

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

THURSDAY, JUNE 11, 9:00 A.M.

IN PERSON IN ROOM 18-029, 1515 ARCH STREET, AND ON ZOOM

JESSIE LAWRENCE, CHAIR

CALL TO ORDER

START TIME IN ZOOM RECORDING: 00:00:05

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	
Darlene Threatt – Land Use Attorney		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

Nina Solomonic

Abigail Sobotka-Briner

Paula Brumbelow Burns

APPROVAL OF MINUTES, MARCH 19, 2026

START TIME IN ZOOM RECORDING: 00:04:15

DISCUSSION:

- Jessie Lawrence, Commission Chair, asked the Commissioners if they had any suggested additions or corrections to the minutes of the meeting of March 19, 2026
- No comments were offered

ACTION: Approval

ITEM: Approval of the Minutes of the March 19, 2026 Meeting					
MOTION: Approval of Minutes					
MOVED BY: Eiding					
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
Darlene Threatt					X
Total	6				2

REVISION OF THE AGENDA

START TIME IN ZOOM RECORDING: 00:04:50

DISCUSSION:

- Jessie Lawrence, Commission Chair, announced revisions to the meeting agenda. The agenda item 2 a. was revised to correct an error in the bill number and bill title. Two items were also added to the agenda, Property Bill 260528 and Sidewalk Cafe Bill 260533. The commission had missed the opportunity to hear these items at its May meeting, and they required timely approval to meet a deadline. They therefore needed to be added to the meeting agenda. The amended agenda was posted outside of the hearing room and uploaded on to the website within 24 hours after the meeting.

ACTION: Approval

ITEM: Revision of the Agenda 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
Darlene Threatt					X
Total	6				2

AGENDA

Item #2

Action Item: Amended Fiscal Years 27-32 Capital Program. Amended Fiscal Year 27 Capital Budget.

START TIME OF DISCUSSION IN ZOOM RECORDING: 00:07:50

PRESENTERS:

- Staff member Abigail Sobotka-Briner presented the proposed amendments to the City Planning Commission.

PURPOSE

The Capital Program is the City's six-year plan for investing in its physical and technology infrastructure, community facilities, and public buildings. The Capital Program aligns with the Mayor's priorities and reflects the City's and partners' long-term commitments and plans, through efforts such as the *Philadelphia2035*. The first year of this plan is the Capital Budget.

The six-year, FY2027-2032 Capital Program proposes to invest \$21.5 billion from City, State, Federal, and private sources to advance City goals and make needed public improvements. The FY2027 Capital Budget includes new and carryforward projects that total \$7.6 billion. Excluding 'off-budget' amounts not appropriated by City Council, the FY2027 Capital Budget totals \$6.981 billion.

For FY2027, the Approved Capital Program and Budget call for:

- \$814.2 million in Carried Forward Loans (CT), appropriated in FY2027
- \$620.1million in Operating Revenues (CR) devoted to capital needs, FY2027-2032
- \$1.5 billion in City New general obligation loan (CN) funding, FY2027-2032
- \$8.4 billion in Self-Sustaining funds (XT, XR, XN), PWD and Aviation, FY2027-2032
- \$228.0 million in Revolving Funds (Z), PIDC, FY2027-2032
- \$9.9 billion in Federal, State, Private, and Other funding, FY2027-2032

STAFF RECOMMENDATION:

The Planning Commission staff recommends:

- Approval

COMMISSIONER COMMENTS:

None.

PUBLIC COMMENT:

None.

ACTION:

ITEM: Amended Fiscal Year 27 Capital Budget MOTION: Approval MOVED BY: Eiding 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
Darlene Threatt					X
Total	6				2

ITEM: Amended Fiscal Years 27-32 Capital Program MOTION: Approval MOVED BY: Eiding SECONDED BY: Summerville					
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
Darlene Threatt					X
Total	6				2

Item # 3

Property [Bill 260528](#): Authorizing the Philadelphia Authority for Industrial Development to convey fee simple title to all or a portion of property known as 5501 Tacony Street, for less than fair market value, under certain terms and conditions.

