

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

THURSDAY, MAY 21, 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:** 00:00:13

Jessie Lawrence, Chair, called the meeting to order 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>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 Planning Professional                       | X       |        | Virtual |

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  
Elizabeth Fuselier  
Ben Schmidt  
Peter Barnard  
Brain Wenrich  
Jaylene Gutierrez  
Emma Sonner  
Nate Dorfman  
Micheal Gall  
Amy Boyd

Dan Farrell  
Meg Cavanagh  
Jonathan Goins

## **NEW VICE CHAIR NOMINATION**

**START TIME IN ZOOM RECORDING:** 00:04:51

**DISCUSSION:**

- Jessie Lawrence, Chair recommended Commissioner Valle be nominated as Vice Chair of the Planning Commission.

**ACTION:**

| <b>ITEM: Vice Chair Nomination</b>         |     |    |         |        |        |
|--------------------------------------------|-----|----|---------|--------|--------|
| <b>MOTION: Nominate Commissioner Valle</b> |     |    |         |        |        |
| <b>MOVED BY: Brown</b>                     |     |    |         |        |        |
| <b>SECONDED BY: Clinton</b>                |     |    |         |        |        |
| 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                                      | 6   |    |         |        | 1      |

## **EXECUTIVE DIRECTORS UPDATE**

**START TIME IN ZOOM RECORDING:** 00:005:34

### **UPDATES**

#### **Upcoming Meetings**

- The Philadelphia City Planning Commission's next meeting of the Civic Design Review Committee is Tuesday, June 2, at 1pm
- The next City Planning Commission meeting is Thursday, June 4, at 1pm.
- Special Meeting to review Capital Program and Budget amendments Thursday, June 11, at 9am.

#### **RCO Registration**

- RCO Applications will be accepted June 1- June 30. Existing RCOs due to expire should reapply during this time as well.
- Two RCO Information sessions on June 16, at 6pm and June 18, at 12pm held virtually on Zoom.
- Questions about the registration and renewal process to RCO@phila.gov or call the RCO Coordinator at 215-683-4646.

### **ITEMS FOR ADMINISTRATIVE APPROVAL**

#### **Item in Accord with Previous Policy**

- i. Zoning [Bill 260530](#): Amending Section 14-702 of The Philadelphia Code, entitled "Floor Area, Height, and Dwelling Unit Density Bonuses," to clarify the terms of the public street enhancement bonus and make related technical changes, under certain terms and conditions. Introduced by Councilmember Squilla on May 14, 2026.

#### **Items for Administrative Approval**

- i. Zoning [Bill 260422](#): Amending Section 14-524 of The Philadelphia Code, entitled "/FDO, Fourth District Overlay District" by authorizing Basic Systems and Utilities in the SP-PO-A zoning district in an area bounded by Ridge Avenue, Calumet Street, the Schuylkill River, and the Wissahickon Creek all under certain terms and conditions. Introduced by Councilmember Jones, Jr. on April 30, 2026.
- ii. Streets [Bill 260340](#): Authorizing various encroachments in the vicinity of 323 N Broad St, Philadelphia, PA 19107, under certain terms and conditions. Introduced by Councilmember Squilla on April 16, 2026.
- iii. Streets [Bill 260383](#): Authorizing various encroachments in the vicinity of 2955 Market St, Philadelphia, PA 19104, under certain terms and conditions. Introduced by Councilmember Gauthier on April 23, 2026.
- iv. Streets [Bill 260425](#): Authorizing various encroachments in the vicinity of 3601-7 N Broad St, Philadelphia, PA 19140, under certain terms and conditions. Introduced by Councilmember Young on April 30, 2026.

## **AGENDA**

### **Item #3**

**Action Item:** Subdivision Plat for 4401 S Broad Street. Zoning Permit No. 2026-004248.

**START TIME OF DISCUSSION IN ZOOM RECORDING:** 00:10:04

#### **PRESENTERS:**

- Staff member Ben Schmidt presented the proposed subdivision plat to the City Planning Commission.

**PURPOSE:** PECO proposes to subdivide the existing parcel into two parcels in preparation for the development of an electric transmission substation and related equipment. The purpose of this electric transmission substation will be to promote and develop the utilization of the subdivided land by providing a substation for the Navy Yard. No development has been proposed to date in the associated subdivision zoning permit.

#### **STAFF RECOMMENDATION:**

The Planning Commission staff recommends:

- Approval

#### **COMMISSIONER COMMENTS:**

- None.

#### **PUBLIC COMMENT:**

- None.

#### **ACTION:**

|                                                                                       |            |           |                |               |               |
|---------------------------------------------------------------------------------------|------------|-----------|----------------|---------------|---------------|
| <b>ITEM: Subdivision Plat for 4401 S Broad Street. Zoning Permit No. 2026-004248.</b> |            |           |                |               |               |
| <b>MOTION: Approval</b>                                                               |            |           |                |               |               |
| <b>MOVED BY: Valle</b>                                                                |            |           |                |               |               |
| <b>SECONDED BY: Gonzalez</b>                                                          |            |           |                |               |               |
| VOTE                                                                                  |            |           |                |               |               |
| <b>Commissioner</b>                                                                   | <b>Yes</b> | <b>No</b> | <b>Abstain</b> | <b>Recuse</b> | <b>Absent</b> |
| Jessie Lawrence                                                                       |            |           |                |               |               |
| Tavare Brown                                                                          | X          |           |                |               |               |
| Patrick Eiding                                                                        |            |           |                |               | X             |
| Maria Gonzalez                                                                        | X          |           |                |               |               |
| Dawn Summerville                                                                      | X          |           |                |               |               |
| Brian Clinton                                                                         | X          |           |                |               |               |
| Ximena Valle                                                                          | X          |           |                |               |               |
| Joyce Lee                                                                             | X          |           |                |               |               |
| Total                                                                                 | 6          |           |                |               | 1             |

**Item #4**

**Review and Comment:** The School District of Philadelphia Fiscal Year 2027-2032 Capital Budget and Program. (Presented by Nate Dorfman (PCPC), Vincent Pagliaro Jr. (School District), and Surekha Ramanjulu (School District)).

