COUNCIL OF THE CITY OF PHILADELPHIA

COMMITTEE ON RULES

Room 400, City Hall
Philadelphia, Pennsylvania
Tuesday, October 27, 2026
10:18 a.m.

PRESENT:

COUNCILWOMAN CINDY BASS, CHAIR
COUNCILMAN MARK SQUILLA, VICE-CHAIR
COUNCILWOMAN JAMIE GAUTHIER
COUNCILWOMAN KATHERINE GILMORE RICHARDSON
COUNCILMAN BRIAN J. O'NEILL
COUNCILMAN ISAIAH THOMAS

BILLS: 260516, 260686, 260687, 260690, 260694, 260695, 260703, 260704, 260709, 260710, 260711, 260759, 260760, 260795, 260796, 260800

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COUNCILWOMAN BASS: Good morning. This is the public hearing of the Committee on Rules. Members and guests will please take their seats. This hearing is now called to order and the Clerk will now please take the roll.

THE CLERK: Chair Member Bass.

COUNCILWOMAN BASS: Present.

THE CLERK: Vice-Chair Member Squilla.

COUNCILMAN SQUILLA: Present.

THE CLERK: Member Thomas.

COUNCILMAN THOMAS: Present.

THE CLERK: Member Gauthier.

(No response.)

THE CLERK: Member

O'Neill.

COUNCILMAN O'NEILL: Present.

THE CLERK: Member Gilmore Richardson.

(No response.)

THE CLERK: And, Member Jones.

(No response.)

COUNCILWOMAN BASS: A quorum of the committee is present and the Clerk will now read the titles of the bills.

THE CLERK: Bill No. 260516, an ordinance 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.

Bill No. 260686, an

ordinance amending the Philadelphia Zoning Maps by changing the zoning designations of certain areas of land within an area bounded by Wyncote Avenue, Ogontz Avenue, 68th Avenue, all under certain terms and conditions.

Bill No. 260687, an ordinance amending the Philadelphia Zoning Maps by changing the zoning designations of certain areas of land located within an area bounded by 65th Avenue, 3rd Street, Chelten Avenue and 5th Street, all under certain terms and conditions.

Bill No. 260690, an ordinance amending Section 14-504 of The Philadelphia Code, entitled "/NCO, Neighborhood Conservation Overlay District" by creating a new Southwest Center City Neighborhood Conservation Overlay District, and by revising the boundaries of Section 14-502 /CTR, Center City

Overlay District, and making related changes, all under certain terms and conditions.

Bill No. 260694, an ordinance amending Section 14-503(4) of The Philadelphia Code, entitled “/NCA, Neighborhood Commercial Area Overlay District. Main Street/Manayunk and Venice Island” by revising boundaries, restricting additional uses, and replacing illustrative maps, all under certain terms and conditions.

Bill No. 260695, an ordinance amending 14-601 of The Philadelphia Code, entitled "Use Categories," to revise the definition of adult cabaret.

Bill No. 260703, an ordinance amending Chapter 14 of The Philadelphia Code, entitled “Zoning and Planning,” by defining self-service storage facilities and prohibiting them in certain

locations and making related technical changes, all under certain terms and conditions.

Bill No. 260704 is being held at the request of the sponsor.

Bill No. 260709, an ordinance amending Section 14-530 of The Philadelphia Code, entitled "/EDO, Eighth District Overlay District" by restricting additional uses and making technical changes, all under certain terms and conditions.

Bill No. 260710, an ordinance amending Chapter 9-645 of The Philadelphia Code, entitled, "Eighth District Commercial Business Hour Restriction," to provide a limited exception to the curfew for a specific area in the Eighth Councilmanic District, all under certain terms and conditions.

Bill No. 260711, an ordinance to amend the Philadelphia

Zoning Maps by changing the zoning designations of certain areas of land located within an area bounded by Roberts Avenue -- I'll start that one over.

Bill No. 260711, an ordinance to amend the Philadelphia Zoning Maps by changing the zoning designations of certain areas of land located within an area bounded by Roberts Avenue, Germantown Avenue, Cayuga Street, 17th Street, Saint Paul Street, Germantown Avenue, Brunner Street, and Wayne Avenue.

Bill No. 260759, an ordinance to amend the Philadelphia Zoning Maps by changing the zoning designations of certain areas of land located within an area bounded by Wharton Street, 28th Street, Reed Street, Newkirk Street.

Bill No. 260760, an ordinance to amend the Philadelphia

Zoning Maps by changing the zoning designations of certain areas of land located within an area bounded by Wharton Street, Broad Street, Reed Street and Carlisle Street.

Bill No. 260795, an ordinance to approve amendments to the University of Pennsylvania Master Plan in the area bounded by Walnut Street, 32nd Street, South Street, and 33rd Street, related to the David Rittenhouse Laboratory at 3200 Walnut Street.

Bill No. 260796, an ordinance to amend the Philadelphia Zoning Maps by changing the zoning designations of certain areas of land located within an area bounded by Lancaster Avenue, 62nd Street, Lebanon Avenue, 63rd Street and Malvern Avenue.

Bill No. 260800, an ordinance to amend the Philadelphia Zoning Maps by changing the zoning

designations of certain areas of land located within an area bounded by Lehigh Avenue, Belgrade Street, Aramingo Avenue and Miller Street.

And I was informed that Bill No. 260704 will not be held by the request of the sponsor. That bill reads, An ordinance amending Section 14-500 of The Philadelphia Code, entitled “Overlay Zoning Districts” by combining the /FNE, Far Northeast Overlay District and the /NE, Northeast Overlay District into a new /TEN, Tenth District Overlay District and making related changes, all under certain terms and conditions.

There are no other bills under consideration for today, Chair.

COUNCILWOMAN BASS: Thank you. Do any members have any opening remarks on any of the bills stated by the Clerk today?

(No response.)

COUNCILWOMAN BASS: Okay. Seeing none, I want to acknowledge the presence of Majority Leader Katherine Gilmore Richardson to the committee.

And will the Clerk please call the first panel we have to testify on Bill No. 260516.

THE CLERK: Paula Brumbelow Burns, Director of Legislation for the Philadelphia City Planning Commission.

(Witness approached witness table.)

MS. BRUMBELOW BURNS: Good morning.

COUNCILWOMAN BASS: Good morning. Please state your name for the record and proceed.

MS. BRUMBELOW BURNS: I am Paula Brumbelow Burns, and I hope you don't get too tired of me today. I'm here for a long time.

So our first bill is 260516. And good morning, members of the Rules Committee. I'm Paula Brumbelow Burns, Director of Legislation for the Philadelphia City Planning Commission.

I am here to testify on Bill No. 260516, introduced into City Council on May 14, 2026 by Councilmember Gauthier for Council President Johnson. Bill No. 260516 amends the Philadelphia Zoning Code by revising several sections that regulate the CMX-1 neighborhood, commercial mixed use-based zoning district to update provisions regarding use dimensional requirements and parking.

The bill is part of the H.O.M.E. Initiative's Tier 2 zoning legislation intended to allow the infill of vacant corner commercial units with residential uses. The action will update the CMX-1

neighborhood, commercial mixed use zoning district, by amending use and dimensional standards to allow new uses, including context-sensitive commercial uses and two-family residential use by-right with more unit allowance for larger properties.

The changes support additional infill housing units and commercial allowances, and create specific dimensional standards that do not rely on those of adjacent districts. This bill is consistent with several provisions of the Philadelphia 2035 Citywide Vision. Specifically, it helps transition non-commercially viable locations to more appropriate land uses, stabilize, and upgrade existing housing stock and ensure a wide mix of housing is available to residents of all income levels.

The Philadelphia City

Planning Commission considered Bill No. 260516 at its public meeting on May 21, 2026, and recommended the bill for approval.

COUNCILWOMAN BASS: Thank you for your testimony.

Are there any comments or questions from members of the committee?

(No response.)

COUNCILWOMAN BASS: Okay. And seeing none, is there anyone else here to testify on Bill No. 260516 whose name has not been called?

COUNCILMAN O'NEILL: I have a question.

COUNCILWOMAN BASS: Chair recognizes Councilmember O'Neil.

COUNCILMAN O'NEILL: On 16, you're now allowing -- we will now be allowing residential, top and bottom. Is residential not

allowed right now in CMX-1?

MS. BRUMBELOW BURNS: So currently CMX-1 is a contextual zoning district. And it's the only one we really have in our code where it is dependent. Its uses are dependent upon the most restrictive residential district that it's adjacent to, which can be across the street in the majority of the city. That happens to be RSA-5.

So the uses would be an RSA-5 use. For the dimensions, it goes to more restrictive. So it could be a little bit from RSA-3. It could be a little from RSA-5. It could be a little from CMX-2 for the dimensional requirements. So right now in the use, it allows traditionally with that RSA-5 area, like 90% of the city is adjacent to single-family in CMX-1.

It allows one

residential use. It allows one commercial use or it allows a combination of one residential use and one commercial use. It's not allowed. So if that first floor was vacant, it couldn't automatically go to be a second unit today.

COUNCILMAN O'NEILL: Right. So you're telling me that right now. I think the answer to the question, but I'm not sure.

MS. BRUMBELOW BURNS: Okay.

COUNCILMAN O'NEILL: I believe that you're saying that right now before any changes in CMX-1, residential is not allowed on the first floor?

MS. BRUMBELOW BURNS: No, residential can be allowed on the first floor. So what it is, is you can have -- and that's CMX-2. That doesn't allow it. CMX-1, you

can have the option of only having a residential unit. You can have the option of having only commercial in the whole building or you can have a combination of one residential unit, which would traditionally be on the second floor with the commercial on the first floor.

COUNCILMAN O'NEILL: And does the res -- when you're doing only residential today, is it a one story residential that's allowed or a two-story residential?

