vicinity of 2655 S Juniper St, Philadelphia, PA 19148, under certain terms and conditions. Introduced by Councilmember Gilmore Richardson for Councilmember Squilla on March 12, 2026. *30-day review expires on April 11, 2026.*

AGENDA

Items #1 and #2

Action Items: Capital Program and Budget Bill 260213 and Capital Program and Budget Bill 260214

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

PRESENTERS:

- Staff member Nate Dorfman presented the proposed budget to the City Planning Commission.

PURPOSE: On June 5th, 2025, City Council proposed and sent to the Mayor amendments to both the Recommended Capital Program and Budget. The amendments proposed on June 5th were recommended for approval by the City Planning Commission on June 12th, 2025, and approved by City Council on June 13th, 2025. These ordinances added for FY26 \$116.6 million in appropriations from all sources.

On March 12th, 2026, the Administration worked with City Council to introduce the FY26-31 Capital Program and FY26 Capital Budget Mid-Year Transfer Ordinances, Bills 260213 and 260214. These ordinances, for FY26, reestablish \$145.4 million in "CA" appropriations (pre-financed loans) for projects that were previously designated as "CR" (operating revenue / PAYGO). This is an administrative adjustment that will have no net dollar impact. The \$145.4 million in "CA" appropriations are distributed as follows:

- \$2.5 million (CA) to the Art Museum for building improvements
- \$3.7 million (CA) to Commerce for neighborhood commercial corridor improvements
- \$12.9 million (CA) to Finance as matching funds for grants associated with office renovations, Dell Music Center renovations, and Bipartisan Infrastructure Law-funded projects
- \$217 thousand (CA) to Fleet for fuel tank replacements
- \$20 thousand (CA) to the Free Library for building improvements to library branches
- \$10 million (CA) to Health for the construction of two new health centers
- \$57.5 million (CA) to the Managing Director's Office (MDO) as matching funds for Office of Emergency Management (OEM) building renovations, wellness center improvements, and Bipartisan Infrastructure Law-funded projects
- \$1.4 million (CA) to the Office of Homeless Services (OHS) for homeless service facility improvements
- \$8.2 million (CA) to Parks & Recreation for renovations to recreation center facilities
- \$45 million (CA) to Police for their Forensic Lab project
- \$1.8 million (CA) to Public Property for Headhouse and City improvements
- \$2.3 million (CA) to Streets for Vision Zero traffic improvements, stormwater improvements, street lighting improvements, and streetscape improvements

Additionally, these ordinances allocate \$15 million in “FB” (federal) appropriations to the Water Department in anticipation of a Lead Service Line replacement grant.

Finally, these ordinances also allocate \$1.1 million in “A” (PICA bond fund) appropriations to Parks & Recreation. These funds will complete the department’s commitment to the Wetland Restoration Project at the Cobbs Creek Golf Course.

STAFF RECOMMENDATION:

The Planning Commission staff recommends:

- Approval

COMMISSIONER COMMENTS:

- Commissioner Summerville requested clarification regarding a \$20,000 appropriation for Free Library improvements. Commissioner Brown explained that the funding represented a transfer between funding sources rather than a new appropriation.

PUBLIC COMMENT:

- None.

ACTION:

ITEM: Capital Program and Budget Bill 260213					
MOTION: Approval					
MOVED BY: Gonzalez					
SECONDED BY: Valle					
VOTE					
Commissioner	Yes	No	Abstain	Recuse	Absent
Jessie Lawrence					
Tavare Brown	X				
Patrick Eiding					X
Maria Gonzalez	X				
Dawn Summerville	X				
Brian Clinton	X				
Ximena Valle	X				
Joyce Lee					X
Total	5				2

ACTION:

ITEM: Capital Program and Budget Bill 260214					
MOTION: Approval					
MOVED BY: Valle					
SECONDED BY: Brown					
VOTE					
Commissioner	Yes	No	Abstain	Recuse	Absent
Jessie Lawrence					
Tavare Brown	X				
Patrick Eiding					X
Maria Gonzalez	X				
Dawn Summerville	X				
Brian Clinton	X				
Ximena Valle	X				
Joyce Lee					X
Total	5				2

Item #3

Action Items: Zoning Bill 260133

Amending Section 14-303 of the Philadelphia Code entitled "Common Procedures and Requirements," by further clarifying exceptions to lapse of permits issued without construction documents, all under certain terms and conditions. Introduced by Councilmember Young on February 26, 2026. *30-day review expires on March 28, 2026.*

START TIME OF DISCUSSION IN ZOOM RECORDING: 00:19:18

PRESENTERS:

- Staff member David Fecteau presented the proposed bill to the City Planning Commission.