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

**PRESENTERS:**

- Staff member Nate Dorfman presented the proposed budget to the City Planning Commission.
- Teresa Fleming and Vincent Pagliaro from Philadelphia School District gave an Executive Summary and their Budget Presentation to the City Planning Commission.

**PURPOSE:** The FY2027–2032 Capital Budget outlines planned investments to modernize and improve school facilities across the district’s aging portfolio of more than 300 buildings. The program prioritizes new construction, major system upgrades, exterior and window renovations, energy improvements, ADA accessibility upgrades, IT improvements, and building additions. Recent work includes completion of two new schools, ongoing HVAC and exterior renovations, solar installations, fire alarm replacements, bathroom accessibility projects, athletic site upgrades, and planned construction of the Conley Elementary School. The budget also includes allocations for environmental services, personnel, consulting, and contingency reserves.

**Key Budget Figures**

- \$181.5M allocated for amended FY26 capital facilities
- \$265.7M allocated for FY27 capital facilities
- \$60.8M for central office projects
- \$89.8M for environmental support services
- \$86.8M for personnel and office expenses
- \$88M for consulting fees
- \$98.7M in contingency reserves

**COMMISSIONER COMMENTS:**

- Commissioner Summerville asked how schools are selected for capital projects, particularly for HVAC upgrades, and what the expected timelines are for completing those projects. The School District responded that the procurement process takes approximately 3 to 4 months, followed by a 6-to-9-month design phase and an 18-to-24-month construction phase, with new school construction extending up to 48 months.
- Commissioner Valle Asked for an overall schedule for completing the projects presented and how individual projects are selected across the district. The School District Responded that the CIP schedule runs from 2026 to 2032, and all project phases fall within that window. Current funding only covers the first two years, with future years relying on projected annual bond issuances of about \$350 million. Project timelines are also aligned with the district’s newly adopted Facilities Master Plan, which phases work over ten years, with the first five years incorporated into the CIP.

- Commissioner Summerville asked how the district is approaching sustainability in procurement, including solar and HVAC installations for older pre-1978 buildings, and what cost-effective alternatives or options are being considered to manage the high expense of these upgrades. The School District explained that solar energy is included in design standards for newer facilities and coordinated with utility partners to fit within budget limits. Because sustainability upgrades can add 10-15% in costs and older buildings often reveal unforeseen environmental issues, the district relies on grants and external funding to support these installations. Program reserves are maintained to address unexpected conditions in aging buildings.
- Commissioner Brown asked whether material and supply chain costs have stabilized post-COVID, particularly for standard improvements such as HVAC, and whether the district has seen normalization in pricing or availability. The School District responded that material costs and supply chain delays have largely normalized post-COVID, with items like generators, switch gear, lumber, and plywood returning to typical pricing and delivery schedules.
- Commissioner Brown Asked whether the district prioritizes specific types of improvements across multiple schools (such as HVAC or roofing) or prefers holistic, full-facility renovations at individual schools to streamline bidding, design, and construction processes. The School District noted that decisions depend on the Separation Act of 1913, which requires multiple prime contractors and affects cost. They assess each building to decide whether to bundle similar projects or carry out full-site renovations, while maintaining competitive bidding.
- Commission continued discussion about project timeline and selection processes.

**PUBLIC COMMENT:**

- None.

**Introduction to the Bills to Rezone Philadelphia School District Properties in Council Districts 3, 4, and 8.** (Presented by Peter Barnard)

**START TIME OF DISCUSSION IN ZOOM RECORDING:** 00:44:57

**Item #5**

**Action Items:** Rezone Schools in Council District 3 to SP-CIV, Civic, Educational, and Medical.

Introduced by Councilmember Gauthier on March 19, 2026. *Held for 45 days at the April 16, 2026, meeting.*

- Zoning Bill 260239: To amend the Philadelphia Zoning Maps by changing the zoning designations of certain areas of land located within an area bounded by Baltimore Avenue, Cobbs Creek Parkway, a SEPTA Regional Railroad Right-of-Way, and Cobbs Creek.
- Zoning Bill 260238: To amend the Philadelphia Zoning Maps by changing the zoning designations of certain areas of land located within an area bounded by Ludlow Street, South 41st Street, West Girard Avenue, and North 48th Street.

**START TIME OF DISCUSSION IN ZOOM RECORDING:** 00:49:00

**PRESENTERS:**

- Staff member Brian Wenrich presented the items to the City Planning Commission.

**PURPOSE:** Bill 260238 proposes to remap three properties containing schools that have been slated for closure by the School District of Philadelphia starting in the 2027-28 school year, from various zoning districts to SP-CIV, Special Purpose – Civic, Educational, and Medical.

Bill 260239 proposes to remap the property containing the KIPP West Philadelphia Preparatory Charter School to SP-CIV, Special Purpose – Civic, Educational, and Medical. This school is not slated for closure by the School District of Philadelphia starting in the 2027-28 school year, as the schools in the concurrent remapping in Bill 260238.

