

Dec 7, 2021 Committee on Rules
December 7, 2021

COUNCIL OF THE CITY OF PHILADELPHIA
COMMITTEE ON RULES

Remote location using Microsoft® Teams
Tuesday, December 7, 2021
2:00 p.m.

PRESENT:

COUNCILMAN KENYATTA JOHNSON, CHAIR
COUNCILMAN MARK SQUILLA, VICE-CHAIR
COUNCILWOMAN CINDY BASS
COUNCILWOMAN KATHERINE GILMORE RICHARDSON
COUNCILMAN BRIAN J. O'NEILL
COUNCILWOMAN MARIA D. QUINONES-SANCHEZ

BILLS: 210899, 210922, 210926

1 - - -

2 COUNCILMAN JOHNSON: Good
3 afternoon, everyone. This is the
4 Committee on Rules for Tuesday, December
5 7, 2021.

6 I understand that state law
7 currently requires that the following
8 announcement be made at the beginning of
9 every remote public hearing as follows:

10 Due to the current public health
11 emergency, City Council Committees are
12 currently meeting remotely. We are
13 using Microsoft Teams to make these
14 remote hearings possible.

15 Instructions for how the public
16 may view and offer public testimony of
17 public hearings of Council Committees
18 are included in the public hearing
19 notices that are published in the Daily
20 News, Inquirer and Legal Intelligencer
21 prior to the hearing and can also be
22 found on PHLCouncil.com.

23 Will the Clerk please call the
24 roll to take attendance. Members that
25 are in attendance will please indicate

1 that they are present when their names
2 are called. Also, please say a few
3 brief words when responding so that your
4 image will be displayed on the screen
5 when you speak.

6 THE CLERK: Councilmember
7 Squilla.

8 COUNCILMAN SQUILLA: Afternoon,
9 Mr. Chair and colleagues. Present.

10 THE CLERK: Councilmember Oh.
11 (No response.)

12 THE CLERK: Councilmember Bass.
13 COUNCILWOMAN BASS: Good
14 afternoon. I am present.

15 THE CLERK: Councilmember
16 Gilmore Richardson.

17 COUNCILWOMAN GILMORE
18 RICHARDSON: Good afternoon, Mr. Chair
19 and colleagues. I'm present.

20 THE CLERK: Councilmember
21 Henon.

22 (No response.)

23 THE CLERK: Councilmember
24 Quinones-Sanchez.

25 COUNCILWOMAN QUINONES-SANCHEZ:

1 Good afternoon, Mr. Chair. I am
2 present.

3 THE CLERK: Councilmember
4 Jones.

5 COUNCILMAN JONES: Present.

6 THE CLERK: Councilmember
7 O'Neill.

8 COUNCILMAN O'NEILL: Present.

9 COUNCILMAN JOHNSON: Thank you,
10 Joshu. A quorum of the Committee is
11 present and this hearing is now called
12 to order. This is the public hearing of
13 the Committee on Rules regarding Bill
14 Nos. 210899, 210922 and 210926.

15 Will the Clerk please read the
16 titles of the bills.

17 THE CLERK: Bill No. 210899,
18 amending Chapter 14-1000 of The
19 Philadelphia Code, entitled "Historic
20 Preservation," to establish a temporary
21 demolition moratorium with respect to
22 properties in the area bounded by Henry
23 Avenue, Roxborough Avenue, Silverwood
24 Street and Fountain Street; all under
25 certain terms and conditions.

1 Bill No. 210922, to amend the
2 Philadelphia Zoning Maps by changing the
3 zoning designations of certain areas of
4 land located within an area bounded by
5 Fountain Street, Umbria Street, Paoli
6 Avenue, Ridge Avenue, Livezey Street,
7 Valley Avenue and Henry Avenue.

8 Bill No. 210926, to amend the
9 Philadelphia Zoning Maps by changing the
10 zoning designations of certain areas of
11 land located with an area bounded by
12 Crispin Street, Willits Road, Academy
13 Road and Frankford Avenue.

14 COUNCILMAN JOHNSON: Before we
15 begin to hear testimony from the
16 witnesses we have for today, everyone
17 who has been invited to the meeting to
18 testify should be aware that this public
19 hearing is being recorded. Because the
20 hearing is public, participants and
21 viewers have no reasonable expectation
22 of privacy. By continuing to be in the
23 meeting, you are consenting to being
24 recorded.

25 Additionally, prior to

1 recognizing Members for the questions or
2 comments they have for witnesses, I will
3 note for the record at this time that we
4 will use the chat feature available in
5 Microsoft Teams to allow Members to
6 signify that they wish to be recognized.
7 In order to comply with the Sunshine
8 Act, the chat feature must only be used
9 for this purpose.

10 Will the Clerk please call the
11 panel for Bill No. 210899.

12 THE CLERK: Paula Brumbelow
13 Burns.

14 MS. BRUMBELOW BURNS: Good
15 afternoon, members of the Rules
16 Committee. I'm Paula Brumbelow Burns,
17 Director of Legislation for the
18 Philadelphia City Planning Commission.
19 I am here to testify on Bill No. 210899,
20 which was introduced into City Council
21 on November 4, 2021 by Councilmember
22 Jones.