PURPOSE:

Planning staff are not aware of the Councilmember's intent for this bill.

STAFF RECOMMENDATION:

The Planning Commission staff recommends:

- Not For Approval

COMMISSIONER COMMENTS:

- Commissioner Brown asked if planning commission had a chance to communicate with the Councilmember about this bill. Staff answered that they have not been in communication with the council office regarding this bill.
- Commissioner Valle asked if staff know what the council office's intent was when drafting this bill. Staff answered that they are unsure of the bill's intent.
- Commissioner Gonzalez stated that this can be detrimental for the development of affordable housing in the City of Philadelphia.
- Chair Jessie Lawrence stated that he believes this would inhibit development overall. He elaborated on the current work that DPD is doing to streamline development throughout the city.

PUBLIC COMMENT:

- None.

ACTION:

ITEM: Zoning Bill 260133					
MOTION: Not for Approval					
MOVED BY: Gonzalez					
SECONDED BY: Valle					
VOTE					
Commissioner	Yes	No	Abstain	Recuse	Absent
Jessie Lawrence					
Tavare Brown	X				
Patrick Eiding					X
Maria Gonzalez	X				
Dawn Summerville	X				
Brian Clinton	X				
Ximena Valle	X				
Joyce Lee					X
Total	5				2

Item #4

Action Items: Zoning Bill 260165

Amending Section 14-545 of The Philadelphia Code, entitled /SEV, Seventh District Overlay District by adding provisions from the /AME, American Street Overlay District, and the /NCA, Neighborhood Commercial Area Overlay District, North Delaware Avenue, removing the /AME, American Street Overlay District from the Zoning Code, and making related changes, all under certain terms and conditions. Introduced by Councilmember Lozada on March 5, 2026. *30-day review expires on April 4, 2026.*

START TIME OF DISCUSSION IN ZOOM RECORDING: 00:29:23

PRESENTERS:

- Staff member David Fecteau presented the proposed bill to the City Planning Commission.

PURPOSE:

This bill combines the standards from the /AME, American Street Overlay, and the /NCA, North Delaware Avenue Neighborhood Commercial Area Overlay District, North Delaware Avenue into the existing /SEV, Seventh District Overlay District. The /AME will then be deleted from the Code, and the North Delaware /NCA's map will be revised to remove the 7th District.

The North Delaware Avenue /NCA, placed into the Code in 2013, currently sends restaurants and assembly and entertainment to the Zoning Board, the first for a special exception, the second for a variance. This will not change within the 7th District Overlay unless requested by the Councilmember.

STAFF RECOMMENDATION:

The Planning Commission staff recommends:

- Approval

COMMISSIONER COMMENTS:

- Commissioner Summerville asked clarification for the Residential zoning on North American St. Staff clarified that there is currently no residential zoning along North American St.

PUBLIC COMMENT:

- None.

ACTION:

ITEM: Zoning Bill 260165					
MOTION: Approval					
MOVED BY: Brown					
SECONDED BY: Clinton					
VOTE					
Commissioner	Yes	No	Abstain	Recuse	Absent
Jessie Lawrence					
Tavare Brown	X				
Patrick Eiding					X
Maria Gonzalez	X				
Dawn Summerville	X				
Brian Clinton	X				

Ximena Valle	X				
Joyce Lee					X
Total	5				2

Item #5

Action Items: Zoning Bill 260207

To amend the Philadelphia Zoning Maps by changing the zoning designations of certain areas of land located within an area bounded by I-76, the Schuylkill Expressway Ramp, Hartranft Street, and the Conrail Right-of-Way. Introduced by Councilmember Gilmore-Richardson for Council President Johnson on March 12, 2026. *30-day review expires April 11, 2026.*

START TIME OF DISCUSSION IN ZOOM RECORDING: 00:37:16

PRESENTERS:

- Staff member Dan Farrell presented the proposed bill to the City Planning Commission.