**STAFF RECOMMENDATION:**

The Planning Commission staff recommends:

- Bill 260239: Approval
- Bill 260238: Not for Approval

**COMMISSIONER COMMENTS:**

- Commission asked for clarification on the recommendation of “Not for approval” for Zoning Bill #260238

**PUBLIC COMMENT:**

- Judith Robinson- Comments requesting clarification

**ACTION:**

| <b>ITEM: Zoning Bill 260239</b><br><b>MOTION: Approval</b><br><b>MOVED BY: Gonzalez</b><br><b>SECONDED BY: Valle</b> |     |    |         |        |        |
|----------------------------------------------------------------------------------------------------------------------|-----|----|---------|--------|--------|
| 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   |    | 1       |        | 1      |

| <b>ITEM: Zoning Bill 260238</b><br><b>MOTION: Not for Approval</b><br><b>MOVED BY: Brown</b><br><b>SECONDED BY: Clinton</b> |     |    |         |        |        |
|-----------------------------------------------------------------------------------------------------------------------------|-----|----|---------|--------|--------|
| 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                                                                                                                       | 3   | 1  | 2       |        | 1      |

#### Item #6

**Action Item:** Zoning Bill 260298: To amend the Philadelphia Zoning Maps by changing the zoning designations of certain areas of land located within an area bounded by Ridge Avenue, Spring Lane, Haggy's Mill Road, Port Royal Avenue, River Road, and the Montgomery County Line. Introduced by Councilmembers Jones, Jr., Thomas, and Ahmad on April 9, 2026. *Held for 45 days at the April 16, 2026, meeting.*

**START TIME OF DISCUSSION IN ZOOM RECORDING:** 01:08:08

#### PRESENTERS:

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

**PURPOSE:** The bill originated by request of a city council member to rezone Lankenau Environmental Science Magnet High School RSD-3, Residential Mixed Use to SP-CIV, Special Purpose- Civic, Educational, and Medical. Lankenau is a public high school on an approximately 18-acre site owned by the School District of Philadelphia. Also on the block are The Renfrew Center, Schuylkill Environmental Center and several residential subdivisions. As of April, Lankenau High School is not on the School District's closure list. The proposed zoning change matches the longstanding institutional use with a more appropriate zoning district.

#### STAFF RECOMMENDATION:

The Planning Commission staff recommends:

- Approval

**COMMISSIONER COMMENTS:**

- Commissioner Brown asked to clarify if property is still used by the school district. It currently is not.

**PUBLIC COMMENT:**

- None.

**ACTION:**

| <b>ITEM: Zoning Bill 260298</b><br><b>MOTION: Approval</b><br><b>MOVED BY: Summerville</b><br><b>SECONDED BY: Valle</b> |     |    |         |        |        |
|-------------------------------------------------------------------------------------------------------------------------|-----|----|---------|--------|--------|
| 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   |    | 1       |        | 1      |

**Item #7**

**Action Items:** Rezone Schools in Council District 8 to SP-CIV, Civic, Educational, and Medical. Introduced by Councilmember Bass on April 16, 2026.

- Zoning Bill 260342: To amend the Philadelphia Zoning Maps by changing the zoning designations of certain areas of land located within an area bounded by East Washington Lane, Crittenden Street, East Tulpehocken Street, East Haines Street, and Ardleigh Street.
- Zoning Bill 260343: To amend the Philadelphia Zoning Maps by changing the zoning designations of certain areas of land located within an area bounded by East Washington Lane, Stenton Avenue, East Haines Street, and Ardleigh Street.
- Zoning Bill 260344: To amend the Philadelphia Zoning Maps by changing the zoning designations of certain areas of land located within an area bounded by N. 18th Street, Colonial Street, N. 17th Street and Cheltenham Avenue.
- Zoning Bill 260345: To amend the Philadelphia Zoning Maps by changing the zoning designations of certain areas of land located within an area bounded by West Seymour Street, Knox Street, West Logan Street and Keyser Street.

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

**PRESENTERS:**

- Staff member Meg Cavanaugh presented the items to the City Planning Commission.

**PURPOSE:** The Council District 8 office introduced a series of bills to change the zoning of parcels for school buildings that are vacant or slated for closure to SP-CIV (Special Purpose – Civic, Educational, and Medical). The intent is to retain educational use on the properties.

**STAFF RECOMMENDATION:**

The Planning Commission staff recommends:

- Zoning Bill 260342: Not for Approval
- Zoning Bill 260343: Not for Approval
- Zoning Bill 260344: Not for Approval
- Zoning Bill 260345: Not for Approval

**COMMISSIONER COMMENTS:**

- Commissioner Gonzalez asked for clarification regarding two schools referenced in the recommendations, noting that one has been long vacant and the other is slated for closure.
- School District confirmed that Parkway Northwest is being merged into Martin Luther King High School as an honors program. The existing Parkway Northwest building will remain in the district's portfolio for future use, including potential swing space, and planning will determine whether it can serve additional district or community needs.
- Commissioner Gonzalez Asked why some schools slated for closure or repurposing still receive zoning changes, while other buildings intended to remain in educational use do not receive zoning approvals, and requested clarification on the difference in approach.
- Director Octavia Howell clarified that zoning recommendations depend on the building's current status and future use. For long-vacant buildings like Ada Lewis, the goal is to avoid prolonged vacancy and support productive reuse, so a zoning change may be recommended. For schools that will remain in educational use, existing zoning is typically left in place. The intention is to prevent restrictive zoning from hindering reuse and to avoid vacant structures negatively impacting the community.