MS. BRUMBELOW BURNS: It can still be the entire building, so it could be two or three stories.

COUNCILMAN O'NEILL: It could be two or three stories. But I asked the question, is one allowed, one story?

MS. BRUMBELOW BURNS: You could have a one-story. There

is nothing in the city that prohibits you from only building a one-story building in the city.

COUNCILMAN O'NEILL: In CMX-1?

MS. BRUMBELOW BURNS: In CMX-1.

COUNCILMAN O'NEILL: Okay. Thank you.

COUNCILWOMAN BASS: Thank you.

Chair recognizes Councilmember Squilla.

COUNCILMAN SQUILLA: But the question would be but only one unit?

MS. BRUMBELOW BURNS: Yes.

COUNCILMAN SQUILLA: It could only be one residential unit today. If it's two separate ones, one of them has to be commercial?

MS. BRUMBELOW BURNS: Yes.

COUNCILMAN SQUILLA:

Okay. Thank you.

MS. BRUMBELOW BURNS:

That will change, that you can have two commercial -- I mean, sorry, one commercial or two residential.

COUNCILWOMAN BASS:

Okay. Thank you very much.

Is there any other person here to testify on Bill No. 260516 whose name has not been called?

Chair recognizes Majority Leader Kathy Gilmore Richardson.

COUNCILWOMAN GILMORE RICHARDSON: Thank you very much, Madam Chair.

I just have a very quick question. If you can go back to what you were stating relative to 90% of the city is adjacent to RSA-5.

MS. BRUMBELOW BURNS: In

CMX-1, about 90% is adjacent to a residential district.

COUNCILWOMAN GILMORE RICHARDSON: Okay.

MS. BRUMBELOW BURNS: The predominant district of those districts then is RSA-5.

COUNCILWOMAN GILMORE RICHARDSON: Okay.

MS. BRUMBELOW BURNS: Overall it's about 65 -- about 80% is actually adjacent to RSA-5.

COUNCILWOMAN GILMORE RICHARDSON: Okay. So 80% is adjacent to RSA-5 for CMX-1?

MS. BRUMBELOW BURNS: Yes.

COUNCILWOMAN GILMORE RICHARDSON: Okay. But now, it could go from one commercial to two residential?

MS. BRUMBELOW BURNS: Yes.

COUNCILWOMAN GILMORE

RICHARDSON: So give us an example on how that could potentially impact a certain area as an example.

MS. BRUMBELOW BURNS: So when we're looking at the traditional grid of the city, so we're talking Councilman Squilla's district, they tend to be lot sizes that are around 1000 feet. They would be allowed either a commercial on the first floor or they could have two residential units or they could still keep that commercial and have the second and third floor.

COUNCILWOMAN GILMORE RICHARDSON: Okay.

MS. BRUMBELOW BURNS: As we move further out into other districts, the lots sometimes get bigger. So we have two council districts where we have extremely large lots that are zoned CMX-1.

And we have been working with those Council offices directly to try --

COUNCILWOMAN GILMORE RICHARDSON: So is that Councilmember O'Neill's --

MS. BRUMBELOW BURNS: So Councilmember O'Neill has a property that is over 100 acres?

COUNCILMAN O'NEILL: 16 acres.

MS. BRUMBELOW BURNS: It's 16 acres. And it would allow a remarkable number of units on a 16-acre property. And so, it's one -- Michael has all of the numbers in his head since he ran every number. So it could allow so many units that it's one where we've talked to the Councilmember about updating his overlay. But also, do we come back and revisit to kind of correctively zone -- I can't remember the term you used, to protectively zone some of those

properties.

And so, we've been working with Councilmember Bass and Councilmember O'Neill on those where they have the larger properties that could have a negative impact to try to limit that.

COUNCILWOMAN GILMORE RICHARDSON: Received. So then can I just ask a question for the record, and not overstepping my District colleagues at all, but there are other districts that have similar makeup. And I'm thinking immediately of my community in Wynnefield as an example. This continues to be a challenge for us as well.

So have you all spoken with every single District Councilmember that may or may not be impacted by this legislation?

MR. GALL: Michael Gall,

Philadelphia City Planning Commission. Yes, we spoke throughout the spring to every District Councilmember that this would impact individually. We spoke to every single office.

COUNCILWOMAN GILMORE RICHARDSON: Okay. And as appropriate, they are adjusting their specific district overlays --

MR. GALL: That's correct.

COUNCILWOMAN GILMORE RICHARDSON: -- is that correct?

MS. BRUMBELOW BURNS: If they chose.

COUNCILWOMAN GILMORE RICHARDSON: If they chose to. Okay. If you could just get that information to the Chair of the committee, that would be helpful.

MR. GALL: Absolutely.

COUNCILWOMAN GILMORE RICHARDSON: Okay. Thank you so

much.

MS. BRUMBELOW BURNS: And we did break down all of the numbers of the lots and the location and maps for each Council District, so they were given that.

COUNCILWOMAN GILMORE RICHARDSON: Okay. If you could just share that information with the Chair just for the record.

MS. BRUMBELOW BURNS: Yes.

COUNCILWOMAN GILMORE RICHARDSON: Okay. Thanks.

COUNCILWOMAN BASS: Thank you, Madam Leader.

Chair recognizes Councilmember Gauthier.

COUNCILWOMAN GAUTHIER: Thank you, Madam Chair.

Just to add into the conversation, and tell me if I'm remembering incorrectly, when we spoke, I think we also talked about

this just pulling the zoning back into how the properties are used or not used. I remember us saying that a lot of these properties are sort of the corner on a residential block and not even being used maybe for commercial.

So this just allows us to make use of the property in a way that is more current and in a way that reflects how our blocks in our communities actually function. But am I remembering that incorrectly?

MS. BRUMBELOW BURNS: You are. And it's kind of like we have a lot of vacant first-floor commercial that just can't kind of be occupied. And so, this is hoping that we can, A, create more housing opportunities, but use that space so we don't have that vacancy at street level.

COUNCILWOMAN GAUTHIER:

Thank you.

MS. BRUMBELOW BURNS: You're welcome.

MR. GALL: We also have a number of properties in the city that have a ground-floor commercial, but not a first-floor commercial. You see that especially along Cottman Avenue in the Northeast. All of the first floor by code was raised above street grade, leaving a corner property that is actually below grade and must go to the Zoning Board in order to get the commercial space that they were built with in the first place. So this saved them a trip to the Zoning Board.

COUNCILWOMAN GAUTHIER: Thank you.

COUNCILWOMAN BASS: Chair recognizes Councilmember Squilla.

COUNCILMAN SQUILLA: Use for CMX-1, are they allowed off-street parking in CMX-1?

MS. BRUMBELOW BURNS: Only if they have a rear parking driveway such as RSA-5, CMX-2 and RM-1 and CMX-1 all have to require that rear access driveway. They can't access it from the front or the side.

COUNCILMAN SQUILLA: But they get access from the rear and they would need a legalized curbcut from the streets?

MS. BRUMBELOW BURNS: Yes.

COUNCILMAN SQUILLA: Thank you.

COUNCILWOMAN BASS: Chair recognizes Councilmember O'Neill.

COUNCILMAN O'NEILL: I grew up in Councilman Squilla's District so I know the corner

stores. So is it accurate to say that up until now, a corner store no longer a corner store can still be a single unit of housing the commercial on the first floor as a matter of right can be added to the square footage of the house that's above it today or above it and behind it often?

MS. BRUMBELOW BURNS: Yes, today it can be up.

COUNCILMAN O'NEILL: Okay. So the rest of the block is single-family. So what is changing is that you now can have a duplex apartment building --

MS. BRUMBELOW BURNS: Yes.

COUNCILMAN O'NEILL: -- there instead of the single family that's allowed today. So creating more units hopefully -- I mean, that's the goal -- and that's pretty much it --

MS. BRUMBELOW BURNS: Yes.

COUNCILMAN O'NEILL: Okay. Thank you.

COUNCILWOMAN BASS: Okay. Any additional questions from the committee?

(No response.)

COUNCILWOMAN BASS: And seeing none, thank you very much for your testimony.

We are going to go slightly out of order and jump to Bill 260710. If we could have the Clerk please call the first panel on 260710.

THE CLERK: Francis Healy, Deputy Commissioner for the Philadelphia Police Department.

(Witness approached witness table.)

COUNCILWOMAN BASS: Good morning.

DEPUTY COMMISSIONER

HEALY: Good morning.

COUNCILWOMAN BASS: Good to see you. Please state your name for the record and proceed with your testimony.

DEPUTY COMMISSIONER HEALY: Sure. Good morning. Chairperson Bass, Vice-Chair Squilla, Councilmembers of the committee. My name is Deputy Commissioner Francis Healy. I'm with the Philadelphia Police Department. I'm the Deputy Commissioner of Legal Affairs and Chief of Staff for Police Commissioner Bethel. On behalf of Commissioner Bethel, thank you for allowing the Police Department the opportunity to offer testimony in support of Bill No. 260710, introduced by the Chairperson.

This bill amends Chapter 9-645 of The Philadelphia Code, which restricts commercial

establishments in the 8th Council District from opening between 11:00 p.m. and 6:00 a.m. It creates a very limited exception on the west side of Broad Street between Allegheny Avenue and Westmoreland Street. The bill also places definitions of commercial establishment directly into the chapter, replacing the crossreference to Section 9-630, so the scope of the restriction is clear on its face.

The targeted approach recognizes that this stretch of Broad Street, a major commercial corridor, has different needs than the surrounding neighborhoods, allowing businesses on this block to serve customers during overnight hours, supports local employment and access to goods without opening the door to late-night activities elsewhere in the 8th Councilmanic

District.

The curfew is a 1000 daily fine and it's December 31st, 2030 sunset all remain in place elsewhere in the district. For these reasons, the Philadelphia Police Department would support this bill. And I'm happy to answer any questions at this time.