23 Bill No. 210899 amends The
24 Philadelphia Zoning Code by amending
25 Chapter 14-1000, Historic Preservation,

1 to establish a temporary demolition
2 moratorium with respect to properties in
3 the area bounded by Henry and Roxborough
4 Avenues, Silverwood and Fountain
5 Streets. This bill will create a
6 one-year demolition moratorium within an
7 area of Roxborough known for Victorian
8 Homes. It will apply to properties that
9 were shown on the map in Exhibit A of
10 the bill.

11 This will include the removal
12 or partial removal of structural
13 elements for the purpose of the removal
14 of an entire structure. The purpose of
15 this moratorium is to allow for the
16 application of the Victorian Roxborough
17 Historic District. The Council Office
18 has been working directly with the
19 Historical Commission on this request.

20 The Planning Commission
21 supports the work of the Historical
22 Commission and the preservation of
23 neighborhoods. Demolition moratoriums
24 can disrupt the Commission's ability to
25 address other historic preservation

1 efforts that should take priority. By
2 creating a moratorium, it pulls
3 resources away from current projects and
4 moves this area to the top of the
5 priority list for designation. This
6 process can have a negative impact on
7 neighborhoods that have fewer resources
8 and may negatively impact Black and
9 Brown areas of the City.

10 The Philadelphia City Planning
11 Commission considered Bill No. 210899 at
12 its meeting of November 18, 2021 and
13 based on the prioritization of
14 designation through legislation
15 recommended not for approval. I'll be
16 happy to answer any questions at this
17 time.

18 COUNCILMAN JOHNSON: Are there
19 any questions or comments from members
20 of the Committee?

21 Councilman Curtis Jones.

22 COUNCILMAN JONES: Thank you,
23 Mr. Chairman.

24 With all due respect to the
25 Planning Commission, my constituents who

1 live in Roxborough have been discovered.
2 They are one of the best small towns in
3 the City of Philadelphia, even though
4 they are a part of Philadelphia. Every
5 area similar to other areas in
6 Philadelphia has been bought up where
7 Victorian Homes used to be, and they've
8 demolished them sometimes for things as
9 little as a Wendy's and sometimes as
10 much for multi-unit single family houses
11 where it was a single before. Now,
12 there are 20, 25 homes. This adds to
13 traffic congestion. This adds to
14 parking concerns because they rarely
15 have a one-to-one parking component to
16 it. So with all due respect to the
17 Planning Commission, I think the 75,000
18 folk who live in that area will
19 appreciate the passage of this
20 moratorium for a period of time.

21 Thank you, Mr. Chairman.

22 COUNCILMAN JOHNSON: Thank you.

23 Any other questions or comments from
24 members of this Committee?

25 COUNCILWOMAN GILMORE

1 RICHARDSON: Mr. Chair.

2 COUNCILMAN JOHNSON:

3 Councilwoman Katherine Gilmore

4 Richardson.

5 COUNCILWOMAN GILMORE

6 RICHARDSON: Thank you so much,

7 Mr. Chair.

8 I just wanted to thank my
9 colleague and District Councilmember,
10 Councilmember Curtis Jones, Jr., for
11 this very important legislation for the
12 Roxborough community. And I wanted to
13 stand in solidarity and in support of
14 this measure and put that on the record.

15 Thank you so much, Mr. Chair.

16 COUNCILMAN JOHNSON: You're
17 welcome.

18 Any other questions or comments
19 from members of the Committee?

20 (No response.)

21 COUNCILMAN JOHNSON: Hearing
22 none, will the Clerk please call the
23 next panel for the next bill.

24 THE CLERK: Paula Brumbelow
25 Burns testifying on --

1 COUNCILMAN JOHNSON: Please
2 state -- go ahead, Joshu.

3 THE CLERK: Testifying on Bill
4 No. 210922.

5 COUNCILMAN JOHNSON: Thank you.

6 MS. BRUMBELOW BURNS: I'm Paula
7 Brumbelow Burns, Director of Legislation
8 for the Philadelphia City Planning
9 Commission. I'm here to testify on Bill
10 No. 210922, which was introduced into
11 City Council on November 18, 2021 by
12 Councilmember Jones.

13 Bill No. 210922 amends the
14 Philadelphia Zoning Maps by changing the
15 zoning designations of land located
16 within an area bounded by Fountain and
17 Umbria Streets, Paoli and Ridge Avenues,
18 Livezey Street and Valley and Henry
19 Avenues. This bill proposes to change
20 the zoning designations of land along
21 Ridge Avenue from CMX-2.5, Commercial
22 Mixed-Use, to CA-1, Auto-Oriented
23 Commercial.

24 This area has seen a
25 significant uptick in development

1 projects that are changing the
2 established development patterns of the
3 neighborhood. The Commission staff
4 recognizes the concerns of residents and
5 the demand that the increased density
6 has on the existing community. We would
7 like to continue to work with the
8 Council office and neighborhood to
9 address these ongoing concerns through
10 additional mapping and updating the text
11 of the existing neighborhood commercial
12 area overlay to create a long-term
13 solution for the community.