**PUBLIC COMMENT:**

- Allison Weiss In Favor for Zoning Bill 260345

**ACTION:**

| <b>ITEM: Zoning Bill 260342 (Parkway Northwest School)</b><br><b>MOTION: Not For Approval</b><br><b>MOVED BY: Brown</b><br><b>SECONDED BY: Lee</b> |     |    |         |        |        |
|----------------------------------------------------------------------------------------------------------------------------------------------------|-----|----|---------|--------|--------|
| 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                                                                                                                                              | 6   |    |         |        | 1      |

| <b>ITEM: Zoning Bill 260343 (ADA Lewis School)</b><br><b>MOTION: Not for Approval</b><br><b>MOVED BY: Summerville</b><br><b>SECONDED BY: Gonzalez</b> |     |    |         |        |        |
|-------------------------------------------------------------------------------------------------------------------------------------------------------|-----|----|---------|--------|--------|
| 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                                                                                                                                                 | 6   |    |         |        | 1      |

| <b>ITEM: Zoning Bill 260344 (Wagner Middle School)</b><br><b>MOTION: Not For Approval</b><br><b>MOVED BY: Valle</b><br><b>SECONDED BY: Brown</b> |     |    |         |        |        |
|--------------------------------------------------------------------------------------------------------------------------------------------------|-----|----|---------|--------|--------|
| 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                                                                                                                                            | 6   |    |         |        | 1      |

| <b>ITEM: Zoning Bill 260345 (Fitler Academics Plus)</b><br><b>MOTION: Approval</b><br><b>MOVED BY: Valle</b><br><b>SECONDED BY: Summerville</b> |     |    |         |        |        |
|-------------------------------------------------------------------------------------------------------------------------------------------------|-----|----|---------|--------|--------|
| 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                                                                                                                                           | 6   |    |         |        | 1      |

**Item #8**

**Action Item:** Zoning Bill 260297: To amend the Philadelphia Zoning Maps by changing the zoning designations of certain areas of land located within an area bounded by Spruce Street, 34th Street, Civic Center Boulevard, and University Avenue. Introduced by Councilmember Gauthier on April 9, 2026. *Held for 45 days at the April 16, 2026 meeting.*

**START TIME OF DISCUSSION IN ZOOM RECORDING:** 01:32:00

**PRESENTERS:**

- Staff member Emma Sonner presented the item to the City Planning Commission.

**PURPOSE:** U.S. Veteran's Administration is rezoning to align zoning with neighboring properties. This item was brought back to the Commission after being held for 45 days to clarify surrounding property owners and get more information about the purpose of the bill.

**STAFF RECOMMENDATION:**

The Planning Commission staff recommends:

- Approval

**COMMISSIONER COMMENTS:**

- Commissioner Lee commended staff on a thorough review of this bill.

**PUBLIC COMMENT:**

- None.

**ACTION:**

| <b>ITEM: Zoning Bill 260297</b><br><b>MOTION: Approval</b><br><b>MOVED BY: Clinton</b><br><b>SECONDED BY: Brown</b> |     |    |         |        |        |
|---------------------------------------------------------------------------------------------------------------------|-----|----|---------|--------|--------|
| 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                                                                                                               | 6   |    |         |        | 1      |

**Item #9**

**Action Item:** Zoning Bill 260379: Amending Section 14-500 of The Philadelphia Code, entitled "Overlay Zoning Districts" by amending Section 14-520, entitled "NDO, Ninth District Overlay District," by making technical changes, all under certain terms and conditions. Introduced by Councilmember Phillips on April 23, 2026.

**START TIME OF DISCUSSION IN ZOOM RECORDING:** 01:37:40

**PRESENTERS:**

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

**PURPOSE:** Councilmember Phillips' office requested that multiple uses in the Wadsworth Avenue Commercial Review Area require a special exception. These uses are: (1) child care center, (2) food, beverages, and groceries, and (3) prepared food shop. This proposed use restriction would be in addition to the existing use restrictions for: (1) convenience sales, (2) vehicle and vehicular equipment sales and services, (3) event assembly facility, and (4) medical marijuana dispensary.

**STAFF RECOMMENDATION:**

The Planning Commission staff recommends:

- Not for Approval

**COMMISSIONER COMMENTS:**

- None.

**PUBLIC COMMENT:**

- None.

**ACTION:**

| <b>ITEM: Zoning Bill 260379</b><br><b>MOTION: Not For Approval</b><br><b>MOVED BY: Gonzalez</b><br><b>SECONDED BY: Summerville</b> |     |    |         |        |        |
|------------------------------------------------------------------------------------------------------------------------------------|-----|----|---------|--------|--------|
| 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   |    | 1       |        | 1      |

**Item #10**

**Action Item:** Zoning Bill 260381: Amending Title 14 of The Philadelphia Code, entitled "Zoning and Planning," by adding a new chapter to require specific permit applicants to provide notice of the presence of particular murals on the property to the Department of Licenses and Inspections, all under certain terms and conditions. Introduced by Councilmember Gauthier on April 23, 2026.  
(Presented by Henry Felsman)

**START TIME OF DISCUSSION IN ZOOM RECORDING:** 01:42:08

**PRESENTERS:**

- Staff member Henry Felsman presented the item to the City Planning Commission.

**PURPOSE:** The proposed legislation intends to ensure that zoning and building permit applicants, if their properties include murals by Mural Arts Philadelphia, comply with the memorandum of understanding agreed to with Mural Arts Philadelphia.

The legislation also aims to establish coordination between the Department of Licenses and Inspections (L&I) and Mural Arts Philadelphia, including notifications from L&I to Mural Arts Philadelphia when an application is submitted for a property that includes one of their murals; and the shared use of a regularly updated database of Mural Arts Philadelphia murals.