COUNCILWOMAN BASS: Thank you very much for your testimony.

Any questions from the panel?

(No response.)

COUNCILWOMAN BASS: Okay. Great. Thank you.

And seeing none, is there anyone else here to testify on Bill No. 260710?

THE CLERK: Natashia Drumbore, Director of Operations.

COUNCILWOMAN BASS: Please come forward.

(Witness approached witness table.)

COUNCILWOMAN BASS: Please read the full title.

MS. STRICKLAND: Good mor --

COUNCILWOMAN BASS: Good morning. Please state your name for the record and proceed with your testimony.

MS. STRICKLAND: What was that?

COUNCILWOMAN BASS: Please state your name for the record and pro --

MS. STRICKLAND: Natashia Strickland. My name is Natashia Strickland. I serve as the Director of Operations for Maps PH Management. We operate 33 Pizza Hut locations in the state of Pennsylvania. I'm here and I want to thank you for the opportunity to speak specifically about our

location at 3228 North Broad Street in Philadelphia.

First, I would like to acknowledge that we understand and respect the city's goal on improving public safety. We recognize the concerns that led to the restrictions and we support efforts to reduce crime, disorderly activity and conditions that negatively impact Philadelphia neighborhoods.

I am here today because the current restrictions have had a severe and measurable impact on our restaurant, our employees, our customers and our ability to continue operating this location. From January to October of 2025, this restaurant generated $851,000 in sales. This year for the same time period, the sales are $457,000. This is a decline in 46.3% of our sales due to the

restricted hours that we are now following.

The financial impact extends far beyond reduced revenue. Through September of this year, the location is operating at a -15.6% operating profit. As a result, what was once a viable restaurant has become the lowest volume location in our company of 33 restaurants. While we've worked hard to control expenses and retain our employees, the reality is that a restaurant cannot continue to operate indefinitely when sales declined by nearly half of the operational loss.

At our current sales volume and operating loss, this location is not financially sustainable long-term. If we are unable to restore a late-night business or obtain relief from the current restrictions, closure is

inevitable.

I would also like to explain why we believe our restaurant presents a unique situation. This location does not offer dine-in service. Customers do not remain onsite to eat and our business model is not designed around customers gathering inside the restaurant. We closed down our lobby at 9:00 p.m. After that time, all customer transactions are conducted through a pickup window located on the exterior of the building along the sidewalk.

This operating model allows us to serve customers efficiently while limiting activity inside the restaurant and reducing customer dwell time on the property. Additionally, a significant portion of our business comes through third-party delivery platforms such as DoorDash, Uber

Eats and Grubhub, because we understand and respect the city's public safety concerns.

We are willing to go even farther. We are offering a solution that directly addresses the city's concerns. We are willing to operate on a delivery-only basis after 11:00 p.m., eliminating customer traffic altogether while still allowing the restaurant to remain economically viable. The customer lobby would remain closed after 9:00 p.m. The pickup window would be closed to the public. No customers would be served at the restaurant after 11:00 p.m. Orders would be filled exclusively through third-party delivery services such as DoorDash, Uber Eats and Grubhub. The only individuals arriving at the restaurant would be delivery drivers picking up prepaid orders.

We believe this approach directly addresses concerns regarding late-night customer activity, while still allowing the restaurant to generate the revenue necessary to remain operational. We are asking the Council to consider a controlled-operating model that aligns with the intent of the ordinance.

Our lobby closes at 9:00 p.m. We operate through an exterior pickup window and we are willing to transition to delivery-only service after 11:00 p.m. We believe these safeguards significantly reduce the concerns that led to the curfew, while allowing our business to remain open and continue serving the community. Our goal is to continue operating responsibly while aligning with the city's public safety objectives. Thank you for

your time and consideration and I would be happy to answer any questions.

COUNCILWOMAN BASS: I want to thank you for your testimony today. And hearing that you all have come up with somewhat of a solution, I think is very promising. We're excited to hear that. And potentially, this could be a business model, in terms of operating late at night to ensure that people aren't loitering around the premises, it's a good thing. And that's something I think that we could work closely with Philadelphia police to ensure if we've got a nuisance business, that, Deputy Commissioner Healy, we may want to have some further conversation about how we can expand something like that to address nuisance businesses that operate late at night. So thank

you.

Any questions from the committee?

(No response.)

COUNCILWOMAN BASS: No. Okay. All right. Thank you for your testimony.

Is there anyone else here to testify on Bill No. 260710?

(No response.)

COUNCILWOMAN BASS: Okay. And seeing none, we're going to return to our previously scheduled bill, which was 260686.

THE CLERK: Laura Davis, Assistant Deputy Commissioner for the Philadelphia Water Department; and Paula Brumbelow Burns, Director of Legislation for the Philadelphia City Planning Commission.

(Witness approached witness table.)

COUNCILWOMAN BASS: Thank you. Please state your name

for the record and proceed.

MS. DAVIS: Good morning, Madam Chairwoman. My name is Laura Davis -- and members of the Rules Committee. My name is Laura Davis, Assistant Deputy Commissioner for Education, Community Engagement and Government Affairs at the Philadelphia Water Department. I am here to express support for Bill Nos. 260686 and 260687, sponsored by Councilmember Phillips, each amending the Philadelphia Zoning Maps by correcting the zoning designations of certain areas.

The parcels contain Water Department facilities but are currently zoned for residential, which does not include drinking water facilities as allowable uses. A change to the SP-CIV designation ensures that these facilities can be appropriately maintained,

rehabilitated and improved as necessary. We have spent time connecting with individual Councilmembers to discuss parcels containing Water Department facilities that require corrective zoning.

Today I would especially like to thank Councilmember Anthony Phillips for his support of these bills. Passage of Bill Nos. 260686 and 260687 is critically important and will allow PWD to maintain and improve our West Oak Lane Pump Station and our East Oak Lane Reservoir and pump station, respectively.

Both facilities play an essential role in public health and safety for the entire city. Pump stations move water from our drinking water treatment plants, pushing treated water through a large distribution system, ensuring

delivery of clean water that has proper pressure to homes, schools, businesses and for the very important work of firefighters.

The storage reservoir provides a reserve water supply for emergencies and peak demand periods. Many of our facilities predate the zoning code, and their zoning does not reflect the long-term use of the site for drinking water infrastructure. We are working to correct the zoning for our drinking water facilities across the city to eliminate costly delays from seeking variances or filing appeals to justify existing uses.

In addition, these changes give residents confidence that sites near them will remain in civic use and not be redeveloped into uses incompatible with their neighborhoods. Thank you for the

opportunity to appear before you today. I'm very happy to answer questions.

COUNCILWOMAN BASS: Thank you very much for your testimony. We'll hold questions until the end.

Paula, please state your name for the record and proceed.

MS. BRUMBELOW BURNS: I am Paula Brumbelow Burns, Director of Legislation for the Philadelphia City Planning Commission. I'm here to testify on Bill No. 260686, introduced into City Council on September 17, 2026 by Councilmember Phillips.

Bill No. 260686 amends the Philadelphia Zoning Maps by changing the zoning designations for the area bounded by Wyncote, Ogontz and 68th Avenues in the West Oak Lane neighborhood located within the Upper North Planning

District. The bill will rezone a water pump station at 1913 68th Avenue to SP-CIV, special purpose - civic, educational and medical, allowing the Water Department to upgrade the facility without a costly, time-consuming trip to the Zoning Board. This is one of 13 critical drinking water facilities that the Commission is working with the department to rezone.

The Philadelphia City Planning Commission considered Bill No. 260686 at its public meeting on October 15th, 2026 and recommended the bill for approval. I'll be happy to answer any questions at this time.

COUNCILWOMAN BASS: Thank you for your testimony.

Chair recognizes Councilmember Majority Leader Gilmore Richardson.

COUNCILWOMAN GILMORE

RICHARDSON: Thank you. Thank you very much, Madam Chair.

And thank you all so much for your testimony. For the record, I just wanted to know if we could receive a list of the 12 additional facilities across the city that need corrective zoning?

MS. DAVIS: Yes, I can definitely get that to you.

COUNCILWOMAN GILMORE RICHARDSON: Okay. If you could just submit that to the Chair so that we understand all the other facilities citywide that need the correction. Thank you very much.

Thank you, Madam Chair.

COUNCILWOMAN BASS: Thank you for your testimony.

Is there anyone else here to testify on Bill No. 260686 whose name has not been called?

(No response.)

COUNCILWOMAN BASS: And

seeing none, thank you for your testimony.

Madam Clerk, please call the first panel we have to testify on Bill No. 260687.

THE CLERK: Laura Davis, Assistant Deputy Commissioner for the Philadelphia Water Department; and Paula Brumbelow Burns, Director of Legislation for the Philadelphia City Planning Commission.

COUNCILWOMAN BASS: Thank you. Please state your name for the record and proceed.

MS. DAVIS: My name is Laura Davis. It's the same testimony. Good morning, Madam Chairwoman and members of the Rules Committee. My name is Laura Davis, Assistant Deputy Commissioner for Education, Community Engagement and Government Affairs at the Philadelphia Water Department. I'm here to express support for Bill

Nos. 260686 and 260687, sponsored by Councilmember Phillips, each amending the Philadelphia Zoning Maps by correcting the zoning designations of certain areas.

The parcels contain Water Department facilities but are currently zoned for residential, which does not include drinking water facilities as allowable uses. A change to SP-CIV designation ensures that these facilities can be appropriately maintained, rehabilitated and improved as necessary.

We have spent time connecting with individual Councilmembers to discuss parcels containing Water Department facilities that require corrective zoning. Today I would especially like to thank Councilmember Anthony Phillips for his support of these bills. Passage of Bill Nos. 260686

and 260687 is critically important and will allow PWD to maintain and improve our West Oak Lane Pump Station and our East Oak Lane Reservoir and Pump Station, respectively.