14 The Lower Northwest District
15 Plan made several recommendations for
16 Upper Roxborough along Ridge Avenue to
17 encourage a pedestrian-oriented
18 commercial corridor. Previous
19 legislation changed the zoning to
20 CMX-2.5 and updated the NCA for the area
21 to this type of development and get away
22 from the small scale auto-oriented
23 commercial with parking lots along Ridge
24 Avenue. The City Philadelphia Planning
25 Commission will consider Bill No. 210922

1 at its meeting of December 9, 2021 where
2 the staff will recommend not for
3 approval for CA-1 zoning designations.
4 I will be happy to answer any questions
5 at this time.

6 COUNCILMAN JOHNSON: The Chair
7 recognizes Councilman Curtis Jones, the
8 sponsor of the bill.

9 COUNCILMAN JONES: Thank you
10 again, Mr. Chairman.

11 And I want to thank the
12 Planning Commission for its diligence
13 and paying attention to the Roxborough
14 area, but sometimes every now and then
15 we're going to disagree. And I
16 appreciate you guiding us and giving us
17 some guardrails, but every now and then
18 we're going to disagree.

19 And I base it on knowing that
20 community better than some members on
21 the Planning Commission who need a GPS
22 to find it. So with that, I want to
23 thank my colleagues for their support.

24 COUNCILMAN JOHNSON: Thank you.
25 Any other questions or comments from

1 members of the Committee?

2 (No response.)

3 COUNCILMAN JOHNSON: Okay.

4 Hearing none, will the Clerk please call
5 the next panel and the next bill.

6 THE CLERK: Paula Brumbelow
7 Burns testifying on Bill No. 210926.

8 MS. BRUMBELOW BURNS: Good
9 afternoon. I'm Paula Brumbelow Burns,
10 Director of Legislation for the
11 Philadelphia City Planning Commission.
12 I'm here to testify on Bill No. 210926
13 which was introduced into City Council
14 on November 18, 2021 by Councilmember
15 Henon. Bill No. 210926 amends the
16 Philadelphia Zoning Maps by changing the
17 zoning designation of land located
18 within the area bounded by Crispin
19 Street, Willits Road, Academy Road and
20 Frankford Avenue.

21 The bill will correctively
22 rezone the existing residential use
23 along Pennypack Street from CA-2, Auto-
24 Oriented Commercial, to RM-2,
25 Residential Mixed-Use zoning

1 designation. Additionally, it will
2 change the zoning designation of an
3 existing shopping center from CA-2 and
4 RSA-2, Residential Single-Family
5 Attached. The proposed zoning for the
6 commercial area will remove the split
7 zoning from the property and have the
8 entire area under the CA-2 designation
9 for the shopping center.

10 The proposed bill advances the
11 Far Northeast District Plan zoning
12 recommendations serving as a corrective
13 zoning of the property and will match
14 the current land uses within the bounded
15 area. The Philadelphia City Planning
16 Commission will consider Bill No. 210926
17 at its meeting of December 9, 2021 and
18 will have a staff recommendation for
19 approval. I will be happy to answer any
20 questions at this time.

21 COUNCILMAN JOHNSON: Any
22 questions or comments from members of
23 the Committee?

24 (No response.)

25 COUNCILMAN JOHNSON: Hearing

1 none, thank you for your testimony.

2 Is there anyone else here to
3 testify on these bills whose name has
4 not yet been called?

5 (No response.)

6 COUNCILMAN JOHNSON: Hearing
7 none, I want to thank all the panels and
8 witnesses for their participation today.
9 We value your input. I now invite all
10 panels and witnesses to please
11 disconnect from the meeting before we go
12 into our public meeting. We will now
13 pause the proceedings briefly as
14 multiple participants leave the hearing.

15 This concludes the public
16 hearing of the Committee. We will now
17 go into the public meeting to consider
18 the action to be taken on the bills
19 before this Committee today. We will
20 now convene the public meeting.

21 Will the Clerk please call the
22 roll to take attendance. Members that
23 are in attendance will please indicate
24 that they are present when their names
25 are called. Also, please say a few

1 brief words when you're responding so
2 that your image will be displayed on
3 screen when you speak.

4 THE CLERK: Councilmember
5 Squilla.

6 COUNCILMAN SQUILLA: Good
7 afternoon, Mr. Chair and colleagues.
8 Present.

9 THE CLERK: Councilmember Oh.
10 (No response.)

11 THE CLERK: Councilmember Bass.

12 COUNCILWOMAN BASS: Good
13 afternoon. I am still present.

14 THE CLERK: Councilmember
15 Gilmore Richardson.

16 COUNCILWOMAN GILMORE
17 RICHARDSON: Good afternoon, Mr. Chair
18 and colleagues. I'm present.

19 THE CLERK: Councilmember
20 Henon.

21 (No response.)

22 THE CLERK: Councilmember
23 Quinones-Sanchez.

24 COUNCILWOMAN QUINONES-SANCHEZ:
25 Mr. Chair, I'm present.

1 THE CLERK: Councilmember

2 Jones.

3 COUNCILMAN JONES: Mr. Chairman

4 and colleagues, I'm present.

5 THE CLERK: Councilmember

6 O'Neill.

7 COUNCILMAN O'NEILL: Present.

8 COUNCILMAN JOHNSON: We have a

9 quorum. Thank you, Joshu. We will now
10 go into our public meeting.

11 The Chair recognizes Councilman
12 Squilla for a motion on the amendment to
13 Bill No. 210899.

14 COUNCILMAN SQUILLA: Thank you,
15 Mr. Chair. I tried to do this in the
16 Streets Committee by accident, but we
17 have the right script now so I'm good.

