

COUNCIL OF THE CITY OF PHILADELPHIA
COMMITTEE ON RULES

Room 400, City Hall
Philadelphia, Pennsylvania
Tuesday, March 24, 2015
10:10 a.m.

PRESENT:

COUNCILMAN WILLIAM K. GREENLEE, CHAIR
COUNCILWOMAN CINDY BASS
COUNCILMAN W. WILSON GOODE, JR.
COUNCILMAN BOBBY HENON
COUNCILWOMAN BLONDELL REYNOLDS BROWN
COUNCILMAN MARK SQUILLA
COUNCILWOMAN MARIAN B. TASCO

BILLS 150056, 150091, 150124, 150145, 150168,
and 150170

- - -

1
2 COUNCILMAN GREENLEE: Good
3 morning, everybody. This is the
4 Committee on Rules. We have established
5 a quorum with Councilman Goode,
6 Councilman Squilla, Councilman Henon, and
7 Councilwoman Tasco and myself, Bill
8 Greenlee.

9 First, for the record, let me
10 say that Bill No. 150145 is being held to
11 the call of the Chair at the request of
12 the sponsor.

13 Ms. Marconi, will you please
14 read the title of the first bill.

15 THE CLERK: Bill No. 150124, an
16 ordinance to amend the Philadelphia
17 Zoning Maps by changing the zoning
18 designations of certain areas of land
19 located within an area bounded by
20 Kensington Avenue, Letterly Street,
21 Jasper Street, and Hagert Street.

22 (Witness approached witness
23 table.)

24 COUNCILMAN GREENLEE: Good
25 morning, Mr. Gregorski. Please identify

1 3/24/15 - RULES - BILL 150056, etc.
2 yourself and proceed.

3 MR. GREGORSKI: Good morning,
4 Councilman Greenlee, members of the Rules
5 Committee. I'm Marty Gregorski, Division
6 Director of the Development Division of
7 the Philadelphia City Planning
8 Commission. I'm here to testify on Bill
9 No. 150124, which was introduced into
10 City Council on February 19th, 2015 by
11 Councilmember Oh on behalf of
12 Councilmember Squilla.

13 Bill No. 150124 amends the
14 Philadelphia Zoning Maps by rezoning an
15 area bounded by Kensington Avenue,
16 Letterly Street, Jasper Street, and
17 Hagert Street.

18 Bill No. 150124 rezones several
19 parcels from General Industrial (I-2) to
20 Industrial Residential Mixed Use (IRMX),
21 which will allow the conversion of a
22 vacant mill into market-rate apartments
23 with accessory on-site parking.

24 This is one of several blocks
25 in the neighborhood that the City

1 3/24/15 - RULES - BILL 150056, etc.
2 Planning Commission and East Kensington
3 Neighborhood Association have recommended
4 for rezoning in the East Kensington
5 Transportation and Community Development
6 Plan. This block and adjacent blocks are
7 not located in one of the City's
8 industrial protection areas.

9 The zoning of the remaining
10 parcels on this block match how the land
11 is currently being used and, therefore,
12 do not need any corrective zoning
13 actions.

14 The Philadelphia City Planning
15 Commission at its meeting of March 17th,
16 2015 recommended approval of Bill No.
17 150124.

18 I'll be happy to answer any
19 questions at this time.

20 COUNCILMAN GREENLEE: Thank
21 you.

22 Any questions for
23 Mr. Gregorski?

24 (No response.)

25 COUNCILMAN GREENLEE: Seeing

1 3/24/15 - RULES - BILL 150056, etc.

2 none, thank you.

3 Is there anyone else here to
4 testify on this bill?

5 (No response.)

6 COUNCILMAN GREENLEE: Seeing
7 none, thank you.

8 We'll now move on to, Ms.
9 Marconi, our next bill, please.

10 THE CLERK: Bill No. 150168, an
11 ordinance amending Title 14 of The
12 Philadelphia Code, entitled "Zoning and
13 Planning," by revising certain provisions
14 relating to IRMX, Industrial Residential
15 Mixed Use district.