**STAFF RECOMMENDATION:**

The Planning Commission staff recommends:

- 45 Day Review

**COMMISSIONER COMMENTS:**

- None.

**PUBLIC COMMENT:**

- None.

**ACTION:**

| <b>ITEM: Zoning Bill 260381</b><br><b>MOTION: 45 Day</b><br><b>MOVED BY: Valle</b><br><b>SECONDED BY: Gonzalez</b> |     |    |         |        |        |
|--------------------------------------------------------------------------------------------------------------------|-----|----|---------|--------|--------|
| 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            | 6 |  |  |  | 1 |

#### Item #11

**Action Item:** Zoning Bill 260429: To amend the Philadelphia Zoning Maps by changing the zoning designations of certain areas of land located within an area bounded by Frankford Creek, Aramingo Avenue, Butler Street, and Frankford Avenue. Introduced by Councilmember Driscoll on April 30, 2026.

**START TIME OF DISCUSSION IN ZOOM RECORDING:** 01:50:56

#### PRESENTERS:

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

**PURPOSE:** The applicant will lease land from Conrail to build a trucking terminal to support construction, demolition, salvage, and reclamation use.

#### STAFF RECOMMENDATION:

The Planning Commission staff recommends:

- Not for Approval

#### COMMISSIONER COMMENTS:

- Commissioner Summerville asked what the lot is currently being used for.

#### PUBLIC COMMENT:

- None.

#### ACTION:

| <b>ITEM: Zoning Bill 260429</b><br><b>MOTION: Not for Approval</b><br><b>MOVED BY: Gonzalez</b><br><b>SECONDED BY: Brown</b> |     |    |         |        |        |
|------------------------------------------------------------------------------------------------------------------------------|-----|----|---------|--------|--------|
| 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        | 6 |  |  |  | 1 |

## Item #12

**Action Item:** Zoning Bill 260515: To amend the Philadelphia Zoning Maps by changing the zoning designations of certain areas of land located within an area bounded by Wyalusing Avenue, Lancaster Avenue, May Street, Westminster Avenue, and 47th Street. Introduced by Councilmember Gauthier on May 14, 2026.

**START TIME OF DISCUSSION IN ZOOM RECORDING:** 01:58:05

### PRESENTERS:

- Staff member Brian Wenrich presented the item to the City Planning Commission.

**PURPOSE:** The purpose of this bill is to remap parcels to CMX-3 for redevelopment of an affordable housing project.

### STAFF RECOMMENDATION:

The Planning Commission staff recommends:

- Approval

### COMMISSIONER COMMENTS:

- None.

### PUBLIC COMMENT:

- None.

### ACTION:

| <b>ITEM: Zoning Bill 260515</b><br><b>MOTION: Approval</b><br><b>MOVED BY: Gonzalez</b><br><b>SECONDED BY: Clinton</b> |     |    |         |        |        |
|------------------------------------------------------------------------------------------------------------------------|-----|----|---------|--------|--------|
| 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 |  | 1 |  | 1 |

**Introduction to Housing Opportunities Made Easy (H.O.M.E.) Tier Two Bills Relating to CMX-1, Commercial Mixed-Use District Changes, and Transit Oriented Communities. (Presented by Michael Gall)**

**START TIME OF DISCUSSION IN ZOOM RECORDING:** 02:01:36

**Item #13**

**Action Item:** Zoning Bill 260516: Amending Title 14 of The Philadelphia Code, entitled "Zoning and Planning" by amending certain provisions of the CMX-1, Commercial Mixed Use, zoning district regarding uses, dimensional requirements, and parking, all under certain terms and conditions. Introduced by Councilmember Squilla on May 14, 2026. (Presented by Amy Boyd). *30-day review expires June 13, 2026.*

**START TIME OF DISCUSSION IN ZOOM RECORDING:** 02:04:08

**PRESENTERS:**

- Staff member Amy Boyd presented the item to the City Planning Commission.

**PURPOSE:** This proposal addresses concerns regarding the restrictive, complex, and inconsistent requirements for the CMX-1, Commercial Mixed Use base zoning district. These requirements create confusion for applicants, community groups, city staff, and property owners regarding what is allowed. The intention of the proposed changes is to support a gentle increase in the density of the City's housing stock while accommodating the retention of low-impact retail and service storefronts on ground floors in their current context

**STAFF RECOMMENDATION:**

The Planning Commission staff recommends:

- Approval

**COMMISSIONER COMMENTS:**

- None.

**PUBLIC COMMENT:**

- None.

**ACTION:**

| <b>ITEM: Zoning Bill 260516</b><br><b>MOTION: Approval</b><br><b>MOVED BY: Lee</b><br><b>SECONDED BY: Gonzalez</b> |     |    |         |        |        |
|--------------------------------------------------------------------------------------------------------------------|-----|----|---------|--------|--------|
| 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                                                                                                              | 6   |    |         |        | 1      |

**Item #14**

**Action Item:** Zoning Bill 260517: Amending Title 14 of The Philadelphia Code, entitled "Zoning and Planning," by revising certain provisions of Section 14-513, entitled, "/TOD, Transit-Oriented Development Overlay District" to rename it "/TOC, Transit Oriented Communities Overlay District," to expand its applicability radius, and amending various sections to make changes to applicable use, dimensional and parking standards, all under certain terms and conditions.