18 I offer an amendment to Bill
19 No. 210899. A copy of the amendment has
20 been circulated to all members of the
21 Committee. And I move for the amendment
22 to Bill No. 210899 be approved.

23 COUNCILWOMAN GILMORE

24 RICHARDSON: Second.

25 COUNCILMAN JOHNSON: The Chair

1 recognizes Councilwoman Katherine
2 Gilmore Richardson who seconds the
3 motion. It has been moved and properly
4 seconded that the amendment to Bill No.
5 210899 be approved.

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

8 (Aye.)

9 COUNCILMAN JOHNSON: Those
10 opposed?

11 (No response.)

12 COUNCILMAN JONES: The ayes
13 have it. The motion carries, and the
14 amendment to Bill No. 210899 has been
15 approved.

16 The Chair recognizes Councilman
17 Mark Squilla for a motion on Bill No.
18 210899 as amended.

19 COUNCILMAN SQUILLA: Thank you,
20 Mr. Chair.

21 I move that Bill No. 210899 as
22 amended be reported from this Committee
23 with a favorable recommendation and
24 further move that the rules of Council
25 be suspended as to permit this bill at

1 the next session of Council.

2 COUNCILWOMAN GILMORE

3 RICHARDSON: Second.

4 COUNCILMAN JOHNSON: The Chair

5 recognizes Councilwoman Katherine

6 Gilmore Richardson who seconds the

7 motion. It has been moved and properly

8 seconded that Bill No. 210899 as amended

9 be reported from this Committee with a

10 favorable recommendation and that the

11 rules of Council be suspended to permit

12 first reading of this bill at the next

13 session of Council.

14 All those in favor of the

15 motion will signify by saying aye.

16 (Aye.)

17 COUNCILMAN JOHNSON: Those

18 opposed?

19 (No response.)

20 COUNCILMAN JOHNSON: The ayes

21 have it and the motion carries.

22 Chair recognizes Councilman

23 Mark Squilla for a motion on amendment

24 to Bill No. 210922.

25 COUNCILMAN SQUILLA: Thank you,

1 Mr. Chair.

2 I offer an amendment to Bill
3 No. 210922. A copy of the amendment has
4 been circulated to members of the
5 Committee. I move that the amendment to
6 Bill No. 210922 be approved.

7 COUNCILWOMAN GILMORE

8 RICHARDSON: Second.

9 COUNCILMAN JOHNSON: The Chair
10 notes for the record that Councilwoman
11 Katherine Gilmore Richardson seconds the
12 motion. It has been moved and properly
13 seconded that the amendment to Bill No.
14 210922 be approved.

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

17 (Aye.)

18 COUNCILMAN JOHNSON: Those
19 opposed?

20 (No response.)

21 COUNCILMAN JOHNSON: The ayes
22 have it and the motion carriers, and the
23 amendment to Bill No. 210922 has been
24 approved.

25 The Chair recognizes Councilman

1 Squilla for a motion on Bill No. 210922
2 as amended.

3 COUNCILMAN SQUILLA: Thank you,
4 Mr. Chair.

5 I move that Bill No. 210922 as
6 amended be reported from this Committee
7 with a favorable recommendation and
8 further move that the rules of Council
9 be suspended as to permit this bill at
10 the next session of Council.

11 COUNCILWOMAN GILMORE
12 RICHARDSON: Second.

13 COUNCILMAN JOHNSON: The Chair
14 notes for the record that Councilwoman
15 Katherine Gilmore Richardson seconds the
16 motion. It has been moved and properly
17 seconded that Bill No. 210922 as amended
18 be reported from this Committee with a
19 favorable recommendation and further
20 move that the rules of Council be
21 suspended to permit first reading of
22 this bill at the next session of
23 Council.

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

1 (Aye.)

2 COUNCILMAN JOHNSON: Those
3 opposed?

4 (No response.)

5 COUNCILMAN JOHNSON: The ayes
6 have it and the motion carries.

7 The Chair recognizes Councilman
8 Mark Squilla for a motion on the
9 amendment to Bill No. 210926.

10 COUNCILMAN SQUILLA: Thank you,
11 Mr. Chair.

12 I offer an amendment to Bill
13 No. 210926. A copy of the amendment has
14 been circulated to all members of the
15 Committee. I move that the amendment to
16 Bill No. 210926 be approved.

17 COUNCILWOMAN GILMORE
18 RICHARDSON: Second.

19 COUNCILMAN JOHNSON: The Chair
20 notes for the record that Councilwoman
21 Katherine Gilmore Richardson seconds the
22 motion. It has been moved and properly
23 seconded that the amendment to Bill No.
24 210926 be approved.

25 All those in favor of the

1 motion will signify by saying aye.

2 (Aye.)

3 COUNCILMAN JOHNSON: Those
4 opposed?

5 (No response.)

6 COUNCILMAN JOHNSON: The ayes
7 have it and the motion carries, and the
8 amendment to Bill No. 210926 has been
9 approved.

10 The Chair recognizes Councilman
11 Mark Squilla for a motion on Bill No.
12 210926 as amended.

13 COUNCILMAN SQUILLA: Thank you,
14 Mr. Chair.

15 I move that Bill No. 210926 as
16 amended be reported from this Committee
17 with a favorable recommendation and
18 further move that the rules of Council
19 be suspended as to permit this bill at
20 the next session of Council.