16 MR. GREGORSKI: Good morning,
17 Councilman Greenlee, members of the Rules
18 Committee. I'm Marty Gregorski, Division
19 Director of the Development Division of
20 the Philadelphia City Planning
21 Commission. I am here to testify on Bill
22 No. 150168, which was introduced into
23 City Council on March 5th, 2015 by
24 Councilmembers Squilla and Johnson.

25 Bill No. 150168 amends Title 14

1 3/24/15 - RULES - BILL 150056, etc.
2 of The Philadelphia Code, entitled
3 "Zoning and Planning," by revising
4 certain provisions relating to IRMX,
5 Industrial Residential Mixed Use
6 district. The changes would modify use,
7 dimensional, parking, and loading
8 requirements to create a more effective
9 mixed-use district that maintains
10 existing desirable business and guides
11 future development. The bill requires a
12 portion of the site to be used
13 non-residentially, matches the
14 dimensional, parking, and loading
15 requirements to other existing mixed-use
16 district, and incentivizes industrial
17 uses through bonuses.

18 Bill No. 150168 amends IRMX by
19 aligning the goals of community groups,
20 developers, City Council, and the
21 Commission by creating a well-rounded
22 mixed-use district that fits a niche for
23 residential and industrial and commercial
24 uses. By requiring industrial and/or
25 commercial uses, the district can help

1 3/24/15 - RULES - BILL 150056, etc.
2 with the reuse of former industrial sites
3 with new and innovative uses that will
4 benefit surrounding communities with job
5 creation, services, and removal of
6 blighted properties. Industrial uses
7 will receive bonuses of either extra
8 height or more lot coverage to
9 incentivize uses that are a goal of
10 Philadelphia2035 plan and create
11 living-wage work for citizens of
12 Philadelphia.

13 The Philadelphia City Planning
14 Commission considered Bill No. 150168 at
15 its meeting of March 17th, 2015 and
16 recommended approval as amended, with the
17 proviso that this change to the Zoning
18 Code be reviewed in one year's time.

19 I'd be happy to answer any
20 questions at this time.

21 COUNCILMAN GREENLEE: Thank
22 you.

23 Any questions for
24 Mr. Gregorski?

25 Councilman Henon --

1 3/24/15 - RULES - BILL 150056, etc.

2 Councilwoman Tasco.

3 COUNCILWOMAN TASCO: I was just
4 curious as to what area is this area that
5 we're talking about? Where is that?

6 MR. GREGORSKI: This is a
7 change to the zoning classification that
8 will be citywide. However, the IRMX
9 classification was not widely remapped
10 when we changed to the new zoning
11 classifications, so in order to get this
12 district in your district, you'd have to
13 put it there. There's not too much of
14 the City that's zoned IRMX today.

15 COUNCILWOMAN TASCO: I can't
16 hear you.

17 COUNCILMAN GREENLEE: Speak a
18 little more into the mike.

19 COUNCILWOMAN TASCO: Well, what
20 area of the City does this bill cover?

21 MR. GREGORSKI: This bill is
22 going to cover the entire City. It's
23 changing the district in the entire
24 Zoning Code. However, not much of the
25 City is actually zoned IRMX. It's a new

1 3/24/15 - RULES - BILL 150056, etc.
2 district that came about with the new
3 code and was not automatically mapped as
4 part of the change to the system. So
5 anywhere you want it to go is where it
6 would be.

7 COUNCILMAN GREENLEE:
8 Councilman Henon.

9 COUNCILMAN HENON:
10 Mr. Gregorski, how are you? Good
11 morning.

12 MR. GREGORSKI: Good morning.

13 COUNCILMAN HENON: Could you go
14 back to the original IRMX and could you
15 explain what the original intent of IRMX
16 was.

