

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

THURSDAY, FEBRUARY 19, 1:00 P.M.

REMOTE MEETING ON ZOOM

JESSIE LAWRENCE, CHAIR

CALL TO ORDER

START TIME IN ZOOM RECORDING: 00:05:00

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

Commissioner	Present	Absent	Comment
Jessie Lawrence (Chair)	X		
Brian Clinton (Managing Director's Office)	X		
Maria Gonzalez (Community Representative)		X	
Tavare Brown (Finance)	X		
Joyce Lee (Urban Planner)	X		
Dawn Summerville (Commerce)	X		
Patrick Eiding (Community Representative)	X		
Ximena Valle (Architect)	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

Meg Cavanagh, David Fecteau, Madison Matera, Amy Boyd, Abigail Sobotka-Briner, Sarah Banh, Kyle Brown, Jack Conviser, Jonathan Goin, Keith Davis, Mina Monvarian, Henry Felsman, Yi Zhang, Stephane Pennypacker (Water Department), David Sims (Water Department)

APPROVAL OF MINUTES, NOVEMBER 20, 2025, AND JANUARY 15, 2026

START TIME IN ZOOM RECORDING: 00:03:22

DISCUSSION:

- Prior to the approval of the minutes, Commission Chair Jessie Lawrence read a tribute for Commissioner Joseph Syrnick, former Vice-Chair, who had recently passed away.
- Commission Chair asked the Commissioners if they had any suggested additions or corrections to the minutes of the meetings from November 20, 2025, and January 15, 2026.
- No comments were offered.

ACTION: Approval

ITEM: Approval of the Minutes of November 20, 2025, and January 15, 2026, Meetings					
MOTION: Approval of Minutes					
MOVED BY: Eiding					
SECONDED BY: Lee					
VOTE					
Commissioner	Yes	No	Abstain	Recuse	Absent
Jessie Lawrence (Chair)					
Brian Clinton	X				
Maria Gonzalez					X
Tavare Brown	X				
Joyce Lee	X				
Patrick Eiding	X				
Dawn Summerville	X				
Ximena Valle	X				
Total	6				1

EXECUTIVE DIRECTORS UPDATE

START TIME IN ZOOM RECORDING: 00:07:03

UPDATES

- The next Civic Design Review Committee meeting will take place on Tuesday, March 3 at 1 PM.
- The Philadelphia City Planning Commission's meeting for the Proposed Capital Program and Budget will be on either March 3 or 10 at 9 AM.
- And our next regularly scheduled monthly City Planning Commission meeting is Thursday, March 19 at 1 PM.
- These meetings will take place in Room 18-029, at 1515 Arch Street, and on Zoom.

GOODBYE TO STAFF

Director Howell gave a tribute to Billy Collins, who recently left PCPC for another job in Administration.

ITEMS FOR ADMINISTRATIVE APPROVAL

- i. Zoning Bill 260055: Amending Title 14 of The Philadelphia Code, entitled "Zoning and Planning" by revising and clarifying certain provisions and making technical changes to text that has expired, all under certain terms and conditions. Introduced by Councilmember Gauthier on January 29, 2026. 30-day review expires on February 28, 2026.
- ii. Streets Bill 260025: Authorizing the installation, ownership, and maintenance of various encroachments along the 300 Block of South Broad Street, Philadelphia, PA 19102, under certain terms and conditions. Introduced by Councilmember Squilla and Council President Johnson on January 22, 2026. 30-day review expires on February 21, 2026.

AGENDA

Action Item #1

Zoning Bill 260022: To amend the Philadelphia Zoning Maps by changing the zoning designations of certain areas of land located within an area bounded by Main Street, Ridge Avenue, the Wissahickon Creek, Kelly Drive, Falls Road, the Schuylkill River, and Dawson Street extended.

START TIME OF DISCUSSION IN ZOOM RECORDING: 00:09:23

PRESENTERS:

- Staff member Jaylene Gutierrez presented the item to the Planning Commission.