21 COUNCILWOMAN GILMORE
22 RICHARDSON: Second.

23 COUNCILMAN JOHNSON: The Chair
24 notes for the record that Councilmember
25 Katherine Gilmore Richardson seconds the

1 motion. It has been moved and properly
2 seconded that Bill No. 210926 as amended
3 be reported from this Committee with a
4 favorable recommendation and further
5 move that the rules of Council be
6 suspended to permit first reading of
7 this bill at the next session of
8 Council.

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

11 (Aye.)

12 COUNCILMAN JOHNSON: Opposed?

13 (No response.)

14 COUNCILMAN JOHNSON: The ayes
15 have it and the motion carries.

16 I want to thank everybody for
17 taking time out of their schedule and
18 making the meeting. This concludes the
19 meeting. There are no additional
20 remarks. I want to thank everybody for
21 their time and participation in our
22 Rules hearing today. Thank you.

23 COUNCILMAN JONES: Thank you,
24 Mr. Chairman, members.

25 COUNCILMAN SQUILLA: Thank you

1 all. Have a great night.

2 COUNCILMAN JOHNSON: You're
3 welcome.

4 (Committee on Rules concluded
5 at 2:21 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 this is a correct transcript of the
same.

TANEHA CARROLL
Court Reporter - Notary Public

(The foregoing certification of
this transcript does not apply to any
reproduction of the same by any means,
unless under the direct control and/or
supervision of the certifying reporter.)

Dec 7, 2021 Committee on Rules
December 7, 2021

Page 1

A	13:4 15:19	20:20	Burns 6:13	5:9 11:14	14:11	convene	14:14 17:4
ability 7:24	application	21:21 23:5	6:14,16	12:1 14:16	15:16	16:20	17:9,11,14
Academy	7:16	24:6 25:14	10:25 11:6	Chapter 4:18	Commissio...	copy 18:19	17:19,22
5:12 14:19	apply 7:8		11:7 14:7,8	6:25	7:24	21:3 23:13	18:1,5
accident	27:21	B	14:9	chat 6:4,8	Committee	correct 27:6	24:24
18:16	appreciate	base 13:19		CINDY 1:12	1:2 2:4	corrective	Councilwo...
accurately	9:19 13:16	based 8:13	C	circulated	4:10,13	15:12	1:12,12,13
27:4	approval	Bass 1:12	C 27:1,1	18:20 21:4	6:16 8:20	correctively	3:13,17,25
Act 6:8	8:15 13:3	3:12,13	CA-1 11:22	23:14	9:24 10:19	14:21	9:25 10:3,5
action 16:18	15:19	17:11,12	13:3	City 1:1 2:11	14:1 15:23	corridor	17:12,16,24
additional	approved	beginning 2:8	CA-2 14:23	6:18,20 8:9	16:16,19	12:18	18:23 19:1
12:10	18:22 19:5	best 9:2	15:3,8	8:10 9:3	18:16,21	Council 1:1	20:2,5 21:7
25:19	19:15 21:6	better 13:20	call 2:23 6:10	11:8,11	19:22 20:9	2:11,17	21:10
Additionally	21:14,24	bill 4:13,17	10:22 14:4	12:24	21:5 22:6	6:20 7:17	22:11,14
5:25 15:1	23:16,24	5:1,8 6:11	16:21	14:11,13	22:18	11:11 12:8	23:17,20
address 7:25	24:9	6:19,23 7:5	called 3:2	15:15	23:15	14:13	24:21
12:9	area 4:22 5:4	7:10 8:11	4:11 16:4	Clerk 2:23	24:16 25:3	19:24 20:1	Court 27:13
