

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

THURSDAY, JUNE 4, 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: 00:00:04

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		
Salim Wilson – 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
David Fecteau
Nate Dorfman
Nathan Grace
Camilla Lizundia

APPROVAL OF MINUTES, MARCH 10, 2026 AND APRIL 16, 2026

START TIME IN ZOOM RECORDING: 00:03:59

DISCUSSION:

- Jessie Lawrence, Commission Chair, asked the Commissioners if they had any suggested additions or corrections to the minutes of the meetings from March 10, 2026 and April 16, 2026.
- No comments were offered.

ACTION: Approval

ITEM: Approval of the Minutes of the March 10, 2026 and April 16, 2026 Meetings					
MOTION: Approval of Minutes					
MOVED BY: Brown					
SECONDED BY: Clinton					
VOTE					
Commissioner	Yes	No	Abstain	Recuse	Absent
Jessie Lawrence					
Tavare Brown	X				
Patrick Eiding					X
Maria Gonzalez	X				
Salim Wilson	X				
Brian Clinton	X				
Ximena Valle					X
Joyce Lee					X
Total	4				3

SWEARING IN OF NEW COMMISSIONER

START TIME IN ZOOM RECORDING: 00:04:40

DISCUSSION:

- Jessie Lawrence, Commission Chair, swore in new commissioner Darlene Threatt. Darlene Threatt is a land use attorney and will be filling that role on the commission.

EXECUTIVE DIRECTORS UPDATE

START TIME IN ZOOM RECORDING: 00:05:41

UPDATES

- Farewell to Donna Carney, Director of the Citizens Planning Institute, who is retiring after many years with the city.
- The Philadelphia City Planning Commission's next meeting of the Civic Design Review Committee will be Tuesday, July 7, 2026, at 1pm.
- The next City Planning Commission meeting is Thursday, June 11, 2026, at 9am for the special Capital Program and Budget, and Thursday, July 16, 2026, at 1pm.
- The annual RCO registration and renewal period is open until June 30, 2026 for new and expiring RCOs. There are two virtual information sessions on June 16 at 6pm, and June 18 at 12pm.

ITEMS FOR ADMINISTRATIVE APPROVAL

- Zoning Bill 260536: Amending Title 14 of The Philadelphia Code, entitled "Zoning and Planning," to amend certain provisions of Chapter 14-500, entitled "Overlay Zoning Districts," by creating the "/WCS, West Chestnut Street Overlay District," all under certain terms and conditions.
- Streets Bill 260524: Authorizing the revision of lines and grades on a portion of City Plan No. 120 by striking from the City Plan and vacating Cleveland Street from Girard Avenue northwardly to Stiles Street and striking from the City Plan and vacating Stiles Street from 18th Street westwardly to 19th Street, under certain terms and conditions.
- Streets Bill 260532: Authorizing various encroachments in the vicinity of 1639 South 10th Street, under certain terms and conditions.
- Streets Bill 260535: Authorizing various encroachments in the vicinity of 2101 South 3rd Street, under certain terms and conditions.
- Streets Bill 260461: Amending Section 9-208 of The Philadelphia Code, entitled "Sidewalk Cafes," to authorize additional locations for sidewalk cafes, all under certain terms and conditions.
- Streets Bill 260566: Authorizing various encroachments in the vicinity of 6238 Bustleton Avenue, under certain terms and conditions.
- Streets Bill 260564: An Ordinance authorizing encroachments in the nature of a sidewalk café in the vicinity of 2351 South Front Street, under certain terms and conditions.

AGENDA

Item #3

Zoning [Bill 260523](#): To amend the Philadelphia Zoning Maps by changing the zoning designations of certain areas of land located within an area bounded by Roberts Avenue, Wissahickon Avenue, Hunting Park Avenue, and Fox Street.

START TIME OF DISCUSSION IN ZOOM RECORDING: 00:11:34

PRESENTERS:

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

PURPOSE

This bill will amend the zoning maps from ICMX, Industrial Commercial Mixed-Use to CMX-3, Commercial Mixed-Use to facilitate a development that will be biotech friendly and can support potential residential opportunities.

The properties to be remapped were formerly the site of the Budd Company's manufacturing plant, a pressed-steel fabricator that produced automobiles, railroad cars and aircraft into the 1980s. A pair of active railroad rights-of-way crosses the site, one a CSX freight line, the other is SEPTA's Chestnut Hill West regional rail line, and the developer has expressed interest in activating a station there for the planned mixed-use development, which is also slated to include biotech research uses. The area has seen a decline in industry going back several decades and has transitioned to a mix of commercial uses consistent with this remapping action.