Both facilities play an essential public role -- excuse me, play an essential role in public health and plants -- excuse me, and safety for the entire city. Pump stations move water from our drinking water treatment plants, pushing treated water through a large distribution system, ensuring delivery of clean water that has proper pressure to homes, schools, businesses and for the very important work of firefighters.

The storage reservoir provides a reserve water supply for emergencies and peak demand periods. Many of our facilities predate the zoning code, and their

zoning does not reflect the long-term use of the site for drinking water infrastructure. We are working to correct the zoning for our drinking water facilities across the city to eliminate costly delays from seeking variances or filing appeals to justify existing uses.

In addition, these changes give residents the confidence that sites near them will remain in civic use and not be redeveloped into uses incompatible with their neighborhoods. Thank you for the opportunity to appear before you today.

COUNCILWOMAN BASS: Thank you very much for your testimony.

Please state your name for the record and proceed.

MS. BRUMBELOW BURNS: I am Paula Burns, Director of

Legislation for the Philadelphia City Planning Commission. I'm here to testify on Bill No. 260687, introduced into City Council on September 17, 2026 by Councilmember Phillips.

Bill No. 260687 amends the Philadelphia Zoning Maps by changing the zoning designations of land bounded by 65th Avenue, 3rd Street, Chelten Avenue and 5th Street in the East Oak Lane neighborhood located within the Upper North Planning District. The bill will rezone a water pump station at 6301 North 5th Street to SP-CIV, Special Purpose - Civic, Educational and Medical, allowing the Water Department to upgrade the facility without a costly, time-consuming trip to the Zoning Board.

This is one of 13 critical drinking water facilities that the Commission is working with

the department to rezone. The Philadelphia City Planning Commission considered Bill No. 260687 at its public meeting on October 15, 2026 and recommended the bill for approval. I'll be happy to answer any questions at this time.

COUNCILWOMAN BASS: Thank you very much for your testimony.

Chair recognizes Councilman O'Neill.

COUNCILMAN O'NEILL: I applaud your outreach and I appreciate your work with my office. I have a facility in my district. There's one point that I think is actually inconsistent with your testimony, but that could be a judgment call on my part.

When you say that you want to match the zoning with the use -- and the use is allowed in

the new zoning, there's no question. I have a problem with -- and again, my bill is not before us today. But I just want to make the record clear that I'm not holding things up for the sake of holding things up. Because as I read your testimony, the bill will rezone a water pump station, a special purpose - civic, educational and medical. They are so broad that I can't introduce my bill with that.

And I'd be glad to match the zoning to the use, but I've had problems with each one of those several hundred times probably. I just want everybody to know I'm still working on my bill. Okay. Thank you. But I appreciate your testimony. And Councilman Phillips has a different district. I don't mess with other districts. I have enough trouble messing with my own.

But I just wanted to

make the record clear, because fair inference is that there's some other districts that aren't here today. Okay. Thank you.

COUNCILWOMAN BASS: Thank you.

Chair recognizes Councilmember Majority Leader Kathy Gilmore Richardson.

COUNCILWOMAN GILMORE RICHARDSON: Thank you so much, Madam Chair.

My question is, have you all had a conversation with all the District members who will be potentially impacted by all 13 of the locations? And also, is this an opportunity from a zoning definition perspective to sort of tighten up the civic, educational and medical definitions to make it more specific to Councilmember O'Neill's point?

MS. DAVIS: I believe we

have met with all of the impacted Councilmembers for the districts that we have facilities in that we're trying to correctly zone. I believe that happened last year.

COUNCILWOMAN GILMORE RICHARDSON: Okay. And that would be for all 13?

MS. DAVIS: Right -- well, so there are I believe it's five parcels. It might be four or five parcels that contain those 13 facilities. So I think it's like four or five Councilmembers.

COUNCILWOMAN GILMORE RICHARDSON: Received. And my question then to Paula would be from a zoning definition perspective, is there a way for us, because they're Water Department facilities, to have a more specific definition in the zoning code to adequately respond to Councilmember O'Neill's concern, when you go from

whatever the current designation is to SP-CIV?

MS. BRUMBELOW BURNS: It's always a challenge and we're always up for the challenge. So let's stay tuned to January to see what we can bring out.

COUNCILWOMAN GILMORE RICHARDSON: Okay. All right. Thank you. Thank you very much.

COUNCILWOMAN BASS: And any additional questions from the committee?

(No response.)

COUNCILWOMAN BASS: Seeing none, is there anyone else here to testify on Bill No. 260687 whose name has not been called?

(No response.)

COUNCILWOMAN BASS: Okay. And seeing none, thank you very much for your testimony.

Madam Clerk, can we have you call the next witnesses for

Bill No. 260690.

THE CLERK: Paula Brumbelow Burns, Director of Legislation for the Philadelphia City Planning Commission.

COUNCILWOMAN BASS: Thank you. Please state your name for the record and proceed.

MS. BRUMBELOW BURNS: Paula Brumbelow Burns, Director of Legislation for the Philadelphia City Planning Commission. I am here to testify on Bill No. 260690, introduced into City Council on September 17, 2026 by Councilmember Gilmore Richardson for Council President Johnson.

Bill No. 260960 amends the Philadelphia Zoning Code by creating a new Southwest Center City Neighborhood Conservation Overlay District and revising the boundaries of Section 14-502 /CTR, Center City Overlay District, in

the SOSNA neighborhood, which is located within the Central Planning District.

This bill will create an area of the /NCO, Neighborhood Conservation Overlay District in Southwest Center City. The community requested and guided every aspect of the Southwest Center City NCO's provisions. The overlay aims to maintain the neighborhood's character and attractiveness and allow the community input on the appearance of new construction and exterior renovations.

This NCO will only pertain to new construction and additions of parcels that are residentially zoned. This legislation will also remove the neighborhood from the Center City Overlay District. The local community has worked closely with

the Planning Commission staff throughout this process. The city hosted two community meetings about this NCO, one virtual and one inperson.

The Philadelphia City Planning Commission considered Bill No. 260690 at its public meeting on October 15, 2026, and recommended the bill for approval. I'll be happy to answer any questions at this time.

COUNCILWOMAN BASS: Okay. Thank you very much for your testimony.

Any questions from the panel?

(No response.)

COUNCILWOMAN BASS: And seeing none, is there anyone else here to testify on Bill No. 260690 whose name has not been called? Please come forward.

(Witness approached

witness table.)

COUNCILWOMAN BASS: Good morning. How are you?

MS. SHIKOMBA: Good morning. Glad to meet you all.

COUNCILWOMAN BASS: Good to meet you as well.

MS. SHIKOMBA: It's been a long time since I've been in this office.

COUNCILWOMAN BASS: I know. I was going to say it's been a minute. Thank you for being here. And please state your name for the record and proceed.

MS. SHIKOMBA: My name is Madeline Shikomba. I'm the President and Co-founder of North of Washington Avenue Coalition and we are representing this district. Bill 260690. Our registered community organization is sponsoring the NCO for Southwest Center City. NOWAC, our motto has

and always will be development without displacement.

We support development as long as it does not displace the citizens residing in our area.

We do not want our people displaced, especially the elderly, senior citizens, people of various incomes who currently live in our area. This is our home. And we oppose administration on any level. It was with enormous help and great support from Councilman Johnson that we fought and secured the Longtime Owner-Occupant Program, the LOOP bill, between 2014 and 2018 that enabled thousands of Philadelphia residents to keep their homes when the state taxes roared.

This NCO project that we are starting was started by -- it wasn't started by us. It was started by a progressive South of

South Neighborhood Association. Lauren Vidas and I became very good friends.

Within the past five years, they have no longer wanted to support this thing that we wanted to have, this NCO. And so, therefore the SOSNA NCO committee wanted to continue its implementation and they asked NOWAC for help and we accepted it. We both saw the positive effect this NCO would have on the neighborhood and its development.

Additionally, we secured the residents' support over the next three years by circulating petitions, holding numerous inperson and virtual meetings with the residents. We ask that you, the members of City Council, support this NCO and pass Bill 260690. The NCO will be allowing for its implementation. Within the

past five years, like I said, the current SOSNA board did not wish to support this NCO, and we saw the positive effect that NCO would have on our area.

Therefore, we are asking that you support it and give us your support on this NCO to pass this bill. The people need it. They need to protect themselves from building of certain things that shouldn't be allowed in our NCO. And every time we have to have a variance, we have to show up and a lot of people can't show up. And so, therefore these things are passed. But with the NCO, we put a limit on certain things that can be built. And things that we want and encourage, we open up to it. I now will introduce our architect, Mr. Tim Kerner.

COUNCILWOMAN BASS: Thank you, Mr. Shikomba.

Please state your name for the record and proceed with your testimony, sir.

MR. KERNER: Good morning, Madam Chair and committee members. My name is Timothy Kerner. I'm an architect, a Professor of urban design, Chair of the SOSNA Architectural Review Committee and a resident of Southwest Center City. I've been involved with this Neighborhood Conservation Overlay initiative for the past five years.

Over that time, our committee has had countless discussions, wrote a report which is available online, photographed every block within the NCO, distributed 3000 flyers, held six public meetings, seven actually, including the two from the Planning Commission, were interviewed on WURD Radio and for an article in

The Inquirer. We worked with board members of three RCOs, the Planning Commission, Council President Johnson and his staff.

I'm very pleased to be here today to discuss the result of this truly collaborative process. If enacted, the NCO would guide future additions and new construction to reinforce neighborhood characteristics, benefit the surroundings and contribute to a stronger sense of community. The guidelines would ensure the use of suitable exterior materials, shape structures to lessen their impact on light and air, support social interaction with appropriately-sized windows, doors and front stoops, and decrease demolition with an increased awareness of the value of our existing masonry houses.