adds 9:12,13	5:11 7:3,7	10:23 11:3	16:25	3:6,10,12	26:4	20:11,13	create 7:5
advances	8:4 9:5,18	11:9,13,19	carriers	3:15,20,23	Committees	22:8,10,20	12:12
15:10	11:16,24	12:25 13:8	21:22	4:3,6,15,17	2:11,17	22:23	creating 8:2
afternoon 2:3	12:12,20	14:5,7,12	carries 19:13	6:10,12	community	24:18,20	Crispin 5:12
3:8,14,18	13:14	14:15,21	20:21 23:6	10:22,24	10:12 12:6	25:5,8	14:18
4:1 6:15	14:18 15:6	15:10,16	24:7 25:15	11:3 14:4,6	12:13	Councilman	current 2:10
14:9 17:7	15:8,15	18:13,18,22	CARROLL	16:21 17:4	13:20	1:11,11,13	8:3 15:14
17:13,17	areas 5:3,10	19:4,14,17	27:12	17:9,11,14	comply 6:7	2:2 3:8 4:5	currently 2:7
ahead 11:2	8:9 9:5	19:21,25	center 15:3,9	17:19,22	component	4:8,9 5:14	2:12
allow 6:5	Attached	20:8,12,24	certain 4:25	18:1,5	9:15	8:18,21,22	Curtis 8:21
7:15	15:5	21:2,6,13	5:3,10	CMX-2.5	concerns	9:22 10:2	10:10 13:7
amend 5:1,8	attendance	21:23 22:1	certification	11:21	9:14 12:4,9	10:16,21	D
amended	2:24,25	22:5,9,17	27:20	12:20	concluded	11:1,5 13:6	D 1:13
19:18,22	16:22,23	22:22 23:9	certify 27:2	Code 4:19	26:4	13:7,9,24	Daily 2:19
20:8 22:2,6	attention	23:12,16,23	certifying	6:24	concludes	14:3 15:21	December
22:17	13:13	24:8,11,15	27:24	colleague	16:15	15:25 16:6	1:5 2:4
24:12,16	Auto- 14:23	24:19 25:2	Chair 1:11	10:9	25:18	17:6 18:3,7	13:1 15:17
25:2	auto-orient...	25:7	3:9,18 4:1	colleagues	conditions	18:8,11,14	demand 12:5
amending	11:22	bills 1:16	10:1,7,15	3:9,19	4:25	18:25 19:9	demolished
4:18 6:24	12:22	4:16 16:3	13:6 17:7	13:23 17:7	congestion	19:12,16,19	9:8
amendment	available 6:4	16:18	17:17,25	17:18 18:4	9:13	20:4,17,20	demolition
18:12,18,19	Avenue 4:23	Black 8:8	18:11,15,25	comments	consenting	20:22,25	4:21 7:1,6
18:21 19:4	4:23 5:6,6	bought 9:6	19:16,20	6:2 8:19	5:23	21:9,18,21	7:23
19:14	5:7,7,13	bounded 4:22	20:4,22	9:23 10:18	consider	21:25 22:3	density 12:5
20:23 21:2	11:21	5:4,11 7:3	21:1,9,25	13:25	12:25	22:13 23:2	designation
21:3,5,13	12:16,24	11:16	22:4,13	15:22	15:16	23:5,7,10	8:5,14
21:23 23:9	14:20	14:18	23:7,11,19	commercial	16:17	23:19 24:3	14:17 15:1
23:12,13,15	Avenues 7:4	15:14	24:10,14,23	11:21,23	considered	24:6,10,13	15:2,8
23:23 24:8	11:17,19	BRIAN 1:13	Chairman	12:11,18,23	8:11	24:23	designations
amends 6:23	aware 5:18	brief 3:3 17:1	8:23 9:21	14:24 15:6	constituents	25:12,14,23	5:3,10
11:13	aye 19:7,8	briefly 16:13	13:10 18:3	Commission	8:25	25:25 26:2	11:15,20
14:15	20:15,16	Brown 8:9	25:24	6:18 7:19	contained	Councilme...	13:3
and/or 27:23	21:16,17	Brumbelow	change 11:19	7:20,22	27:3	3:6,10,12	development
announcem...	22:25 23:1	6:12,14,16	15:2	8:11,25	continue 12:7	3:15,20,23	11:25 12:2
2:8	24:1,2	10:24 11:6	changed	9:17 11:9	continuing	4:3,6 6:21	12:21
answer 8:16	25:10,11	11:7 14:6,8	12:19	12:3,25	5:22	10:9,10	diligence
	ayes 19:12	14:9	changing 5:2	13:12,21	control 27:23	11:12	