17 MR. GREGORSKI: The original
18 intent was to take old industrial sites
19 and reuse them for mixed-use usage.
20 Basically we're seeing a number of areas
21 in the City -- Northern Liberties pops up
22 in my mind -- that were industrially
23 zoned, but transition districts where
24 there's still some viable industrial use,
25 but they were converting to residential.

1 3/24/15 - RULES - BILL 150056, etc.

2 So this was an attempt to create a
3 district that would allow both
4 residential and industrial uses on the
5 site as a transition zone. However, the
6 way it was created, there was no
7 requirement that any industrial be in the
8 building at all. So what we were seeing
9 were parcels being redeveloped as
10 basically multi-family uses with the
11 dimensional requirements of an industrial
12 use, which is 100 percent lot
13 requirement, 60 feet tall. So we were
14 seeing in a few places that this was
15 zoned 60 feet high multi-family town
16 homes.

17 COUNCILMAN HENON: Do you see
18 this as a development incentive, whereas
19 before it was a redevelopment incentive?

20 MR. GREGORSKI: I think we're
21 seeing it as both. What we're seeing
22 here with the new changes to IRMX is not
23 only are we going to force some
24 non-residential use into the buildings,
25 but we're also giving bonuses. So if you

1 3/24/15 - RULES - BILL 150056, etc.
2 wanted to not only reuse an old building
3 or take a new site, you can get a bigger
4 building basically if you use a portion
5 of the ground floor or any floor for
6 industrial use. So we think it would be
7 good for both reuse of existing buildings
8 and for new development.

9 COUNCILMAN HENON: And I do
10 like the mix, the blend of the reuses and
11 the new uses, which is defined by the new
12 IRMX. Why eliminate the loading
13 requirements from IRMX?

14 MR. GREGORSKI: They're not
15 being eliminated. They're being
16 lessened. Right now the way IRMX was
17 created, it mimicked all of the other
18 industrial districts. So it mimicked a
19 medium industrial district where you
20 could do fairly heavy manufacturing, and
21 the loading requirements were different.
22 So the loading requirements were heavier
23 for this kind of use that we never really
24 intended for a heavy manufacturing use of
25 it. So what it does, it brings it down

1 3/24/15 - RULES - BILL 150056, etc.
2 to loading standards that are used in
3 other of our commercial mixed-use
4 districts; CMX-3, for example, so they
5 don't have to put loading spaces or so
6 many loading spaces on every single
7 development where they're not really
8 necessary.

9 COUNCILMAN HENON: Thank you.

10 COUNCILMAN GREENLEE: Thank
11 you, Councilman.

12 Councilman Squilla.

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

15 Now, do you believe these
16 changes now actually go toward the intent
17 of IRMX when it was first brought into
18 the new code?

19 MR. GREGORSKI: I do.

20 COUNCILMAN SQUILLA: And do you
21 think that this will now -- obviously
22 IRMX we have some developers out there
23 that would rather do still all
24 residential in these old industrial
25 buildings. This also would lead to the,

1 3/24/15 - RULES - BILL 150056, etc.

2 I guess, growth and possibility of light
3 manufacturing and other businesses in
4 this type of facility, along with the
5 possibility of residential use?

6 MR. GREGORSKI: We hope so,
7 correct.

8 COUNCILMAN SQUILLA: And once
9 that happens, do we see that if people
10 want to actually use more residential
11 use, then a better zoning classification
12 would -- you wouldn't use IRMX if you
13 just wanted to do residential.

14 MR. GREGORSKI: Basically. We
15 would point them towards a different
16 classification. IRMX is really to have
17 the reuse of the building for an
18 industrial or non-residential use.

19 COUNCILMAN SQUILLA: Thank you
20 very much.

21 COUNCILMAN GREENLEE: Thank
22 you, Councilman.

23 And please let the record
24 reflect Councilwoman Reynolds Brown and
25 Councilwoman Bass, members of the

1 3/24/15 - RULES - BILL 150056, etc.