**START TIME OF DISCUSSION IN ZOOM RECORDING:** 2:11:54

**PRESENTERS:**

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

**PURPOSE:** The Philadelphia City Planning Commission (PCPC) has worked with Delaware Valley Regional Planning Commission (DVRPC) and SEPTA staff on amendments to the zoning code related to Transit Oriented Development (TOD). Part of this work has included a shift from TOD and the focus on development, to the more holistic and equitable practice of promoting Transit-Oriented Communities (TOC). The goals of TOC are to make it easier for more people to access transit, improve customer experience, create economic opportunities, and promote equitable housing options. Concepts explored included expanding the number of stations represented in the existing /TOD overlay, expanding the radius of applicability for all stations in that overlay, and adjusting and modernizing vehicle and bicycle parking policies around transit stations.

**STAFF RECOMMENDATION:**

The Planning Commission staff recommends:

- Approval

**COMMISSIONER COMMENTS:**

- Commission asked for clarity on the station priority map that was shown. The Priority Level 1 stations shown on slides are recommendations, not part of this legislation.

**PUBLIC COMMENT:**

- Judith Robinson (32nd Ward RCO) asked why the public isn't more aware of TOD benefits and encouraged SEPTA coordination and marketing

**ACTION:**

| <b>ITEM: Zoning Bill 260517</b><br><b>MOTION: Approval</b><br><b>MOVED BY: Gonzalez</b><br><b>SECONDED BY: Clinton</b> |     |    |         |        |        |
|------------------------------------------------------------------------------------------------------------------------|-----|----|---------|--------|--------|
| 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                                                                                                                  | 6   |    |         |        | 1      |

**Item #15:**

**Action Item:** Zoning Bill 260519: Amending Section 14-513 of The Philadelphia Code, entitled "/TOD, Transit-Oriented Development Overlay District" by exempting certain districts from ground floor use requirements, all under certain terms and conditions.

**START TIME OF DISCUSSION IN ZOOM RECORDING:** 2:11:54

**PRESENTERS:**

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

**PURPOSE:** Current /TOD rules require a ground-floor active use for all properties in the radius. Home Tier 2 would exempt single-family and two-family residential districts, plus parks and open space, from the active-use requirement.

**STAFF RECOMMENDATION:**

The Planning Commission staff recommends:

- Approval

**COMMISSIONER COMMENTS:**

- None.

**PUBLIC COMMENT:**

- None.

**ACTION:**

| <b>ITEM: Zoning Bill 260519</b><br><b>MOTION: Approval</b><br><b>MOVED BY: Valle</b><br><b>SECONDED BY: Summerville</b> |     |    |         |        |        |
|-------------------------------------------------------------------------------------------------------------------------|-----|----|---------|--------|--------|
| 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                                                                                                                   | 6   |    |         |        | 1      |

**Item #16**

**Action Item:** Zoning Bill 260518: Amending Title 14 of the Philadelphia Code, entitled “Zoning and Planning,” by revising certain provisions of the Transit Improvement Bonus to clarify its parameters and revise the bonus structure, and by making related changes, all under certain terms and conditions.

**START TIME OF DISCUSSION IN ZOOM RECORDING:** 2:26:32

**PRESENTERS:**

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

**PURPOSE:** The Transit Improvement Bonus (TIB) was created in 2013 with the new zoning code. This bill will amend the section of the zoning code to address the vague process, financing structure, insufficient definitions, expand the range of the program and increase the incentive to encourage the use of the bonus.

**STAFF RECOMMENDATION:**

The Planning Commission staff recommends:

- Approval

**COMMISSIONER COMMENTS:**

- None.

**PUBLIC COMMENT:**

- Judith Robinson, In Favor

**ACTION:**

| <b>ITEM: Zoning Bill 260518</b><br><b>MOTION: Approval</b><br><b>MOVED BY: Brown</b><br><b>SECONDED BY: Valle</b> |     |    |         |        |        |
|-------------------------------------------------------------------------------------------------------------------|-----|----|---------|--------|--------|
| 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                                                                                                             | 6   |    |         |        | 1      |

**Item #17**

**Action Item:** Zoning Bill 260520: Amending Section 14-600 of The Philadelphia Code, entitled "Use Regulations," to allow Transit Station use in Commercial zoning districts, all under certain terms and conditions.

**START TIME OF DISCUSSION IN ZOOM RECORDING:** 2:35:48

**PRESENTERS:**

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

**PURPOSE:** To permit the use of a transit station in all commercial districts. This is intended to create more livable multimodal communities by making transit station improvements cheaper and easier. It will also create a feedback loop with the previous bills in the TOC package, incentivizing further transit improvements and associated higher-density housing projects near transit by making them less expensive and easier.

**STAFF RECOMMENDATION:**

The Planning Commission staff recommends:

- Approval

**COMMISSIONER COMMENTS:**

- Commissioner Lee supports the intent of the legislation but emphasizes the need for extensive community consultation and recommends outreach to RCOs, Professional organizations, and Citizen Groups.

**PUBLIC COMMENT:**

- None.

**ACTION:**

| <b>ITEM: Zoning Bill 260520</b><br><b>MOTION: Approval</b><br><b>MOVED BY: Gonzalez</b><br><b>SECONDED BY: Valle</b> |     |    |         |        |        |
|----------------------------------------------------------------------------------------------------------------------|-----|----|---------|--------|--------|
| 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                                                                                                                | 6   |    |         |        | 1      |

**Item #18**

**Action Items:** Zoning and Streets Bills to Enable Construction of a Parking Garage and Athletic Fields on St. Joseph Preparatory School's Campus.

- a. Zoning Bill 260462: To amend the Philadelphia Zoning Maps by changing the zoning designations of certain areas of land located within an area bounded by Thompson Street, 17th Street, Girard Avenue, Ridge Avenue, 19th Street, Cabot Street, and 18th Street, and amending Section 14-500 of The Philadelphia Code, entitled "Overlay Zoning Districts" by amending Section 14-529, entitled "VDO, Fifth District Overlay District," all under certain terms and conditions.
- b. Streets Bill 260463: 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, striking from the City Plan and vacating Stiles Street from 18th Street westwardly to 19th Street, under certain terms and conditions.