Dec 7, 2021 Committee on Rules
December 7, 2021

Page 2

13:12 direct 27:23 directly 7:18 Director 6:17 11:7 14:10 disagree 13:15,18 disconnect 16:11 discovered 9:1 displayed 3:4 17:2 disrupt 7:24 District 7:17 10:9 12:14 15:11 due 2:10 8:24 9:16	favorable 19:23 20:10 22:7 22:19 24:17 25:4 feature 6:4,8 fewer 8:7 find 13:22 first 20:12 22:21 25:6 folk 9:18 following 2:7 follows 2:9 foregoing 27:5,20 found 2:22 Fountain 4:24 5:5 7:4 11:16 Frankford 5:13 14:20 fully 27:4 further 19:24 22:8,19 24:18 25:4	H happy 8:16 13:4 15:19 health 2:10 hear 5:15 hearing 2:9 2:18,21 4:11,12 5:19,20 10:21 14:4 15:25 16:6 16:14,16 25:22 hearings 2:14 2:17 Henon 3:21 14:15 17:20 Henry 4:22 5:7 7:3 11:18 historic 4:19 6:25 7:17 7:25 Historical 7:19,21 homes 7:8 9:7,12 houses 9:10	J J 1:13 JOHNSON 1:11 2:2 4:9 5:14 8:18 9:22 10:2,16,21 11:1,5 13:6 13:24 14:3 15:21,25 16:6 18:8 18:25 19:9 20:4,17,20 21:9,18,21 22:13 23:2 23:5,19 24:3,6,23 25:12,14 26:2 Jones 4:4,5 6:22 8:21 8:22 10:10 11:12 13:7 13:9 18:2,3 19:12 25:23 Joshu 4:10 11:2 18:9 Jr 10:10	6:17 8:14 10:11 11:7 12:19 14:10 list 8:5 little 9:9 live 9:1,18 Livezey 5:6 11:18 located 5:4 5:11 11:15 14:17 location 1:5 long-term 12:12 lots 12:23 Lower 12:14	Microsoft 1:5 2:13 6:5 Mixed-Use 11:22 14:25 moratorium 4:21 7:2,6 7:15 8:2 9:20 moratoriums 7:23 motion 18:12 19:3,7,13 19:17 20:7 20:15,21,23 21:12,16,22 22:1,16,25 23:6,8,22 24:1,7,11 25:1,10,15 move 18:21 19:21,24 21:5 22:5,8 22:20 23:15 24:15,18 25:5 moved 19:3 20:7 21:12 22:16 23:22 25:1 moves 8:4 multi-unit 9:10 multiple 16:14	15:11 Northwest 12:14 Nos 4:14 Notary 27:13 note 6:3 noted 27:3 notes 21:10 22:14 23:20 24:24 27:5 notices 2:19 November 6:21 8:12 11:11 14:14	part 9:4 partial 7:12 participants 5:20 16:14 participation 16:8 25:21 passage 9:19 patterns 12:2 Paula 6:12,16 10:24 11:6 14:6,9 pause 16:13 paying 13:13 pedestrian-... 12:17 Pennypack 14:23 period 9:20 permit 19:25 20:11 22:9 22:21 24:19 25:6 Philadelphia 1:1 4:19 5:2,9 6:18 6:24 8:10 9:3,4,6 11:8,14 12:24 14:11,16 15:15 PHLCounc... 2:22 Plan 12:15 15:11 Planning 6:18 7:20 8:10,25 9:17 11:8 12:24 13:12,21 14:11 15:15 please 2:23 2:25 3:2 4:15 6:10 10:22 11:1 14:4 16:10 16:21,23,25 possible 2:14 present 1:10 3:1,9,14,19 4:2,5,8,11 16:24 17:8
E 27:1 efforts 8:1 elements 7:13 emergency 2:11 encourage 12:17 entire 7:14 15:8 entitled 4:19 establish 4:20 7:1 established 12:2 everybody 25:16,20 evidence 27:3 Exhibit 7:9 existing 12:6 12:11 14:22 15:3 expectation 5:21	G Gilmore 1:12 3:16,17 9:25 10:3,5 17:15,16 18:23 19:2 20:2,6 21:7 21:11 22:11,15 23:17,21 24:21,25 giving 13:16 go 11:2 16:11 16:17 18:10 going 13:15 13:18 good 2:2 3:13 3:18 4:1 6:14 14:8 17:6,12,17 18:17 GPS 13:21 great 26:1 guardrails 13:17 guiding 13:16	I image 3:4 17:2 impact 8:6,8 important 10:11 include 7:11 included 2:18 increased 12:5 indicate 2:25 16:23 input 16:9 Inquirer 2:20 Instructions 2:15 Intelligencer 2:20 introduced 6:20 11:10 14:13 invite 16:9 invited 5:17	K Katherine 1:12 10:3 19:1 20:5 21:11 22:15 23:21 24:25 KENYATTA 1:11 knowing 13:19 known 7:7	M making 25:18 map 7:9 mapping 12:10 Maps 5:2,9 11:14 14:16 MARIA 1:13 Mark 1:11 19:17 20:23 23:8 24:11 match 15:13 matter 27:5 means 27:22 measure 10:14 meeting 2:12 5:17,23 8:12 13:1 15:17 16:11,12,17 16:20 18:10 25:18,19 members 2:24 6:1,5 6:15 8:19 9:24 10:19 13:20 14:1 15:22 16:22 18:20 21:4 23:14 25:24	N N 27:1 name 16:3 names 3:1 16:24 NCA 12:20 need 13:21 negative 8:6 negatively 8:8 neighborho... 12:3,8,11 neighborho... 7:23 8:7 News 2:20 night 26:1 Northeast	O 27:1 O'Neill 1:13 4:7,8 18:6 18:7 offer 2:16 18:18 21:2 23:12 office 7:17 12:8 Oh 3:10 17:9 Okay 14:3 one-to-one 9:15 one-year 7:6 ongoing 12:9 opposed 19:10 20:18 21:19 23:3 24:4 25:12 order 4:12 6:7 Oriented 14:24 overlay 12:12	P p.m 1:6 26:5 panel 6:11 10:23 14:5 panels 16:7 16:10 Paoli 5:5 11:17 parking 9:14 9:15 12:23
F 27:1 family 9:10 Far 15:11 favor 19:6 20:14 21:15 22:24 23:25 25:9			L land 5:4,11 11:15,20 14:17 15:14 law 2:6 leave 16:14 Legal 2:20 legislation				