PURPOSE

This Bill originated from a request by SEPTA to accommodate a planned commercial space at the newly renovated Wissahickon Transit Center (WTC). SEPTA is planning for a coffee shop/newsstand use type to occupy the commercial space and to operate restrooms available to the public. The existing I-1 zoning does not permit the proposed commercial use by right, and the change to ICMX would allow SEPTA to secure a commercial tenant without a variance. Additional properties proposed to be rezoned to ICMX include the adjacent storage facility and the Bridge Five Condominium building. The proposed zoning is consistent with Lower Northwest District Plan recommendations.

STAFF RECOMMENDATION:

The Planning Commission staff recommends:

- Approval with Amendments

COMMISSIONER COMMENTS:

- Commissioner Summerville asked about community conversations. The Chair noted a discrepancy between the introduction date listed on the agenda versus in the presentation. Staff have confirmed that City Council introduced the bill on January 22, 2026.
- Commissioner Lee asked about a policy for all transit centers throughout the City to include commercial or mixed uses. The Chair mentioned that SEPTA and the Commission staff are coordinating the future of SEPTA's transit stations.
- Commissioner Summerville said that she was happy to see the bill moving forward.

PUBLIC COMMENT:

- None

ITEM: Zoning Bill 260022 MOTION: Approval MOVED BY: Eiding SECONDED BY: Summerville					
VOTE					
Commissioner	Yes	No	Abstain	Recuse	Absent
Jessie Lawrence (Chair)					
Brian Clinton	X				
Maria Gonzalez					X
Tavare Brown	X				
Joyce Lee	X				
Patrick Eiding	X				
Dawn Summerville	X				
Ximena Valle	X				
Total	6				1

Action Item #2

Zoning Bill 260074: To amend Title 14 of The Philadelphia Code by adding Section 14-546 entitled /SIX, Sixth District Overlay District, revise Section 14-515, the /NE, Northeast Overlay District, remove Section 14-523, the /IMA, Industrial and Manufacturing Area Overlay District, and make other related changes, all under certain terms and conditions.

START TIME OF DISCUSSION IN ZOOM RECORDING: 00:16:03

PRESENTERS:

- Staff member Michael Gall presented the item to the Planning Commission.

PURPOSE

This legislation originated with a conversation between PCPC Staff and the 6th Council District staff over issues surrounding unpermitted overbuilds on residential properties in their district. This area of the city has a large amount of postwar two-story housing with the first floor above grade but an exposed, at-grade basement wall, often with a shared driveway alley behind. There has been a trend of building third stories on these homes, which are already effectively three stories tall from the grade level on the street, leading to communities feeling that the extension of these homes is too tall. PCPC staff suggested language for contextual height rules for the RSA-5, Residential Single Family Attached base zoning district. This framework is similar to how dimensional standards are handled in the zoning code currently in the CMX-1, Commercial Mixed-Use district.

PCPC staff also used this opportunity to continue our reorganization project of the various district overlays.

STAFF RECOMMENDATION:

The Planning Commission staff recommends:

- Approval

COMMISSIONER COMMENTS:

- Commissioner Clinton asked whether the overlay boundaries within a Council District would change automatically when a Council District's boundary changes.
- Commissioner Summerville asked about the Industrial Manufacturing Overlay and whether it still protects industry.
- Commissioner Lee asked how many RCOs are affected with this work and whether they had been notified. Staff responded that Mayfair Civic Association initiated conversations with the Council office.
- The Chair asked if the building typology issue addressed in this bill is an issue Citywide.
- Commissioner Eiding noted that historically, in this part of the city, these types of residential buildings have historically been used as duplexes or used as storefronts. He then asked whether the example shown in Power Point was still going forward as proposed.
- Commissioners requested further clarity about overlay reorganization in the Zoning Code.

PUBLIC COMMENT:

- None

ITEM: Zoning Bill 260074 MOTION: Approval MOVED BY: Brown SECONDED BY: Lee					
VOTE					
Commissioner	Yes	No	Abstain	Recuse	Absent
Jessie Lawrence (Chair)					
Brian Clinton	X				
Maria Gonzalez					X
Tavare Brown	X				
Joyce Lee	X				
Patrick Eiding	X				
Dawn Summerville	X				
Ximena Valle	X				
Total	6				1

Item #3 for Information Only

Philadelphia2050 Comprehensive Plan Briefing

START TIME OF DISCUSSION IN ZOOM RECORDING: 00:33:33

PRESENTERS:

- Staff member Donna Carney presented the item to the Planning Commission.