STAFF RECOMMENDATION:

The Planning Commission staff recommends:

- Approval

COMMISSIONER COMMENTS:

- Commissioner Gonzalez asked if the developer has shared the development plans for this area. Kevin Greenberg, Attorney for the project, gave a summary of what they are planning for the site, which includes biomanufacturing and bio development.
- Commissioner Gonzalez asked what community engagement has taken place so far. Kevin Greenberg answered that they have had a few public meetings over the years, and noted that this site does not have that many immediate residential neighbors. They are planning more engagement as the project moves forward.
- Director Howell asked to clarify where on the site they are planning to put residential.
- Commissioner Brown asked for clarification on the proposal.

PUBLIC COMMENT:

None.

ACTION:

ITEM: Zoning Bill 260523 MOTION: Approval MOVED BY: Gonzalez SECONDED BY: Clinton					
VOTE					
Commissioner	Yes	No	Abstain	Recuse	Absent
Jessie Lawrence					
Tavare Brown	X				
Patrick Eiding					X
Maria Gonzalez	X				
Salim Wilson	X				
Brian Clinton	X				
Ximena Valle					X
Joyce Lee					X
Darlene Threatt	X				
Total	5				3

Item #4

Action Item: Zoning [Bill 260534](#): To amend the Philadelphia Zoning Maps by changing the zoning designations of certain areas of land located within an area bounded by Kensington Avenue, Clearfield Street, Tulip Street, and Lehigh Avenue.

START TIME OF DISCUSSION IN ZOOM RECORDING: 00:23:12

PRESENTERS:

- Staff member Camilla Lizundia presented the item to the Planning Commission.

PURPOSE

This Bill remaps 2787 Emerald Street from ICMX, Industrial-Commercial Mixed-Use to RSA-5, Residential Single-Family; and 2730 Frankford Avenue from I-2, Medium Industrial to RM-1, Residential Multi-Family. The remapping supports the development of the parcels through the Turn the Key program by addressing zoning barriers. The sites are part of a development package for approximately 20 affordable homeownership units.

This Bill also remaps 2010 Somerset Street, which is in the vicinity, from CMX-2, Commercial-Mixed Use to RSA-5, Residential Single-Family. This parcel is not part of the development package and is being remapped to reflect the current land use and correspond to the neighboring district to the North.

STAFF RECOMMENDATION:

The Planning Commission staff recommends:

- Approval with Amendments

COMMISSIONER COMMENTS:

None.

PUBLIC COMMENT:

None.

ACTION:

ITEM: Zoning Bill 260534 MOTION: Approval with Amendments MOVED BY: Gonzalez SECONDED BY: Brown					
VOTE					
Commissioner	Yes	No	Abstain	Recuse	Absent
Jessie Lawrence					
Tavare Brown	X				
Patrick Eiding					X
Maria Gonzalez	X				
Salim Wilson	X				
Brian Clinton	X				
Ximena Valle					X
Joyce Lee					X
Darlene Threatt	X				
Total	5				3

ADJOURNMENT

START TIME OF DISCUSSION IN ZOOM RECORDING: 00:28:21

ACTION: Commissioner Gonzalez 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	Nate Dorfman	6/4/2026 12:54	6/4/2026 13:37	44	Yes	United States
Yes	Nate Dorfman (PCPC Staff) (Nate Dorfman)	6/4/2026 12:55	6/4/2026 13:37	43	Yes	United States
Yes	David Fecteau PCPC Staff (David Fecteau)	6/4/2026 12:55	6/4/2026 13:37	43	Yes	United States
Yes	Meg Cavanagh# PCPC Staff (Meg Cavanagh)	6/4/2026 13:06	6/4/2026 13:37	32	Yes	United States

Attended	User Name (Original Name)	Join Time	Leave Time	Time in Session (minutes)	Is Guest	Country/Region Name
Yes	Michael Davis	6/4/2026 13:09	6/4/2026 13:32	24	Yes	United States
Yes	Henry Felsman	6/4/2026 13:09	6/4/2026 13:37	29	Yes	United States
Yes	Yi Zhang	6/4/2026 13:10	6/4/2026 13:37	28	Yes	United States
Yes	Kevin Greenberg	6/4/2026 13:09	6/4/2026 13:32	24	Yes	United States
Yes	12675622299	6/4/2026 13:12	6/4/2026 13:37	26	Yes	United States
Yes	Rebekah Grimes	6/4/2026 13:09	6/4/2026 13:37	29	Yes	United States
Yes	Citizens Planning Institute	6/4/2026 13:09	6/4/2026 13:37	29	Yes	United States
Yes	Katherine Liss	6/4/2026 13:14	6/4/2026 13:30	16	Yes	United States
Yes	Katherine Liss	6/4/2026 13:30	6/4/2026 13:37	8	Yes	United States
Yes	Greg	6/4/2026 13:09	6/4/2026 13:37	29	Yes	United States
Yes	Ian Litwin	6/4/2026 13:10	6/4/2026 13:37	28	Yes	United States