Dec 7, 2021 Committee on Rules
December 7, 2021

Page 3

17:13,18,25 18:4,7 preservation 4:20 6:25 7:22,25 Previous 12:18 prior 2:21 5:25 prioritizati... 8:13 priority 8:1,5 privacy 5:22 proceedings 16:13 27:3 process 8:6 projects 8:3 12:1 properly 19:3 20:7 21:12 22:16 23:22 25:1 properties 4:22 7:2,8 property 15:7,13 proposed 15:5,10 proposes 11:19 public 2:9,10 2:15,16,17 2:18 4:12 5:18,20 16:12,15,17 16:20 18:10 27:13 published 2:19 pulls 8:2 purpose 6:9 7:13,14 put 10:14	3:25 17:23 17:24 quorum 4:10 18:9 R R 27:1 rarely 9:14 read 4:15 reading 20:12 22:21 25:6 reasonable 5:21 recognized 6:6 recognizes 12:4 13:7 18:11 19:1 19:16 20:5 20:22 21:25 23:7 24:10 recognizing 6:1 recommend 13:2 recommen... 15:18 19:23 20:10 22:7 22:19 24:17 25:4 recommen... 12:15 15:12 recommen... 8:15 record 6:3 10:14 21:10 22:14 23:20 24:24 recorded 5:19,24 regarding 4:13 remarks 25:20 remote 1:5 2:9,14 remotely 2:12	removal 7:11 7:12,13 remove 15:6 reported 19:22 20:9 22:6,18 24:16 25:3 reporter 27:13,24 reproduction 27:22 request 7:19 requires 2:7 residential 14:22,25 15:4 residents 12:4 resources 8:3 8:7 respect 4:21 7:2 8:24 9:16 responding 3:3 17:1 response 3:11 3:22 10:20 14:2 15:24 16:5 17:10 17:21 19:11 20:19 21:20 23:4 24:5 25:13 rezone 14:22 Richardson 1:12 3:16 3:18 10:1,4 10:6 17:15 17:17 18:24 19:2 20:3,6 21:8 21:11 22:12,15 23:18,21 24:22,25 Ridge 5:6 11:17,21 12:16,23 right 18:17 RM-2 14:24 Road 5:12,13 14:19,19 roll 2:24	16:22 Roxborough 4:23 7:3,7 7:16 9:1 10:12 12:16 13:13 RSA-2 15:4 rules 1:2 2:4 4:13 6:15 19:24 20:11 22:8 22:20 24:18 25:5 25:22 26:4 S saying 19:7 20:15 21:16 22:25 24:1 25:10 scale 12:22 schedule 25:17 screen 3:4 17:3 script 18:17 Second 18:24 20:3 21:8 22:12 23:18 24:22 seconded 19:4 20:8 21:13 22:17 23:23 25:2 seconds 19:2 20:6 21:11 22:15 23:21 24:25 seen 11:24 serving 15:12 session 20:1 20:13 22:10,22 24:20 25:7 shopping 15:3,9 shown 7:9 significant 11:25	signify 6:6 19:7 20:15 21:16 22:25 24:1 25:10 Silverwood 4:23 7:4 similar 9:5 single 9:10,11 Single-Fam... 15:4 small 9:2 12:22 solidarity 10:13 solution 12:13 speak 3:5 17:3 split 15:6 sponsor 13:8 Squilla 1:11 3:7,8 17:5 17:6 18:12 18:14 19:17,19 20:23,25 22:1,3 23:8 23:10 24:11,13 25:25 staff 12:3 13:2 15:18 stand 10:13 state 2:6 11:2 stenographic 27:4 Street 4:24 4:24 5:5,5 5:6,12 11:18 14:19,23 Streets 7:5 11:17 18:16 structural 7:12 structure 7:14 Sunshine 6:7 supervision 27:24 support 10:13	13:23 supports 7:21 suspended 19:25 20:11 22:9 22:21 24:19 25:6 T T 27:1,1 take 2:24 8:1 16:22 taken 16:18 27:5 TANEHA 27:12 Teams 1:5 2:13 6:5 temporary 4:20 7:1 terms 4:25 testify 5:18 6:19 11:9 14:12 16:3 testifying 10:25 11:3 14:7 testimony 2:16 5:15 16:1 text 12:10 thank 4:9 8:22 9:21 9:22 10:6,8 10:15 11:5 13:9,11,23 13:24 16:1 16:7 18:9 18:14 19:19 20:25 22:3 23:10 24:13 25:16,20,22 25:23,25 things 9:8 think 9:17 time 6:3 8:17 9:20 13:5 15:20 25:17,21 titles 4:16 today 5:16 16:8,19	25:22 top 8:4 towns 9:2 traffic 9:13 transcript 27:6,21 tried 18:15 Tuesday 1:5 2:4 type 12:21 U Umbria 5:5 11:17 understand 2:6 updated 12:20 updating 12:10 Upper 12:16 uptick 11:25 use 6:4 14:22 uses 15:14 V Valley 5:7 11:18 value 16:9 VICE-CH... 1:11 Victorian 7:7 7:16 9:7 view 2:16 viewers 5:21 W want 13:11 13:22 16:7 25:16,20 wanted 10:8 10:12 we're 13:15 13:18 welcome 10:17 26:3 Wendy's 9:9 Willits 5:12 14:19 wish 6:6 witnesses 5:16 6:2 16:8,10 words 3:3	17:1 work 7:21 12:7 working 7:18 X Y Z zoning 5:2,3 5:9,10 6:24 11:14,15,20 12:19 13:3 14:16,17,25 15:2,5,7,11 15:13 0 1 14-1000 4:18 6:25 18 8:12 11:11 14:14 2 2:00 1:6 2:21 26:5 20 9:12 2021 1:5 2:5 6:21 8:12 11:11 13:1 14:14 15:17 210899 1:16 4:14,17 6:11,19,23 8:11 18:13 18:19,22 19:5,14,18 19:21 20:8 210922 1:16 4:14 5:1 11:4,10,13 12:25 20:24 21:3 21:6,14,23 22:1,5,17 210926 1:16 4:14 5:8 14:7,12,15 15:16 23:9 23:13,16,24
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