2 Committee, are present.

3 Any other questions for
4 Mr. Gregorski?

5 (No response.)

6 COUNCILMAN GREENLEE: Seeing
7 none, thank you, sir.

8 I believe we have a couple
9 other people who asked to testify, Ms.
10 Marconi.

11 THE CLERK: Madeline Shakumba
12 and Tiffany Green.

13 (Witnesses approached witness
14 table.)

15 COUNCILMAN GREENLEE: Please
16 identify yourself and proceed.

17 MS. SHAKUMBA: My name is
18 Madeline Shakumba.

19 COUNCILMAN GREENLEE: A little
20 more into the microphone, Madeline,
21 please.

22 MS. SHAKUMBA: My name is
23 Madeline Shakumba. I represent the North
24 of Washington Avenue Coalition. We are a
25 registered community organization.

1 3/24/15 - RULES - BILL 150056, etc.

2 COUNCILMAN GREENLEE: It's a
3 little hard to hear in here. Just right
4 into the -- and I don't know why they put
5 those things on the microphone. All it
6 did I think was muffle the voice more.

7 MS. SHAKUMBA: Can you hear me
8 now?

9 COUNCILMAN GREENLEE: That's
10 better. Go ahead.

11 MS. SHAKUMBA: My name is
12 Madeline Shakumba. I'm a representative
13 of North of Washington Avenue Coalition.
14 It's a registered community organization.

15 We are not pleased with Bill
16 No. 150168. The reason being is that we
17 feel it is a job killer. Once you get
18 rid of I-2 and make it residential, it's
19 like mixing oil with water. Residents
20 are not going to want to be near
21 industrial businesses, and we're going to
22 hear them cry, Not in my backyard. That
23 means industrial areas will soon become
24 all residential.

25 Residential areas are not

1 3/24/15 - RULES - BILL 150056, etc.
2 creating jobs. The jobs that they create
3 are temporary. They're nothing but
4 construction jobs, exist for maybe, what,
5 14 months and then they're gone. We are
6 looking for job-sustaining jobs. That's
7 what we want, sustaining jobs.

8 We have the highest poverty
9 rate, highest city, highest poverty rate
10 in the country, and we thinking of
11 turning our industrial areas into
12 residential areas. Why isn't the City
13 spending more time doing some kind of
14 study that would encourage industrial
15 things to come into the City? We're not
16 talking about manufacturing. I'm talking
17 about people who make electronic
18 components. I mean, there's about 30
19 different things that people can do in
20 this city that is not even being
21 encouraged. I had a list of them, such
22 as industrial components, financial -- I
23 don't want financial, because we have
24 enough financial. That's really a
25 service-oriented community.

1 3/24/15 - RULES - BILL 150056, etc.

2 We need to become a
3 goods-producing community. There are
4 nearly 30 different objects that could be
5 produced in this city in industrial
6 areas. We need to concentrate on
7 bringing these things in to create jobs.

8 I just read an article in the
9 Federal Reserve Quarterly Review, talking
10 about a housing bubble that's soon to
11 come back, because the government has
12 done nothing to correct the previous
13 housing bubble. What are you going to do
14 when that bubble hit and you have all
15 this housing stock with nobody in it?
16 We'll be another Detroit, another Las
17 Vegas, and still have even a higher
18 poverty rate.

19 Please do not turn this into an
20 industrial -- turn industrial into
21 residential. It's not going to help us.
22 We need to do a study to encourage jobs
23 to come into this community and not
24 destroy the areas where jobs can be sent
25 and be produced. Okay?

1 3/24/15 - RULES - BILL 150056, etc.

2 The U.S. Census shows that last
3 year we had the lowest -- I'm sorry. The
4 U.S. Census showed that last year the
5 number of cars in our area was -- 67
6 percent of the people had cars. The
7 growth for this -- no parking for certain
8 things like eating establishments -- I'm
9 sorry. I'm sorry. Excuse me.