PURPOSE:

The applicant wishes to build a housing development on the site of vacant land between Interstate 76 and Siena Place. They are requesting to remap the area from ICMX, Industrial Commercial Mixed-Use, to CMX-3, Commercial Mixed-Use, to support this development. A feasibility study site plan is included in the Supporting Materials.

STAFF RECOMMENDATION:

The Planning Commission staff recommends:

- Approval

COMMISSIONER COMMENTS:

- Commissioner Summerville asked if the development is market rate or affordable housing and also asked who the developer is.
- Ron Patterson, land-use attorney with Klehr Harrison, stated that they are vetting what type of housing will be developed. They will not be considered affordable housing by federal standards.
- Commissioner Summerville asked about the developer’s prior experience.
- Commissioner Valle asked about the plans for parking.
- Commissioner Gonzalez asked about the homeownership price point. Would like to have some affordability.

PUBLIC COMMENT:

- None.

ACTION:

ITEM: Zoning Bill 260207					
MOTION: Approval					
MOVED BY: Clinton					
SECONDED BY: Valle					
VOTE					
Commissioner	Yes	No	Abstain	Recuse	Absent
Jessie Lawrence					
Tavare Brown	X				
Patrick Eiding					X
Maria Gonzalez	X				
Dawn Summerville	X				
Brian Clinton	X				
Ximena Valle	X				X
Joyce Lee					
Total	5				2

Item #6

Action Item: Zoning Bill 260211

To amend the Philadelphia Zoning Maps by changing the zoning designations of certain areas of land located within an area bounded by Erie Avenue, Front Street, Lippincott Street, and 2nd Street. Introduced by Councilmember Lozada on March 12, 2026. *30-day review expires April 11, 2026.*

START TIME OF DISCUSSION IN ZOOM RECORDING: 00:046:43

PRESENTERS:

- Staff member Dan Powers presented the proposed bill to the City Planning Commission.

PURPOSE:

HACE requested to rezone their properties. When Commission staff receive these requests, additional properties are picked up in order to be more comprehensive.

STAFF RECOMMENDATION:

The Planning Commission staff recommends:

- Approval

COMMISSIONER COMMENTS:

- Commissioner Brown asked if this rezoning will enable affordable housing, and if HACE has current plans to build affordable housing in this area.

- Amanda from HACE stated they are planning on building more affordable housing in the areas being rezoned.

PUBLIC COMMENT:

- None.

ACTION:

ITEM: Zoning Bill 260211					
MOTION: Approval					
MOVED BY: Summerville					
SECONDED BY: Valle					
VOTE					
Commissioner	Yes	No	Abstain	Recuse	Absent
Jessie Lawrence					
Tavare Brown	X				
Patrick Eiding					X
Maria Gonzalez				X	
Dawn Summerville	X				
Brian Clinton	X				
Ximena Valle	X				
Joyce Lee					X
Total	4			1	2

Item #7

Action Items: Zoning Bill 260212

To amend the Philadelphia Zoning Maps by changing the zoning designations of certain areas of land located within an area bounded by McKinley Street, Leonard Street, Devereaux Avenue, and Bustleton Avenue. Introduced by Councilmember Lozada on March 12, 2026. *30-day review expires April 11, 2026.*

START TIME OF DISCUSSION IN ZOOM RECORDING: 00:53:43

PRESENTERS:

- Staff member Michael Gall presented the proposed bill to the City Planning Commission.

PURPOSE:

The 7th Council District office placed a request to remap a single property at 2000 McKinley Street (near the corner of Bustleton Ave and Roosevelt Blvd from its current RSA-5, Residential Single-Family Attached to CMX-2, Commercial Mixed Use. The property fronts on McKinley St,

but it is oriented to the commercial corridor on Bustleton Ave. The remapping would allow the expansion of the current commercial kitchen business, as well as a new walk-up ice cream store business along Bustleton.

