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COUNCIL OF THE CITY OF PHILADELPHIA
PUBLIC HEARING
BEFORE THE COMMITTEE ON RULES

- - -

Room 400, City Hall
Philadelphia, Pennsylvania
Monday, December 4, 2000
10:15 a.m.

- - -

BILL NO. 000679 - Amending Title 14 of the
Philadelphia Code, relating to "Zoning and
Planning," by amending Chapter 14-1600, entitled
"Miscellaneous," by amending Section 14-1616,
entitled "East Falls Special District Controls."

- - -

PRESENT:

COUNCILMAN JAMES F. KENNEY, Vice-Chair

COUNCILMAN FRANK DiCICCO
COUNCILMAN MICHAEL A. NUTTER
COUNCILMAN DARRELL L. CLARKE

- - -

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BILL 000679 Richard Lombardo, Director of Development, Planning, and Zoning, Philadelphia City Planning Commission-----	3
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- - -

1 BILL NO. 000679

2 THE CHAIRMAN: Good morning, ladies
3 and gentlemen.

4 We have a quorum on the Committee on
5 Rules to hear testimony and to have a public meeting
6 on Bill No. 679, which is an Ordinance amending
7 Title 14 of the Philadelphia Code relating to zoning
8 and planning, by amending Section 14-1600 entitled
9 "Miscellaneous," by amending Section 14-1616,
10 entitled "East Falls Special District Controls," by
11 expanding the areas subject to the controls under
12 certain terms and conditions.

13 Please identify yourself for the
14 record and proceed.

15 RICHARD LOMBARDO: Good morning,
16 Mr. Chairman, members of the committee. My name is
17 Richard Lombardo, Director of -- we have changed our
18 titles. I have to stop and think for a second.
19 Director of Development, Planning, and Zoning for
20 the Philadelphia Planning Commission.

21 THE CHAIRMAN: Or something like
22 that.

23 MR. LOMBARDO: Something like that.
24 I got it right. Here to testify today on Bill No.
25 679.

1 BILL NO. 000679

2 This bill, which was introduced on
3 November 2 by Councilman Nutter by request, amends
4 the East Falls Community Commercial Area Controls,
5 which were enacted by this Council just about a year
6 ago, December 21, 1999.

7 The purpose of this bill is to extend
8 the boundaries to include a slightly larger area
9 than the original bill covered.

10 Basically, it now will include
11 commercially zoned properties in the area bounded by
12 Calumet Street, Conrad Street, Midvale Avenue,
13 Cresson Street, that's the streets on Midvale
14 Avenue. And along Ridge Avenue between Roosevelt
15 Boulevard and Scotts lane.

16 The purpose of this bill is to
17 continue the special zoning controls in the East
18 Falls Commercial Area along Ridge Avenue and Midvale
19 Avenue, and to expand and to hopefully encourage
20 further rehabilitation and reinvestment in the
21 commercial properties and the larger control area.

22 For the record, the Planning
23 Commission is scheduled to consider this bill at its
24 meeting of December 7, at which time the staff will
25 be recommending approval.

1 BILL NO. 000679

2 Since it is a minor expansion of
3 boundaries, we will be taking this as a minor item
4 to the Commission. I anticipate the Commission will
5 follow the staff recommendation.

6 The staff will also be recommending
7 to that time to the Commission, and we recommend
8 today to Council, a very minor amendment to the
9 description of the boundaries, to basically close
10 the boundaries.

11 We are suggesting that on Line 5 of
12 the description, we add Conrad Street as one of the
13 bounding streets for the district.

14 This amendment, we will hand this up,
15 and if it is okay with the committee, we will make
16 it available to the Clerk's Office after the
17 hearing.

18 That concludes my testimony.

19 THE CHAIRMAN: Councilman Nutter.

20 COUNCILMAN NUTTER: Thank you,
21 Mr. Chairman.

22 As Mr. Lombardo indicated, this is a
23 bill that has been worked on with the community.
24 They have worked with the Planning Commission. They
25 requested this particular bill, they introduced the

1 BILL NO. 000679

2 amendments we are in agreement with.

3 And deeply appreciative of the
4 Planning Commission's work on this particular
5 matter. And I am pleased to hear about a title
6 change with regard to Mr. Lombardo, whatever that
7 title may be.

8 Thank you very much.

9 MR. LOMBARDO: As soon as I am clear,
10 I will let you know.

11 THE CHAIRMAN: Thank you very much.

12 Is there anything else from anyone
13 else?

14 No one else in the room to testify.
15 That will conclude the Public Hearing on this bill.

16 (Public Hearing adjourned.)

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COUNCIL OF THE CITY OF PHILADELPHIA
PUBLIC MEETING

of the
COMMITTEE ON RULES

- - -

Monday, December 4, 2000

- - -

Public Meeting conducted by the Committee
on Rules, held in Room 400, City Hall, Philadelphia,
Pennsylvania, on the above date, to consider action
on the following:

BILL 000679

- - -

PRESENT:

COUNCILMAN JAMES F. KENNEY, Vice-Chair
COUNCILMAN FRANK DiCICCO
COUNCILMAN MICHAEL A. NUTTER
COUNCILMAN DARRELL L. CLARKE

- - -

1 PUBLIC MEETING

2 THE CHAIRMAN: The Chair recognizes
3 Councilman Nutter for a motion to approve the
4 amendments to Bill No. 679.

5 COUNCILMAN NUTTER: Thank you,
6 Mr. Chairman.

7 I move that the amendment as read
8 into the record by Mr. Lombardo to Bill No. 000679
9 be approved.

10 (Duly seconded.)

11 THE CHAIRMAN: Seconded by Councilman
12 DiCicco.

13 All in favor, aye. There are none
14 opposed.

15 The amendment to Bill No. 679 is
16 approved.

17 The Chair recognizes Councilman
18 Nutter for a motion on the amended bill.

19 COUNCILMAN NUTTER: Thank you, Mr.
20 Chairman.

21 I move that Bill No. 000679 as
22 amended be reported out of this committee with a
23 favorable recommendation, and with a further
24 recommendation that the Rules of Council be
25 suspended so as to permit first reading at our next

1 PUBLIC MEETING
2 Council session.
3 (Duly seconded.)
4 THE CHAIRMAN: It has been moved and
5 seconded.
6 All in favor. There are none
7 opposed.
8 Bill No. 679 is amended and reported
9 out of this committee favorly, and a request will be
10 made for Rules suspension to allow for first reading
11 at our next session of Council.
12 Thank you very much for your
13 attendance.
14 (Public Meeting adjourned at 10:19
15 a.m.)
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C E R T I F I C A T I O N

I HEREBY CERTIFY that the foregoing
proceedings of the Council of the City of
Philadelphia of Monday, December 4, 2000, were
reported fully and accurately by me, and that this
is a correct transcript of same.

RE: COMMITTEE ON RULES

DEBRA A. WHITEHEAD, RPR