PURPOSE

To inform the Commissioners about the progress staff have made on the Comprehensive Plan's update, *Philadelphia2050*.

COMMISSIONER COMMENTS:

- None

PUBLIC COMMENT:

- None

ADJOURNMENT

START TIME OF DISCUSSION IN ZOOM RECORDING: 00:43:35

ACTION: Commissioner Eiding moved to adjourn. Commissioner Clinton 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	David Fecteau PCPC Staff (David Fecteau)	2/19/2026 12:54	2/19/2026 13:01	7	Yes	United States
Yes	David Fecteau PCPC Staff (David Fecteau)	2/19/2026 13:03	2/19/2026 13:29	27	Yes	United States
Yes	David Fecteau PCPC Staff (David Fecteau)	2/19/2026 13:30	2/19/2026 13:50	20	Yes	United States
Yes	Meg Cavanagh	2/19/2026 12:56	2/19/2026 13:51	55	Yes	United States
Yes	Abigail Sobotka/Briner	2/19/2026 13:22	2/19/2026 13:51	29	Yes	United States

Attended	User Name (Original Name)	Join Time	Leave Time	Time in Session (minutes)	Is Guest	Country/Region Name
Yes	Nicole Ozdemir, AECOM	2/19/2026 13:07	2/19/2026 13:50	44	Yes	United States
Yes	a weiss/SoLo	2/19/2026 13:07	2/19/2026 13:51	44	Yes	United States
Yes	Dennis Boylan	2/19/2026 13:07	2/19/2026 13:51	44	Yes	United States
Yes	Sarah Banh	2/19/2026 13:36	2/19/2026 13:37	1	Yes	United States
Yes	Sarah Banh	2/19/2026 13:41	2/19/2026 13:50	10	Yes	United States
Yes	Laura Spina	2/19/2026 13:11	2/19/2026 13:50	40	Yes	United States
Yes	Danielle Jacoby	2/19/2026 13:47	2/19/2026 13:51	4	Yes	United States
Yes	Peter F	2/19/2026 13:07	2/19/2026 13:45	38	Yes	United States
Yes	Joshua H	2/19/2026 13:13	2/19/2026 13:51	38	Yes	United States
Yes	Kyle Brown	2/19/2026 13:39	2/19/2026 13:51	12	Yes	United States
Yes	Jack Conviser	2/19/2026 13:25	2/19/2026 13:51	26	Yes	United States
Yes	Devorah Sklute	2/19/2026 13:07	2/19/2026 13:51	44	Yes	United States
Yes	Beth	2/19/2026 13:14	2/19/2026 13:29	15	Yes	United States
Yes	Jonathan Goins	2/19/2026 13:07	2/19/2026 13:09	2	Yes	United States
Yes	Jonathan's	2/19/2026 13:10	2/19/2026 13:51	41	Yes	United States
Yes	David Sims, Philadelphia Water Department	2/19/2026 13:07	2/19/2026 13:30	24	Yes	United States
Yes	Keith Davis	2/19/2026 13:07	2/19/2026 13:51	44	Yes	United States
Yes	Rich Leimbach	2/19/2026 13:32	2/19/2026 13:51	19	Yes	United States
Yes	Charmagne King-Pratt	2/19/2026 13:07	2/19/2026 13:51	44	Yes	United States
Yes	Lee Scottlorde	2/19/2026 13:07	2/19/2026 13:51	44	Yes	United States
Yes	Greg	2/19/2026 13:07	2/19/2026 13:19	12	Yes	United States
Yes	Greg	2/19/2026 13:19	2/19/2026 13:51	32	Yes	United States
Yes	Greg	2/19/2026 13:33	2/19/2026 13:51	18	Yes	United States
Yes	Mina Monavarian	2/19/2026 13:07	2/19/2026 13:50	44	Yes	United States
Yes	Stephanie Pennypacker	2/19/2026 13:07	2/19/2026 13:30	24	Yes	United States
Yes	mschmitt	2/19/2026 13:32	2/19/2026 13:51	20	Yes	United States
Yes	Henry Felsman	2/19/2026 13:08	2/19/2026 13:51	43	Yes	United States
Yes	Yi.Zhang	2/19/2026 13:48	2/19/2026 13:51	3	Yes	United States