STAFF RECOMMENDATION:

The Planning Commission staff recommends:

- Approval

COMMISSIONER COMMENTS:

- Commissioner Summerville asked for clarification about where the commissary kitchen is located. Staff clarified it is in the garage space at the rear of the property.
- Commissioner Valle asked if there are any additional renovations being made to the building. Staff answered that there are not.

PUBLIC COMMENT:

- None.

ACTION:

ITEM: Zoning Bill 260212					
MOTION: Approval					
MOVED BY: Gonzalez					
SECONDED BY: Brown					
VOTE					
Commissioner	Yes	No	Abstain	Recuse	Absent
Jessie Lawrence					
Tavare Brown	X				
Patrick Eiding					X
Maria Gonzalez	X				
Dawn Summerville	X				
Brian Clinton	X				
Ximena Valle	X				
Joyce Lee					X
Total	5				2

ADJOURNMENT

START TIME OF DISCUSSION IN ZOOM RECORDING: 001:01:09

ACTION: Commissioner Gonzalez moved to adjourn. Commissioner Valle 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. Planning Commission staff generated these minutes with assistance from M365 Copilot. Copilot summarized the presentations by staff, and conversations between staff and Commissioners.*

Attended	User Name (Original Name)	Join Time	Leave Time	Time in Session (minutes)	Is Guest	Country/Region Name
Yes	David Fecteau PCPC Staff (David Fecteau)	3/19/2026 12:50	3/19/2026 14:10	80	Yes	United States
Yes	Amy Boyd (PCPC Staff) (Amy Boyd)	3/19/2026 12:41	3/19/2026 14:10	90	Yes	United States
Yes	Abigail Sobotka/Briner	3/19/2026 13:05	3/19/2026 13:32	28	Yes	United States

Attended	User Name (Original Name)	Join Time	Leave Time	Time in Session (minutes)	Is Guest	Country/Region Name
Yes	Cindy LaRue (Staff)	3/19/2026 13:09	3/19/2026 14:10	62	Yes	United States
Yes	LRHI~ SKW {Chyna}	3/19/2026 13:09	3/19/2026 14:10	62	Yes	United States
Yes	Katherine Liss	3/19/2026 13:25	3/19/2026 14:10	46	Yes	United States
Yes	Andrea Salomon	3/19/2026 13:09	3/19/2026 14:10	62	Yes	United States
Yes	MGregorski	3/19/2026 13:09	3/19/2026 14:02	54	Yes	United States
Yes	Aaron Holly	3/19/2026 13:09	3/19/2026 14:10	62	Yes	United States
Yes	Henry Felsman	3/19/2026 13:20	3/19/2026 14:10	51	Yes	United States
Yes	Liz Fuselier, Planner III	3/19/2026 13:09	3/19/2026 14:10	62	Yes	United States
Yes	Stephanie Pennypacker	3/19/2026 13:09	3/19/2026 13:32	23	Yes	United States
Yes	Stephanie Pennypacker	3/19/2026 13:35	3/19/2026 13:55	21	Yes	United States
Yes	Samantha.Chui	3/19/2026 13:16	3/19/2026 14:10	54	Yes	United States
Yes	Samuel D	3/19/2026 13:33	3/19/2026 14:10	38	Yes	United States
Yes	mwillia3	3/19/2026 13:15	3/19/2026 13:19	5	Yes	United States
Yes	Meg Cavanagh, Planning Commission	3/19/2026 13:25	3/19/2026 14:01	37	Yes	United States
Yes	Yi Zhang	3/19/2026 13:35	3/19/2026 14:10	35	Yes	United States
Yes	Melissa Florkowski	3/19/2026 13:09	3/19/2026 14:00	52	Yes	United States
Yes	Eliza Bower (Staff)	3/19/2026 13:09	3/19/2026 14:10	62	Yes	United States
Yes	Kelsen	3/19/2026 13:09	3/19/2026 14:02	54	Yes	United States
Yes	Ashlei Tracy	3/19/2026 13:09	3/19/2026 14:10	62	Yes	United States
Yes	a weiss/SoLo	3/19/2026 13:28	3/19/2026 14:10	43	Yes	United States
Yes	Jonathan Goins	3/19/2026 13:09	3/19/2026 14:00	51	Yes	United States
Yes	E. Tull	3/19/2026 13:09	3/19/2026 14:10	62	Yes	United States
Yes	Joshua H	3/19/2026 13:37	3/19/2026 14:10	33	Yes	United States
Yes	Charmagne King-Pratt	3/19/2026 13:09	3/19/2026 14:10	62	Yes	United States
Yes	David Sims, Philadelphia Water Department	3/19/2026 13:09	3/19/2026 14:10	62	Yes	United States
Yes	Jack Conviser	3/19/2026 13:10	3/19/2026 14:10	61	Yes	United States
Yes	Amanda Garayua, HACE	3/19/2026 13:09	3/19/2026 14:10	62	Yes	United States
Yes	br	3/19/2026 13:09	3/19/2026 14:10	62	Yes	United States
Yes	12158435555	3/19/2026 13:10	3/19/2026 13:28	19	Yes	United States
Yes	Gabriel Gottlieb	3/19/2026 13:31	3/19/2026 14:10	40	Yes	United States
Yes	Nina Solomonic	3/19/2026 13:19	3/19/2026 14:01	43	Yes	United States
Yes	Rebekah Grimes	3/19/2026 13:47	3/19/2026 14:10	23	Yes	United States
Yes	Robert Tolbert Jr	3/19/2026 13:09	3/19/2026 13:36	27	Yes	United States
Yes	Iris	3/19/2026 13:09	3/19/2026 14:10	62	Yes	United States
Yes	james	3/19/2026 13:45	3/19/2026 13:56	12	Yes	United States