**START TIME OF DISCUSSION IN ZOOM RECORDING:** 2:40:21

**PRESENTERS:**

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

**PURPOSE:** These two bills will enable a development proposal from St. Joseph's Preparatory School. They propose building a half-sunken parking garage with a rooftop athletic field on their campus. The campus is bounded by Thompson Street, 17<sup>th</sup> Street, Ridge Avenue, and 19th Street. On the east side of the campus, with the original church and school, there will be no changes.

**STAFF RECOMMENDATION:**

The Planning Commission staff recommends:

- Zoning Bill 260462: Approval
- Streets Bill 260463: Approval

**COMMISSIONER COMMENTS:**

- Commissioners asked for clarification on the size of the parking garage. Meredith Trego, Attorney for the school, responded that the garage will be 340 spaces and partially sunken due to the location of the existing water table
- Commissioner Gonzalez asked for clarification on where the 15-foot fence will be installed, and if it will be around the perimeter of the structure. Meredith Trego answered that the fence will be installed for safety, and it will have netting above that will go to 20 feet from the surface.
- Commissioners asked if the garage and athletic field will only be used by the school, or if they will also be used by the community. John Maronacci, President of the School, responded that they have met with the neighborhood and there will be opportunities to partner with the community on athletic and youth programming.
- Commissioner Lee asked if there was a needs assessment for the number of cars in the garage, and if they are encouraging electric vehicles and technology in the infrastructure. John Maronacci responded that the parking count was assessed by the number of spaces they currently use, the types of events they have, and typical attendance at events.

**PUBLIC COMMENT:**

- Judith Robinson commended the school for staying in the community and North Philadelphia but asked that there be more community meetings in the future.

**ACTION:**

| <b>ITEM: Zoning Bill 260462</b><br><b>MOTION: Approval</b><br><b>MOVED BY: Clinton</b><br><b>SECONDED BY: Summerville</b> |     |    |         |        |        |
|---------------------------------------------------------------------------------------------------------------------------|-----|----|---------|--------|--------|
| 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                                                                                                                     | 6   |    |         |        | 1      |

**ACTION:**

| <b>ITEM: Streets Bill 260463</b><br><b>MOTION: Approval</b><br><b>MOVED BY: Summerville</b><br><b>SECONDED BY: Clinton</b> |     |    |         |        |        |
|----------------------------------------------------------------------------------------------------------------------------|-----|----|---------|--------|--------|
| 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   |    | 1       |        | 1      |

**Item #19**

**Action Items:** Property Bills for Philadelphia International Airport.

- a. Property Bill 260426: Authorizing the Director of Aviation, on behalf of the City of Philadelphia, to modify a certain easement and acquire additional easement interests in connection with a portion of the parcel or parcels of land commonly known as 8350 Executive Avenue, under certain terms and conditions.
- b. Property Bill 260427: Authorizing the Director of the Department of Aviation to acquire, on behalf of the City, fee simple title or a lesser interest by purchase, amicable negotiation, dedication, donation, condemnation, agreement in lieu of condemnation or otherwise, in and to all or portions of a certain parcel of land known as 8800 Tinicum Boulevard in Philadelphia County, under certain terms and conditions.

**START TIME OF DISCUSSION IN ZOOM RECORDING:** 2:56:50

**PRESENTERS:**

- Staff member Jonathan Goins presented the bill to the Planning Commission.

**PURPOSE:** Property Bill 260426, which authorizes the Department of Aviation to acquire an expanded easement through privately held property at 8350 Executive Avenue. The second bill is to modify a certain easement and acquire additional easement interests in connection with a portion of the parcel or parcels of land commonly known as 8350 Executive Avenue

**STAFF RECOMMENDATION:**

The Planning Commission staff recommends:

- Property Bill 260426: Approval
- Property Bill 260427: Approval

**COMMISSIONER COMMENTS:**

- None.

**PUBLIC COMMENT:**

- None.

**ACTION:**

| <b>ITEM: Property Bill 260426</b><br><b>MOTION: Approval</b><br><b>MOVED BY: Gonzalez</b><br><b>SECONDED BY: Brown</b> |     |    |         |        |        |
|------------------------------------------------------------------------------------------------------------------------|-----|----|---------|--------|--------|
| 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:**

| <b>ITEM: Property Bill 260427</b><br><b>MOTION: Approval</b><br><b>MOVED BY: Brown</b><br><b>SECONDED BY: Clinton</b> |     |    |         |        |        |
|-----------------------------------------------------------------------------------------------------------------------|-----|----|---------|--------|--------|
| 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:** 03:08:23