We believe additions can

be designed to make positive contributions to the surroundings. For example, the neighborhood was mostly built in the 1870s, and the mansard roofs of that time were influenced by the fashionable Second Empire style in Paris. Mansard roof additions built today reflect the character of the surroundings, connect to the neighborhood history, allow existing architectural details to endure, and the angled upper wall diminishes the addition's impact on the street and surrounding homes.

I'd be happy to answer questions about this aspect or any of the guidelines in the NCO. We appreciate your time and consideration today and hope to gain your support for this important neighborhood initiative. I'd like to acknowledge our supporters who are here. And thank

you very much.

COUNCILWOMAN BASS: Thank you for your testimony, and thank you to all the supporters who took time out of their schedules to come down here today. We appreciate you being here and participating in what's happening in your community, so we want to recognize you and thank you all for taking the time to come out this morning.

MS. SHIKOMBA: I forgot to tell you that we have submitted over 30 pages of petitions. We have submitted several petitions for you to look at. We really did our homework.

COUNCILWOMAN BASS: Very good. Thank you very much. Appreciate it.

MR. KERNER: We have one more person who'd like to testify, if that's possible.

COUNCILWOMAN BASS:
Sure. So we're going to hear this young lady come forward and testify. Anybody else who'd like to testify, we're going to ask you to hold your testimony until public comment. So after this young lady, we're going to hold all additional testimony just because we don't want to lose our quorum, and we know that some of our members might have to come in and out. So we're going to hear the next speaker, and then we will hold until public comment for additional commentary.
UNIDENTIFIED SPEAKER:
I'll give my time. I would like to sign up for this young man.
COUNCILWOMAN BASS:
Okay.
UNIDENTIFIED SPEAKER: I understand about sharing. He lives in an area that is -- go ahead. Tell them. You know what's going

on and that's why we need it. You're a long-term resident like me, but you're longer than me.

MR. JOHNSON: Good morning, everyone.

COUNCILWOMAN BASS: Good morning.

MR. JOHNSON: My name is Louis, L-o-u-i-s, Johnson, J-o-h-n-s-o-n. I live at 2230 Madison Square, right. My house is over -- I've been there 70 years. And behind us is a building that they getting ready to build four stories. And for Madison Square, our pipes and stuff is in a street called Norfolk Street. And where they built that, we had a weight problem on that street before, a long time ago.

Like 2006, they put new pipes in but they said nothing heavy is supposed to come through that street. So the trash trucks

and stuff come through there now. But you see the different dips in the street and the curbs. So the thing is now the building is trying to be built is supposed to be four stories, seven units a floor. And the thing is, the building that they're using is on the corner of 23rd and Christian. And that comes all the way from Christian Street to Norfolk Street.

All the rest of Christian Street has a backyard. This building don't have a backyard. And I'm in the first house right behind it. And we had three houses there. And the weight problem, they told us a long time ago, it's going to be a weight problem. The street will cave in probably. But four stories, you know, we don't mind them fixing it up, but four stories high and the weight.

COUNCILWOMAN BASS: We thank you for your testimony and for making us aware of the situation. So it's important to have it on the record as well. So thank you for being here today.

MR. JOHNSON: Thank you for letting me state it.

COUNCILWOMAN BASS: Absolutely.

Madam Clerk, can we have you call the next witness to testify on Bill No. 260694.

THE CLERK: Paula Brumbelow Burns, Director of Legislation for the Philadelphia City Planning Commission.

(Witness approached witness table.)

COUNCILWOMAN BASS: Good morning. Please state your name for the record and proceed.

MS. BRUMBELOW BURNS: Good morning. And we're on 694,

correct?

COUNCILWOMAN BASS: 694.

MS. BRUMBELOW BURNS: Thank you. I'm Paula Brumbelow Burns, Director of Legislation for the Philadelphia City Planning Commission. I'm here to testify on Bill No. 260694, introduced into City Council on September 17, 2026 by Councilmember Jones, Jr. Bill No. 260694 amends The Philadelphia Zoning Code by amending Section 14-503(4) of The Philadelphia Code, entitled "/NCA, Neighborhood Commercial Area Overlay District, Main Street, Manayunk and Venice Island, by revising boundaries, restricting additional uses and replacing illustrative maps in the Manayunk neighborhood, which is located within the Lower Northwest Planning District.

This bill will update the existing Main Street Manayunk

section of the NCA, Neighborhood Commercial Area Overlay District, by condensing the subareas and aligning the boundaries to include the Wissahickon Transit Station. It will also simplify the language and eliminate repetitive phrases. Additional updates include prohibiting smoking lounges, permitting visitor accommodations in neighborhood, commercial mixed use zoning districts, and eliminating commercial parking requirements.

This action is consistent with the Philadelphia 2035 Citywide Vision, which calls upon the city to strengthen neighborhood centers by developing viable commercial corridors. The Philadelphia City Planning Commission considered Bill No. 260694 at its public meeting on October 15, 2026, and recommended

the bill for approval. I'll be happy to answer any questions at this time.

COUNCILWOMAN BASS: Thank you very much for your testimony.

Any questions from members of the committee?

(No response.)

COUNCILWOMAN BASS: And seeing none, thank you very much.

Is there anyone else here to testify on Bill No. 260694?

(No response.)

COUNCILWOMAN BASS: Okay. Seeing none, thank you very much for your testimony.

Madam Clerk, please read or call the witnesses for Bill No. 260695.

THE CLERK: Paula Brumbelow Burns, Director of Legislation for the Philadelphia City Planning Commission.

COUNCILWOMAN BASS:

Thank you very much. Please state your name for the record and proceed.

MS. BRUMBELOW BURNS: I am Paula Brumbelow Burns, Director of Legislation for the Philadelphia City Planning Commission. I'm here to testify on Bill No. 260695, introducing to City Council on September 17, 2026 by Councilmember Landau. Bill No. 260695 amends the Philadelphia Zoning Code by amending Section 14-601 of The Philadelphia Code, entitled "Use Categories" to revise the definition of adult cabaret.

This bill will have a citywide impact. This bill recognizes several executive orders that mandated gender neutrality in the city's communications and work. It also continues the improvements made by the Home Rule Charter

changes in May 2019 and May 20, 2022 to mandate gender-neutral language in the Home Rule Charter. The Councilmember noticed an existing definition in our zoning code that was not gender-neutral.

The Law Department and Planning Commission staff worked with the Council office to create the legislation. The bill removes the phrase male or female impersonator from the list of what the Code considers an adult. Adult cabaret, there are no other changes to the definition.

The Philadelphia City Planning Commission considered Bill No. 260695 at its public meeting on October 15, 2026 and recommended the bill for approval. I'll be happy to answer any questions at this time.

COUNCILWOMAN BASS: Thank you very much for your

testimony.

Any questions from members of the committee?

(No response.)

COUNCILWOMAN BASS: And seeing none, thank you very much.

Is there anyone else here to testify on Bill No. 260695?

(No response.)

COUNCILWOMAN BASS: And seeing none, thank you very much.

Madam Clerk, please call the witness for Bill No. 260703.

THE CLERK: Paula Brumbelow Burns, Director of Legislation for the Philadelphia City Planning Commission.

COUNCILWOMAN BASS: Thank you very much. Please state your name for the record again and proceed.

MS. BRUMBELOW BURNS: I am Paula Brumbelow Burns, Director of Legislation for the Philadelphia

City Planning Commission. I am here to testify on Bill No. 260703, introduced into City Council on September 17, 2026 by Councilmember Driscoll. Bill No. 260703 amends the Philadelphia Zoning Code by defining self-service storage facilities, prohibiting them in certain locations and making related technical changes.

This bill proposes to add a new use classification to the zoning code by defining self-service storage as a separate subcategory of the current wholesale distribution and storage use category. The language clarifies that units may not be used for habitation, that no registered title is held to unit contents and that the use is not bonded to storage -- or excuse me, is not bonded storage.

The definition also sets

a use specific standard requiring unit counts at permit issuance. The legislation sets lower right-sized parking requirements that scale by unit count, not raw floor area, as other uses do. This bill also prohibits new self-storage within the 6th District Overlay District to preserve industrial job corridors.

Existing facilities are unaffected. This action is consistent with the Philadelphia 2035 Citywide Vision recommendations to employ industrial, land management techniques to preserve designated industrial areas for job-generating uses. It also aligns with the North Delaware District Plan recommendations in the Industrial Waterfront Focus area (inaudible) the character of North Delaware's industrial core as a regional

employment center.

Self-storage uses are typically low-employment and low-trip generating facilities, reserving key industrial land for largely passive retail-oriented uses. The Philadelphia City Planning Commission considered Bill No. 260703 at its public meeting on October 15, 2026 and recommended the bill for approval. I'll be happy to answer any questions at this time.

COUNCILWOMAN BASS: Thank you very much for your testimony.

Any questions from the committee?

(No response.)

COUNCILWOMAN BASS: And seeing none, is there anyone else here to testify on Bill No. 260703 whose name has not been called?

(No response.)

COUNCILWOMAN BASS:

Seeing none, again thank you for your testimony.

We'll now move to Bill No. 260704. Madam Clerk.

THE CLERK: Paula Brumbelow Burns, Director of Legislation for the Philadelphia City Planning Commission.

COUNCILWOMAN BASS:

Thank you very much. Please state your name for the record and proceed.

MS. BRUMBELOW BURNS: I am Paula Brumbelow Burns, Director of Legislation for the Philadelphia City Planning Commission. I'm here to testify on Bill No. 260704, introduced into City Council on September 17, 2026 by Councilmember O'Neill. Bill No. 260704 amends The Philadelphia Zoning Code, Section 14-500 of The Philadelphia Code, entitled "Overlay Zoning

Districts," by combining the /FNE, Far Northeast Overlay District and the /NE, Northeast Overlay District into a new /TEN, Tenth District Overlay District and making related changes.