10 These are some of the
11 industries you can bring in - electrical
12 equipment --

13 COUNCILMAN GREENLEE:
14 Ms. Shakumba, let me just interrupt.
15 Just so you understand, as Councilman
16 Squilla was just saying here, this bill
17 actually makes it more difficult to do
18 residential.

19 MS. SHAKUMBA: No, it doesn't.

20 COUNCILMAN GREENLEE:
21 Councilman, maybe you could explain that,
22 please.

23 COUNCILMAN SQUILLA: Before,
24 the way the bill was written IRMX, if it
25 was zoned IRMX, they could actually do

1 3/24/15 - RULES - BILL 150056, etc.
2 the whole development residential. This
3 does not allow that anymore. You must
4 have industrial use. You must have
5 commercial use in that building that
6 would bring jobs and create jobs into
7 that area. So this bill actually makes
8 it harder to do residential. It doesn't
9 convert that to a residential use
10 building. And, therefore, I don't know
11 if you were listening to Mr. Gregorski
12 earlier. It was more with the intent of
13 having light industrial and bringing jobs
14 into an area than turning these buildings
15 into 100 percent residential building,
16 and that's why this change was made, sort
17 of what you're saying and you're sort of
18 giving credit to the legislation.

19 MS. SHAKUMBA: Well, like I
20 said also, why is there no parking
21 allowed for certain establishments? In
22 our area especially, Washington Avenue,
23 we have a huge impact in terms of where
24 you do not allow parking. And where you
25 do allow parking, it's now one to three

1 3/24/15 - RULES - BILL 150056, etc.
2 instead of one to two. That means for
3 every hundred units, you're going to have
4 only 30 parking spaces instead of 50.
5 Now, where is the other cars going to be
6 parking?

7 COUNCILMAN SQUILLA: The
8 creation of this is to have local people
9 working in these facilities and have
10 neighborhood people working in these
11 light industrial places that we're
12 bringing in, companies that we're
13 bringing in to these type of buildings.
14 That's the way it was done years ago, and
15 it worked very well. So at this point,
16 we're looking to create jobs in those
17 communities, especially the communities
18 that need it, surrounding these
19 industrial sites, and to have people be
20 able to go to those jobs who live close
21 by. And that's the intent of this, and
22 we hope -- listen, it may need a change
23 in the future if we see that we need to
24 alter something along the way, but this
25 is a new zoning classification that came

1 3/24/15 - RULES - BILL 150056, etc.
2 under the new code, and we believe these
3 changes will really meet the intent of
4 that zoning and, therefore, enable people
5 to do work in these type of facilities
6 and not just have them as residential
7 units.

8 MS. SHAKUMBA: Well, we have a
9 problem right now, is that a residential
10 unit is now on the table that want to put
11 113 units, luxury units, condos, in our
12 area.

13 COUNCILMAN SQUILLA: That won't
14 work in IRMX.

15 COUNCILMAN GREENLEE: That
16 wouldn't pertain in this --

17 MS. SHAKUMBA: Well, it's I-2.

18 COUNCILMAN GREENLEE: -- zoning
19 classification.

20 MS. SHAKUMBA: It's an I-2, and
21 they have to come to us for a variance.

22 COUNCILMAN SQUILLA: Right.
23 They still do.

24 MS. SHAKUMBA: The ICRM does
25 not affect the I-2?

1 3/24/15 - RULES - BILL 150056, etc.

2 COUNCILMAN SQUILLA: That
3 building if it's zoned I-2, you still
4 need a variance to do that.

5 MS. SHAKUMBA: Yeah, I know.
6 I'm saying with your current code that
7 you're asking.

8 COUNCILMAN SQUILLA: This
9 doesn't automatically change every I-2 to
10 IRMX; only the ones who are already zoned
11 that, are zoned IRMX. So you can't just
12 say every I-2 is going to be IRMX.
13 That's not the way -- that would have to
14 be reclassified into a different zoning
15 classification, or if it stays I-2, you
16 would need a variance to put a
17 residential use in there, where the
18 community would have input.