**ACTION:** Commissioner Gonzales moved to adjourn. All Commissioners 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)       | 5/21/2026 12:51 | 5/21/2026 16:09 | 199                       | Yes      | United States       |
| Yes      | Liz Fuselier# Planner III (Elizabeth Fuselier) | 5/21/2026 12:50 | 5/21/2026 16:15 | 206                       | Yes      | United States       |
| Yes      | Joyce Lee                                      | 5/21/2026 13:00 | 5/21/2026 16:03 | 183                       | Yes      | Canada              |

| Attended | User Name (Original Name)                 | Join Time       | Leave Time      | Time in Session (minutes) | Is Guest | Country/Region Name |
|----------|-------------------------------------------|-----------------|-----------------|---------------------------|----------|---------------------|
| Yes      | AP                                        | 5/21/2026 13:18 | 5/21/2026 13:57 | 40                        | Yes      | United States       |
| Yes      | Dave Perri                                | 5/21/2026 13:07 | 5/21/2026 14:45 | 99                        | Yes      | United States       |
| Yes      | 14846568795                               | 5/21/2026 13:30 | 5/21/2026 16:15 | 166                       | Yes      | United States       |
| Yes      | keith.f.davis                             | 5/21/2026 13:07 | 5/21/2026 13:07 | 1                         | Yes      | United States       |
| Yes      | Cindy LaRue (Staff)                       | 5/21/2026 13:07 | 5/21/2026 15:17 | 131                       | Yes      | United States       |
| Yes      | Katherine Liss                            | 5/21/2026 13:07 | 5/21/2026 15:44 | 158                       | Yes      | United States       |
| Yes      | Antoinene Fullard                         | 5/21/2026 14:12 | 5/21/2026 15:04 | 52                        | Yes      | United States       |
| Yes      | Judith Robinson                           | 5/21/2026 13:32 | 5/21/2026 16:15 | 163                       | Yes      | United States       |
| Yes      | Jaylene Gutierrez                         | 5/21/2026 14:53 | 5/21/2026 16:15 | 83                        | Yes      | United States       |
| Yes      | HGrigos                                   | 5/21/2026 13:29 | 5/21/2026 14:41 | 72                        | Yes      | United States       |
| Yes      | David Sims, Philadelphia Water Department | 5/21/2026 13:07 | 5/21/2026 15:57 | 170                       | Yes      | United States       |
| Yes      | Charmagne King-Pratt                      | 5/21/2026 13:07 | 5/21/2026 14:58 | 111                       | Yes      | United States       |
| Yes      | Rebekah Grimes                            | 5/21/2026 13:16 | 5/21/2026 13:33 | 18                        | Yes      | United States       |
| Yes      | Sarah Banh                                | 5/21/2026 13:16 | 5/21/2026 13:27 | 12                        | Yes      | United States       |
| Yes      | Shay                                      | 5/21/2026 13:07 | 5/21/2026 13:36 | 29                        | Yes      | United States       |
| Yes      | Daniel.Farrell                            | 5/21/2026 13:48 | 5/21/2026 14:39 | 52                        | Yes      | United States       |
| Yes      | Yi Zhang                                  | 5/21/2026 13:26 | 5/21/2026 16:11 | 166                       | Yes      | United States       |
| Yes      | Ian Litwin                                | 5/21/2026 13:15 | 5/21/2026 16:15 | 181                       | Yes      | United States       |
| Yes      | Mina Monavarian                           | 5/21/2026 13:38 | 5/21/2026 16:15 | 158                       | Yes      | United States       |
| Yes      | Joshua H                                  | 5/21/2026 13:07 | 5/21/2026 15:00 | 114                       | Yes      | United States       |
| Yes      | Jonathan Goins                            | 5/21/2026 13:24 | 5/21/2026 14:58 | 94                        | Yes      | United States       |
| Yes      | Casey McCourt                             | 5/21/2026 13:22 | 5/21/2026 13:24 | 3                         | Yes      | United States       |
| Yes      | Jack Conviser                             | 5/21/2026 13:31 | 5/21/2026 16:06 | 155                       | Yes      | United States       |
| Yes      | Whitney Brown                             | 5/21/2026 13:54 | 5/21/2026 14:39 | 46                        | Yes      | United States       |
| Yes      | Aaron Holly                               | 5/21/2026 13:11 | 5/21/2026 13:59 | 48                        | Yes      | United States       |
| Yes      | Nina Solomonc                             | 5/21/2026 15:24 | 5/21/2026 15:48 | 25                        | Yes      | United States       |
| Yes      | Sydney Conaway (she/her)                  | 5/21/2026 13:12 | 5/21/2026 15:35 | 143                       | Yes      | United States       |
| Yes      | Nathan Grace                              | 5/21/2026 14:51 | 5/21/2026 15:31 | 41                        | Yes      | United States       |
| Yes      | Sarah Banh                                | 5/21/2026 13:31 | 5/21/2026 16:03 | 152                       | Yes      | United States       |
| Yes      | Katherine Missimer                        | 5/21/2026 13:07 | 5/21/2026 13:59 | 53                        | Yes      | United States       |
| Yes      | a weiss/SoLo                              | 5/21/2026 14:09 | 5/21/2026 16:15 | 127                       | Yes      | United States       |
| Yes      | Rich Leimbach                             | 5/21/2026 13:07 | 5/21/2026 16:04 | 178                       | Yes      | United States       |
| Yes      | Domingue G Fonrose                        | 5/21/2026 13:19 | 5/21/2026 14:15 | 57                        | Yes      | United States       |
| Yes      | GieFaan Kim                               | 5/21/2026 14:01 | 5/21/2026 14:14 | 14                        | Yes      | United States       |
| Yes      | Melissa Florkowski                        | 5/21/2026 14:03 | 5/21/2026 14:41 | 39                        | Yes      | United States       |

|     |             |                 |                 |    |     |               |
|-----|-------------|-----------------|-----------------|----|-----|---------------|
| Yes | Emma Sonner | 5/21/2026 15:19 | 5/21/2026 16:15 | 57 | Yes | United States |
| Yes | Dawn Deitch | 5/21/2026 13:07 | 5/21/2026 14:29 | 82 | Yes | United States |
| Yes | kjohnson5   | 5/21/2026 13:20 | 5/21/2026 13:25 | 5  | Yes | United States |
| Yes | 12674448205 | 5/21/2026 14:18 | 5/21/2026 15:03 | 46 | Yes | United States |