The bill will strike the /NE, Northeast Overlay District, and the /FNE, Far Northeast Overlay District, from the zoning code and consolidate their regulations into a new /TEN, Tenth District Overlay District, to match the model used for other Council District-specific overlay districts in the zoning code. This is part of an ongoing Planning Commission project to add clarity and predictability to the zoning code.

The legislation also exempts properties in the Tenth Council District from the increased unit counts in the proposed citywide changes to the CMX-1

neighborhood, commercial mixed-use base zoning district in Bill 260516, due to the larger parcel sizes common in this part of the city. In addition, the bill renders the visitor accommodation uses ineligible for satisfying the CMX-1, nonresidential requirement, introduces use restrictions to an anticipated Water Department project site in Somerton, and adds two more zoning districts to the already existing prohibition on medical, dental and health practitioner uses in the council district's commercial and industrial-zoned properties.

Philadelphia City Planning Commission considered Bill No. 260704 at its public meeting on October 15, 2026 and recommended the bill for approval. I'll be happy to answer any questions at this time.

COUNCILWOMAN BASS: Thank you very much for your testimony.

Chair recognizes Councilman O'Neill.

COUNCILMAN O'NEILL: For the record so the Planning Commission is aware, I was going to hold this bill. I don't want it to not be consistent with the CMX-1 bill, but I do have some amendments that we'll be working on before it gets final passage. Thank you.

COUNCILWOMAN BASS: Thank you, Councilman.

No additional questions from the committee. Is there anyone else here to testify on Bill No. 260704?

(No response.)

COUNCILWOMAN BASS: And seeing none, thank you very much again.

Madam Clerk, please call

forward the witnesses to testify on Bill No. 260709.

THE CLERK: Paula Brumbelow Burns, Director of Legislation for the Philadelphia City Planning Commission.

COUNCILWOMAN BASS: Thank you. Please state your name for the record and proceed.

MS. BRUMBELOW BURNS: I am Paula Brumbelow Burns, Director of Legislation for the Philadelphia City Planning Commission. I'm here to testify on Bill No. 260709, introduced into City Council on September 17, 2026 by Councilmember Bass. Bill No. 260709 amends the Philadelphia Zoning Code, section 14-530 of The Philadelphia Code, entitled "/EDO, Eighth District Overlay District," by restricting additional uses and making technical changes.

This bill will realign

the existing overlay provisions of the /EDO, Eighth District Overlay District to match the model used for other Council District-specific overlay districts in the zoning code. This is part of an ongoing Planning Commission project to add clarity and predictability to the zoning code. This legislation also exempts properties in the Eighth Council District from the increased unit counts in the proposed citywide changes to CMX-1, neighborhood commercial mixed use based zoning district in Bill No. 260516 due to the larger parcel sizes common in this part of the city.

Retaining predictability, smaller corner residential unit counts align with the Upper Northwest District plans recommendations, which call on the city to concentrate commercial

activity along active commercial streets. The Philadelphia City Planning Commission considered Bill No. 260709 at its public meeting on October 15, 2026, and recommended the bill for approval. I'll be happy to answer any questions at this time.

COUNCILWOMAN BASS: I just want to say thank you so much for all of your work on this bill for the 8th Council District, so thank you very much.

Is there anyone else here to testify on Bill No. 260709?

(No response.)

COUNCILWOMAN BASS: Okay. And seeing none, thank you again for your testimony.

Madam Clerk, please call forward the next witness to testify for Bill No. 260711.

THE CLERK: Paula Brumbelow Burns, Director of

Legislation for the Philadelphia City Planning Commission.

COUNCILWOMAN BASS: Thank you. Please state your name and proceed.

MS. BRUMBELOW BURNS: I am Paula Brumbelow Burns, Director of Legislation for the Philadelphia City Planning Commission. I am here to testify on Bill No. 260711, introduced into City Council on September 17, 2026 by Councilmember Bass. Bill No. 260711 amends the Philadelphia Zoning Maps by amending zoning designations of land bounded by Roberts Avenue, Germantown Avenue, Cayuga Street, 17th Street, Saint Paul Street, Germantown Avenue, Brunner Street and Wayne Avenue in the Nicetown neighborhood, which is located within the North Planning District.

This bill rezones a number of properties from RSA,

residential single-family attached, and two commercial mixed use to SP-PO-A, special purpose - parks and open space active. These properties are intended to be part of the Nicetown Sport Court project, which will provide a range of athletic and recreational facilities in the Nicetown neighborhood beneath and adjacent to U.S. Route 1.

The proposed rezoning to SP-PO-A will permit the properties to be used as park space and facilitate the construction of the Nicetown Sport Court project. The project is consistent with the North District Plan, which calls for expanding and redesigning Nicetown Park to include the Nicetown Sport Court --

COUNCILWOMAN BASS: Paula, I'm sorry. I have to ask you to pause. Council will be at

ease.

(Council at ease.)

COUNCILWOMAN BASS: Paula, you can proceed.

MS. BRUMBELOW BURNS: Do you want me to start over or finish where I am?

COUNCILWOMAN BASS: You can pick up where you dropped off.

MS. BRUMBELOW BURNS: Because if I have to say sport court one more time, it's a tongue-twister. I'm sorry. The Philadelphia City Planning Commission considered Bill No. 260711 at its public meeting on October 15, 2026, and recommended the bill for approval. I'd be happy to answer any questions at this time.

COUNCILWOMAN BASS: Thank you for your testimony.

Any questions from the committee?

(No response.)

COUNCILWOMAN BASS: And seeing none, is there anyone else here to testify on Bill No. 260711 whose name has not been called?

(No response.)

COUNCILWOMAN BASS: And seeing none, thank you again.

Madam Clerk, please call forward the witness to testify for Bill No. 260759.

THE CLERK: Paula Brumbelow Burns, Director of Legislation for the Philadelphia City Planning Commission.

COUNCILWOMAN BASS: Thank you. Please state your name for the record and proceed.

MS. BRUMBELOW BURNS: Paula Brumbelow Burns, Director of Legislation for the Philadelphia City Planning Commission. I am here to testify on Bill No. 260759, introduced into City Council on

September 24, 2026 by Councilmember Gilmore Richardson for Council President Johnson.

Bill No. 260759 amends the Philadelphia Zoning Maps by changing the zoning designations of land bounded by Wharton Street, 28th Street, Reed Street and Newkirk Street in the Grays Ferry neighborhood, which is located within the South Planning District. This bill will rezone parcels on 28th Street from RSA-5, residential single-family attached and CMX-1, neighborhood commercial mixed use, to RSA, residential single-family, to enable construction of single family homes as part of the city's Turn the Key program.

The proposed remapping is consistent with 2035 Plan goals to encourage the development of housing and various types and at various price points across the

city, and particularly in South Philadelphia. The Philadelphia City Planning Commission considered Bill No. 260759 at its public meeting on October 15, 2026 and recommended the bill for approval. I'll be happy to answer any questions at this time.

COUNCILWOMAN BASS: Thank you very much.

Any questions from members of the committee?

(No response.)

COUNCILWOMAN BASS: Seeing none, is there anyone else here to testify on Bill No. 260759 whose name has not been called?

(No response.)

COUNCILWOMAN BASS: Okay. And seeing none, Madam Clerk, please call the witness for Bill No. 260760.

THE CLERK: Paula Brumbelow Burns, Director of

Legislation for the Philadelphia City Planning Commission.

COUNCILWOMAN BASS: Thank you. Please state your name for the record and proceed.

MS. BRUMBELOW BURNS: I'm Paula Brumbelow Burns, Director of Legislation for the Philadelphia City Planning Commission. I am here to testify on Bill No. 260760, introduced into City Council on September 24, 2026 by Councilmember Gilmore Richardson for Council President Johnson.

Bill No. 260760 amends the Philadelphia Zoning Maps by changing the zoning designations of land bounded by Wharton, Broad, Reed and Carlisle Streets in the East Point Breeze neighborhood located within the South Planning District. This bill will rezone a parking lot at Broad and Reed Streets from RSA-5, residential

single-family attached, to CMX-2.5, commercial mixed-use, to enable construction of a five-story building with 68 dwelling units and two commercial units.

The Philadelphia City Planning Commission considered Bill No. 260760 at its public meeting on October 15, 2026 and recommended the bill for approval.

COUNCILWOMAN BASS: Thank you very much for your testimony.

Any questions from the committee?

(No response.)

COUNCILWOMAN BASS: And seeing none, is there anyone else here to testify on Bill No. 260760?

(Witness approached witness table.)

COUNCILWOMAN BASS: Good morning. Please state your name for the record and proceed.

MR. PATTERSON: Good morning. My name is Ron Patterson. I'm an attorney at Klehr Harrison Law Firm and Chairman of the Zoning and Land Use Department. I represent the collection of owners that own this property, and the majority of the owners also own the Pennsylvania Burial Funeral Home across the street. They use this current parcel for their parking, and they also have a parking lot that's adjacent to their building, just to give you some background.

So with this zoning bill that would convert and remap the property from RSA-5 to CMX-2.5, we took advantage of that fact and designed a project that has proposed five stories with 68 residential units and commercial spaces fronting on Broad Street with 43 parking spaces and the parking -- there are a number of

parking spaces that will be set aside for the funeral home, and the ratio parking is well above 1 to 2 units.

I did see that there was a letter of opposition submitted, which to me is speculation and inaccurate, but I'm going to yield to Peter Zutter now, if I may, because we did work with the South Broad Street Neighborhood Association and worked on a community benefits agreement that I think addresses any of the concerns anyone may have with regard to detrimental impacts and benefits to the community.