START TIME OF DISCUSSION IN ZOOM RECORDING: 00:18:25

PRESENTERS:

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

PURPOSE

This property was formerly a PennDOT easement with an irregular shape. It will be transferred to the Frankford Arsenal for future use as a parking lot serving the existing buildings.

STAFF RECOMMENDATION:

The Planning Commission staff recommends:

- Approval

COMMISSIONER COMMENTS:

Commissioner Summerville commented on the Commerce Department's work to develop the Frankford Arsenal.

PUBLIC COMMENT:

None.

ACTION:

ITEM: Property Bill 260528 MOTION: Approval MOVED BY: Brown SECONDED BY: Summerville					
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
Darlene Threatt					X
Total	6				2

Item # 4

Sidewalk Cafe [Bill 260533](#): Amending Section 9-208 of The Philadelphia Code, entitled "Sidewalk Cafes," to revise remedies and provide for enforcement of sidewalk cafes provisions, all under certain terms and conditions.

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

PRESENTERS:

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

PURPOSE

This bill will amend Section 9-208 of the Philadelphia Code by addressing penalties for repeat offenders and allowing for active application enforcement. The Bill was amended to include not only the First District but also the Second, Fifth, and Eighth Council Districts.

STAFF RECOMMENDATION:

The Planning Commission staff recommends:

- Approval

COMMISSIONER COMMENTS:

- Commissioner Eiding asked for clarification about how this bill will function and its impact.

- Commissioner Gonzalez asked why this bill has an expiration date. Staff answered that they are unsure but can speak with the council office about the bill's expiration.
- Commissioner Clinton asked for further clarification on the bill.
- Director Howell clarified that there are technical amendments to this bill, and that they should be considered in the Commissioner's motion and vote.

PUBLIC COMMENT:

None.

ACTION:

ITEM: Property Bill 260533 MOTION: Approval with Amendments MOVED BY: Eiding 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
Darlene Threatt					X
Total	6				2

ADJOURNMENT

START TIME OF DISCUSSION IN ZOOM RECORDING: 00:27:47

ACTION: Commissioner Eiding moved to adjourn. Commissioner Gonzalez 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	Ximena Valle	6/11/2026 9:00	6/11/2026 9:39	40	Yes	United States
Yes	David Fecteau PCPC Staff (David Fecteau)	6/11/2026 9:02	6/11/2026 9:39	37	Yes	United States
Yes	Maria Gonzalez	6/11/2026 8:57	6/11/2026 9:39	43	Yes	United States
Yes	Nina Solomonic# PCPC staff (Nina Solomonic)	6/11/2026 9:01	6/11/2026 9:39	39	Yes	United States

Attended	User Name (Original Name)	Join Time	Leave Time	Time in Session (minutes)	Is Guest	Country/Region Name
Yes	Cassandra Perry	6/11/2026 9:24	6/11/2026 9:39	16	Yes	United States
Yes	Daniel.Farrell	6/11/2026 9:38	6/11/2026 9:38	1	Yes	United States
Yes	Anya Wesely	6/11/2026 9:11	6/11/2026 9:39	29	Yes	United States
Yes	Cindy LaRue (Art Commission staff)	6/11/2026 9:11	6/11/2026 9:39	29	Yes	United States
Yes	Miguel Santos ✨	6/11/2026 9:11	6/11/2026 9:39	29	Yes	United States
Yes	Stephanie M. Pennypacker	6/11/2026 9:11	6/11/2026 9:39	28	Yes	United States
Yes	John Mondlak	6/11/2026 9:11	6/11/2026 9:39	29	Yes	United States
Yes	Moe Brown	6/11/2026 9:11	6/11/2026 9:29	18	Yes	United States
Yes	Shaghayegh Jabalameli	6/11/2026 9:12	6/11/2026 9:12	1	Yes	United States
Yes	Raja Waran	6/11/2026 9:17	6/11/2026 9:18	1	Yes	United States
Yes	Gemma.Tierney	6/11/2026 9:33	6/11/2026 9:39	7	Yes	United States