Yes	Mina	3/19/2026 13:09	3/19/2026 14:10	62	Yes	United States
Yes	Natalie Mason	3/19/2026 13:23	3/19/2026 14:10	48	Yes	United States
Yes	Peter Barnard (PCPC)	3/19/2026 13:09	3/19/2026 14:10	62	Yes	United States
Yes	Dariya Fedash	3/19/2026 13:10	3/19/2026 13:56	46	Yes	United States
Yes	Sarah Banh	3/19/2026 13:10	3/19/2026 13:11	1	Yes	United States
Yes	Sarah Banh	3/19/2026 13:12	3/19/2026 14:10	59	Yes	United States
Yes	Kim Chantry (PHC staff)	3/19/2026 13:59	3/19/2026 14:03	4	Yes	United States

#	Question	Asker Name	Answer	Question Time	Answered Time	Answer Name
1	<p>“With National Apprenticeship Week approaching, I’m using Workforce GPS to connect workforce development directly to these capital investments—ensuring housing solutions are aligned with the labor force driving these projects.” 🌱 SKW Legacy Roots Housing Initiative LLC {Chyna}</p>	LRHI~ SKW {Chyna}		3/19/2026 13:29		
2	<p>“Given that zoning permits already govern use changes, new construction, and site work—and that plan examiners can waive certain construction document requirements—how can the City streamline approvals for modular housing using soil-adaptive foundations while aligning these projects with Workforce GPS and National Apprenticeship Week to accelerate deployment?”</p>	LRHI~ SKW {Chyna}	<p>Hello. Thank you for your question. Please raise your hand and address the Commissioners when called upon.</p>	3/19/2026 13:33	3/19/2026 13:34	Amy Boyd
3	<p>“Given the uncertainty around intent and implementation, how can modular housing projects—using pre-engineered systems and minimal site disturbance—be clearly defined within zoning to avoid delays, while aligning with workforce pipelines like Apprenticeship Week and Workforce GPS?”</p>	LRHI~ SKW {Chyna}		3/19/2026 13:35		

4	“Given that zoning overlays already regulate use and dimensional standards, how can the City streamline approvals for modular, pre-engineered housing—aligned with workforce pipelines like Apprenticeship Week and Workforce GPS—while maintaining affordability and existing neighborhood protections?”	LRHI~ SKW {Chyna}		3/19/2026 13:46		
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