MR. ZUTTER: Good morning. My name is Peter Zutter. I'm President of the South Broad Street Neighborhood Association, which is the RCO on this part of South Broad Street. We did have two meetings with the owners. For

the second meeting, we asked them to mail notifications to nearby neighbors as if it were an RCO case, which they did. We had good input from neighbors.

We have reached a community benefits agreement with them. I don't know how much detail you want on that. So I have copies you'd like to see (inaudible) --

COUNCILWOMAN BASS: Say that again.

MR. ZUTTER: I have copies if you'd like to see them. It's very small.

COUNCILWOMAN BASS: Sure. Thank you.

MR. ZUTTER: The CBA will be recorded with the Department of Records. And we support the bill if a sunset clause is added stating that the provisions of this bill will expire if a zoning or building permit has

not been issued within two years of the effective date of this ordinance. Upon expiration, the property will revert to RSA-5. Thank you. Other than that, we support it.

MR. PATTERSON: And we're okay with that proviso, of course.

COUNCILWOMAN BASS: Thank you.

Any additional commentary?

(No response.)

COUNCILWOMAN BASS: All right. Is there anyone else here to testify on Bill No. 260760? Paula, you want to come back and testify?

MS. BRUMBELOW BURNS: I just want to add that we were not asked to draft an amendment so there is no amendment text today.

COUNCILWOMAN BASS:

Okay. Very good.

MR. PATTERSON: Thank you.

COUNCILWOMAN BASS: Thank you. Thank you for your testimony.

Paula, did you have anything else on 260760?

MS. BRUMBELOW BURNS: I have been made aware that there is an amendment that does have the sunset clause in it. It just wasn't done by us, which we normally do, so I was unaware.

COUNCILWOMAN BASS: Yes. But for the record, there is an amendment, which we'll be --

MS. BRUMBELOW BURNS: There is an amendment.

COUNCILWOMAN BASS: Yes. So we'll be passing the bill with the amendment.

COUNCILMAN O'NEILL: I have --

COUNCILWOMAN BASS: Chair recognizes Councilman O'Neill.

COUNCILMAN O'NEILL: Ms. Brumbelow, you've read the amendment?

MS. BRUMBELOW BURNS: I have.

COUNCILMAN O'NEILL: Okay. I'm wondering what this accomplishes since -- a zoning permit is pretty easy to get. You just got to show you have the zoning. Then you can get it renewed every year. So you've met the requirements of this amendment, but there's not necessarily any construction.

MS. BRUMBELOW BURNS: Yes.

COUNCILMAN O'NEILL: It seems to me that the purpose of this amendment is to ensure that the building gets built within a

certain period of time or at least begins construction. So I don't know if the gentleman's still here, but I have buildings that renew their permits every year and they did get their original zoning permit within one year or even six months. So I don't know where the teeth is. And I probably now have the proper witness to be asking this.

MS. BRUMBELOW BURNS: So it's not the typical language we normally write. We normally have that sunset clause provision and we base it on building permits. This was based on zoning permits. We did not draft this.

COUNCILMAN O'NEILL: Okay.

MR. PATTERSON: Good morning. Ron Patterson again. So originally, Councilman, it said, at the issuance of building permit.

And I do a lot of permits and I've been struggling with that language with the two years, because projects of this size now have been taking 6 to 9 months to get a zoning building permit after you file the building permit application. And at that point, it's out of our control. You know, Streets Department review, traffic impact studies, Water Department, final stormwater.

So I looked at a recent bill for 700 Packer, which had a two-year sunset on zoning permits, which Council President had introduced, and he actually withdrew it because the project didn't go through. So I was struggling. So I added in zoning because of that. Now, I'm certainly okay with building permit, but maybe we extend it to three years. But I get your point.

You can get a zoning permit and then you ride out for three years, yeah.

COUNCILMAN O'NEILL: Ron, when you mentioned the building permit, you said it could be 6 to 9 months. But you have two years in this language for a zoning permit.

MR. PATTERSON: Yeah.

COUNCILMAN O'NEILL: And a zoning permit can be renewed, so you've met the --

MR. PATTERSON: Yeah. It wasn't trying to be evasive. It was to give us more time.

COUNCILMAN O'NEILL: It seemed to me that the building permit would be the right way to protect the community. I know it's Council President's District, but --

COUNCILWOMAN BASS: So we'll just check with Council President.

COUNCILMAN O'NEILL:

Okay.

MR. PATTERSON: Yeah, that's surely reasonable.

COUNCILWOMAN BASS: We're going to pause on that, come back to it after we get clarification from the sponsor of the bill, the Council President.

MR. PATTERSON: Okay. Thank you.

COUNCILWOMAN BASS: Okay. So we're going to wait until we get some clarification on that particular bill, but continue forward on whatever else we have. We have still a few more to go and we don't want to lose our quorum.

Madam Clerk, please call the witnesses for Bill No. 260795.

THE CLERK: Paula Brumbelow Burns, Director of Legislation for the Philadelphia City Planning Commission.

COUNCILWOMAN BASS:

Thank you. Please state your name for the record and proceed with your testimony.

MS. BRUMBELOW BURNS:

I'm Paula Brumbelow Burns, Director of Legislation for the Philadelphia City Planning Commission. I'm here to testify on Bill No. 260795, introduced into City Council on October 1, 2026 by Councilmember Gauthier. Bill No. 260795 amends the University of Pennsylvania Master Plan in an area bounded by Walnut, 32nd, South and 33rd Streets in the University City neighborhood, which is located within the University Southwest Planning District.

This bill will allow for the University of Pennsylvania to amend their adopted master plan to account for the additional gross floor area, 72,232 square feet and

the additional occupied area of 4403 square feet, expected to be built in an addition to the David Rittenhouse Laboratory Academic Building, located at 3200 Walnut Street in University City.

Within the completion of this new building serving the University's Physical Sciences Department, the University of Pennsylvania will remain below its allowable maximum dimensional requirements in the SP-INS, special purpose - institutional based zoning district.

The Philadelphia City Planning Commission considered Bill No. 260795 at its public meeting on October 15, 2026 and recommended the bill for approval.

COUNCILWOMAN BASS: Okay. Thank you very much for your testimony.

Any questions from

members of the committee?

(No response.)

COUNCILWOMAN BASS: And seeing none, is there anyone else here to testify on Bill No. 260795 whose name has not already been called?

(No response.)

COUNCILWOMAN BASS: And seeing none, Madam Clerk, please call the witness for Bill No. 260796.

THE CLERK: Paula Brumbelow Burns, Director of Legislation for the Philadelphia City Planning Commission.

COUNCILWOMAN BASS: Please state your name for the record and proceed.

MS. BRUMBELOW BURNS: I am Paula Brumbelow Burns, Director of Legislation for the Philadelphia City Planning Commission. I am here to testify on Bill No. 260796,

introduced into City Council on October 1, 2026 by Councilmember Jones, Jr. Bill No. 260796 amends the Philadelphia Zoning Maps by changing the zoning designations of land bounded by Lancaster Avenue, 62nd Street, Lebanon Avenue, 63rd Street and Malvern Avenue in the Overbrook neighborhood, which is located within the West Planning District.

This bill proposes to change the zoning of the Overbrook Elementary School site from RSA-3, residential single-family attached, to SP-CIV, special purpose - civic, educational and medical. The Philadelphia City Planning Commission considered Bill No. 260796 at its meeting of October 15, 2026 and recommended that the bill not be approved, noting concern that the change could prolong vacancy since the school

district's plans for the site remain uncertain. I'll be happy to answer any questions at this time.

COUNCILWOMAN BASS: Thank you very much for your testimony.

Any questions or comments from members of the committee?

(No response.)

COUNCILWOMAN BASS: Seeing none, is there anyone else here that would like to testify on Bill No. 260796 whose name has not been called?

(No response.)

COUNCILWOMAN BASS: And seeing none, Madam Clerk, please call forward the next witness to testify for Bill No. 260800.

THE CLERK: Paula Brumbelow Burns, Director of Legislation for the Philadelphia City Planning Commission.

COUNCILWOMAN BASS:

Thank you for your patience.

Please state your name for the record and proceed.

MS. BRUMBELOW BURNS: I am Paula Brumbelow Burns, Director of Legislation for the Philadelphia City Planning Commission. I'm here to testify on Bill No. 260800, introduced into City Council on October 1, 2026 by Councilmember Squilla. Bill No. 260800 amends the Philadelphia Zoning Maps by changing the zoning designation of land bounded by Lehigh Avenue, Belgrade Street, Aramingo Avenue and Miller Street in the Fishtown neighborhood, which is located within the River Wards Planning District.

This bill will rezone a single corner property at 2532 East Lehigh Avenue to CMX-2, neighborhood commercial mixed use,

to match its longstanding use as a retail food establishment. This action is consistent with the Philadelphia 2035 Citywide Vision recommendation to strengthen neighborhood centers by developing viable commercial corridors.

The Philadelphia City Planning Commission considered Bill No. 260800 at its public meeting on October 15, 2026, and recommended the bill for approval.

COUNCILWOMAN BASS: Thank you very much for your testimony.

Any questions from members of the panel?

(No response.)

COUNCILWOMAN BASS: And seeing none, is there anyone else here to testify on Bill No. 260800 whose name has not been called?

(No response.)

COUNCILWOMAN BASS: And

seeing none, thank you very much. And being that there are no additional witnesses, we will now proceed with taking public comment.

Is there anyone else in chambers that wishes to testify before the committee today? Anyone?

(No response.)

THE CLERK: I have a Madeline --

COUNCILWOMAN BASS: She already spoke. Anyone else whose name has not been called?

(No response.)

COUNCILWOMAN BASS: Okay. Seeing that there's no one else here to testify, this concludes the public hearing. We'll now go into a public meeting shortly to consider the action to be taken on the bills before the committee today.

(Brief recess.)

COUNCILWOMAN BASS: Good morning -- good afternoon. Okay. The public hearing has concluded. We're now going into a public meeting, which actually we've also concluded at this time to consider the action to be taken on the bills before the committee today. We want to thank everyone for their patience.

Madam Clerk, please call the roll.

THE CLERK: Chair Member Bass.

COUNCILWOMAN BASS: Present.

THE CLERK: Member Gilmore Richardson.

COUNCILWOMAN GILMORE RICHARDSON: Present.

THE CLERK: Member Thomas.

COUNCILMAN THOMAS: Present.

THE CLERK: Member O'Neill.

COUNCILMAN O'NEILL: Present.

THE CLERK: Member Jones.

(No response.)

THE CLERK: Member Gauthier.

(No response.)

THE CLERK: Vice-Chair Squilla.

(No response.)

COUNCILWOMAN BASS: Thank you. I note for the record that a quorum of the committee is present.

Chair now recognizes Council Majority Leader Kathy Gilmore Richardson for a motion on the amendment to Bill No. 260690.

COUNCILWOMAN GILMORE RICHARDSON: Thank you, Madam Chair.

I offer an amendment to Bill No. 260690. A copy of the amendment has been circulated to all members of the committee. I move that the amendment to Bill No. 260690 be adopted.

(Duly seconded.)

COUNCILWOMAN BASS: Thank you. It's been moved and properly seconded that the amendment to Bill No. 260690 be adopted.

All of those in favor of the motion please signify by saying aye.

(Aye.)

COUNCILWOMAN BASS: Is there anyone opposed?

(No response.)

COUNCILWOMAN BASS: The ayes have it. The motion carries. And the amendment to Bill No. 260690 has been adopted.

The Chair now recognizes

Councilmember Kathy Gilmore Richardson for a motion to the amendment on Bill No. 260710.

COUNCILWOMAN GILMORE RICHARDSON: Thank you, Madam Chair.

I offer an amendment to Bill No. 260710. A copy of the amendment has been circulated to all members of the committee and I move the amendment to Bill No. 260710 be adopted.

(Duly seconded.)

COUNCILWOMAN BASS: Thank you. It's been moved and properly seconded that the amendment to Bill No. 260710 be adopted.

All those in favor of the motion signify by saying aye.

(Aye.)

COUNCILWOMAN BASS: Anyone opposed?

(No response.)

COUNCILWOMAN BASS: The ayes have it. The motion carries. And the amendment to Bill No. 260710 has been adopted.

Chair now recognizes Majority Leader Kathy Gilmore Richardson for a motion on the amendment to Bill No. 260760.

COUNCILWOMAN GILMORE RICHARDSON: Thank you, Madam Chair.

I offer an amendment to Bill No. 260760. A copy of the amendment has been circulated to all members of the committee. I move that the amendment to Bill No. 260760 be adopted.

(Duly seconded.)

COUNCILWOMAN BASS: Thank you. It's been moved and properly seconded that the amendment to Bill No. 260760 be adopted.

All those in favor of

the motion signify by saying aye.

(Aye.)

COUNCILWOMAN BASS: Anyone opposed?

(No response.)

COUNCILWOMAN BASS: The ayes have it. The motion carries. And the amendment to Bill No. 260760 has been adopted.

The Chair now recognizes Council Majority Leader Kathy Gilmore Richardson for a motion on Bill No. 260516, 260686, 260687, 260690 as amended, 260694, 260695, 260703, 260704, 260709, 260710 as amended, 260711, 260759, 260760 as amended, 260795, 260796 and 260800.

COUNCILWOMAN GILMORE RICHARDSON: Thank you, Madam Chair.

I move that Bill Nos. 260516, 260686, 260687, 260690 as amended, 260694, 260695, 260703, 260704, 260709, 260710 as amended,

260711, 260759, 260760 as amended, 260795, 260796 and 260800 be reported from this committee with a favorable recommendation. I further move that the rules of Council be suspended as to permit first reading of these bills at the next session of Council.

(Duly seconded.)

COUNCILWOMAN BASS: It's been moved and properly seconded that Bill Nos. 260516, 260686, 260687, 260690 as amended, 260694, 260695, 260703, 260704, 260709, 260710 as amended, 260711, 260759, 260760 as amended, 260795, 260796 and 260800 be reported from this committee with a favorable recommendation and further moves that the rules of Council be suspended to permit first reading of these bills at the next session of Council.

All those in favor of

this motion please signify by saying aye.

(Aye.)

COUNCILWOMAN BASS: Anyone opposed?

(No response.)

COUNCILWOMAN BASS: The ayes have it and the motion carries.

If there are no additional remarks from the committee or our guests, this concludes the business of the Committee on Rules for today. Thank you very much for your attendance.

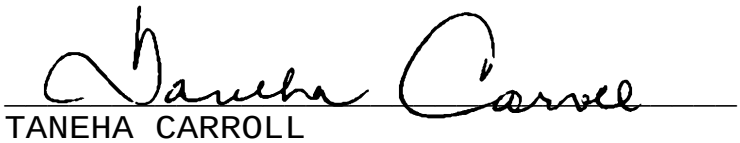
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(Committee on Rules concluded at 12:25 p.m.)

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C E R T I F I C A T I O N

I, hereby certify that the proceedings and evidence noted are contained fully and accurately in the stenographic notes taken by me in the foregoing matter, and that this is a correct transcript of the same.



TANEHA CARROLL
Court Reporter - Notary Public

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City of Philadelphia

City Council
Chief Clerk's Office
402 City Hall
Philadelphia, PA 19107

Meeting Agenda

Tuesday, October 27, 2026

10:00 AM

Room 400, City Hall

Committee on Rules

12 Items for Discussion

260516 An Ordinance 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.

Attachments: Bill No. 26051600

260686 An Ordinance Amending the Philadelphia Zoning Maps by changing the zoning designations of certain areas of land located within an area bounded by Wyncote Avenue, Ogontz Avenue, and 68th Avenue, all under certain terms and conditions.

Attachments: Bill No. 26068600

260687 An Ordinance Amending the Philadelphia Zoning Maps by changing the zoning designations of certain areas of land located within an area bounded by 65th Avenue, 3rd Street, Chelten Avenue, and 5th Street, all under certain terms and conditions.

Attachments: Bill No. 26068700

260690 An Ordinance Amending Section 14-504 of The Philadelphia Code, entitled "/NCO, Neighborhood Conservation Overlay District" by creating a new Southwest Center City Neighborhood Conservation Overlay District, and by revising the boundaries of Section 14-502 /CTR, Center City Overlay District, and making related changes, all under certain terms and conditions.

Attachments: Bill No. 26069000

260694 An Ordinance Amending Section 14-503(4) of The Philadelphia Code, entitled "/NCA, Neighborhood Commercial Area Overlay District. Main Street/Manayunk and Venice Island" by revising boundaries, restricting additional uses, and replacing illustrative maps, all under certain terms and conditions.

Attachments: Bill No. 26069400

260695 An Ordinance Amending Section 14-601 of The Philadelphia Code, entitled "Use Categories," to revise the definition of adult cabaret.

Attachments: Bill No. 26069500

260703 An Ordinance Amending Chapter 14 of The Philadelphia Code, entitled "Zoning and Planning," by defining self-service storage facilities and prohibiting them in certain locations and making related technical changes, all under certain terms and conditions.

Attachments: Bill No. 26070300

260704 An Ordinance Amending Section 14-500 of The Philadelphia Code, entitled "Overlay Zoning Districts" by combining the /FNE, Far Northeast Overlay District and the /NE, Northeast Overlay District into a new /TEN, Tenth District Overlay District and making related changes all under certain terms and conditions.

Attachments: Bill No. 26070400

260709 An Ordinance Amending Section 14-530 of The Philadelphia Code, entitled "/EDO, Eighth District Overlay District" by restricting additional uses and making technical changes, all under certain terms and conditions.

Attachments: Bill No. 26070900

260710 An Ordinance Amending Chapter 9-645 of the Philadelphia Code, entitled, Eighth District Commercial Business Hour Restriction, to provide a limited exception to the curfew for a specific area in the Eighth Councilmanic District, all under certain terms and conditions.

Attachments: Bill No. 26071000

260711 An Ordinance To amend the Philadelphia Zoning Maps by changing the zoning designations of certain areas of land located within an area bounded by Roberts Avenue, Germantown Avenue, Cayuga Street, 17th Street, Saint Paul Street, Germantown Avenue, Brunner Street, and Wayne Avenue.

Attachments: Bill No. 26071100

260759 An Ordinance To amend the Philadelphia Zoning Maps by changing the zoning designations of certain areas of land located within an area bounded by Wharton Street, 28th Street, Reed Street, and Newkirk Street.

Attachments: Bill No. 26075900

260760 An Ordinance To amend the Philadelphia Zoning Maps by changing the zoning designations of certain areas of land located within an area bounded by Wharton Street, Broad Street, Reed Street, and Carlisle Street.

Attachments: Bill No. 26076000

260795 An Ordinance To approve amendments to the University of Pennsylvania Master Plan in the area bounded by Walnut Street, 32nd Street, South Street, and 33rd Street, related to the David Rittenhouse Laboratory at 3200 Walnut Street.

Attachments: Bill No. 26079500

260796 An Ordinance To amend the Philadelphia Zoning Maps by changing the zoning designations of certain areas of land located within an area bounded by Lancaster Avenue, 62nd Street, Lebanon Avenue, 63rd Street and Malvern Avenue.

Attachments: Bill No. 26079600

260800 An Ordinance To amend the Philadelphia Zoning Maps by changing the zoning designations of certain areas of land located within an area bounded by Lehigh Avenue, Belgrade Street, Aramingo Avenue, and Miller Street.

Attachments: Bill No. 26080000