19 MS. SHAKUMBA: Well, that's
20 what our problem is, is that I read this
21 bill to encourage -- resulting in
22 encouragement of changing I-2 to ICRMX,
23 and that's a problem.

24 COUNCILMAN SQUILLA: IRMX.
25 That will be done through a planning --

1 3/24/15 - RULES - BILL 150056, etc.
2 they have the planning stages you go
3 through when you remap the areas
4 throughout the City.

5 MS. SHAKUMBA: The kind of
6 planning in which we were not invited to,
7 and I understand it has already been put
8 before -- it's going to be ready to be
9 put before the Council, and we were not
10 even in on the input.

11 COUNCILMAN SQUILLA: That would
12 be introduced by your Councilmember and
13 they would decide on the remapping of
14 those areas, and hopefully your input
15 will get put into that legislation.

16 MS. SHAKUMBA: I hope so.

17 COUNCILMAN SQUILLA: Thank you.

18 COUNCILMAN GREENLEE: Thank
19 you.

20 Ms. Green, you want to identify
21 yourself and proceed.

22 MS. GREEN: Tiffany Green,
23 Concerned Citizens of Point Breeze.

24 This is not the way we read the
25 bill, and I think that this bill does

1 3/24/15 - RULES - BILL 150056, etc.
2 allow for residential. This building
3 that we're talking about, which is 2401
4 Washington Avenue, is an I-2 and it does
5 allow for -- this bill would allow them
6 to build 131 luxury -- yes, it does, sir,
7 and I'm saying to you that the IRMX is
8 being put into the bill. It's being put
9 into the bill to allow residential.

10 We have a site at 1601
11 Washington Avenue that was recently
12 turned over by the Common Pleas at this
13 particular point. If this particular new
14 zoning classification is allowed, then
15 they would be able to rezone that
16 particular property IRMX. I went to the
17 Planning Commission meeting, and at the
18 Planning Commission meeting, they
19 admitted that this particular bill would
20 allow residential on Washington Avenue.
21 The residents have stated many times that
22 they do not want residential on
23 Washington around the City. We're
24 saying -- I'm saying to the other City
25 Councilpeople that you ought to be

1 3/24/15 - RULES - BILL 150056, etc.
2 mindful of this, because no one is aware
3 of this bill in terms of industrial
4 buildings around the City. We have a lot
5 of industrial buildings, and this IRMX
6 takes away -- it's a by-right policy. A
7 by-right policy which has been heavily
8 implemented into the new Zoning Code
9 allows for -- says that there's no
10 community meeting, no community vote, no
11 ability to appeal the process. I don't
12 see how we could sit here in the spirit
13 of Selma and say residents have the right
14 to vote when this bill is a by-right
15 bill.

16 If the residents have
17 challenged numerous times -- I know on
18 Washington Avenue. I can't say around
19 the City, but on Washington Avenue, we
20 have challenged numerous residential
21 complexes on Washington Avenue and said
22 they don't want it. Then it's stated
23 on -- we were reading online that from
24 some of the blogs and some of the other
25 people in there were stating that now

1 3/24/15 - RULES - BILL 150056, etc.
2 we're going to have a bill come through
3 saying IRMX through the Planning
4 Commission so that the developers will be
5 able to build and rezone.

6 At our last rezoning meeting,
7 we only had seven African American -- the
8 first one had seven African Americans at
9 the rezoning meeting. The second one
10 only had about 10 or 15. So the
11 community is not really educated on this.
12 When we got on WURD radio yesterday, the
13 people did not really know about this
14 bill. There was no community meetings
15 about this bill, and so, therefore, this
16 bill, regardless of what you say, is a
17 by-right bill, and if people are not
18 included in the rezoning or the
19 remapping, you're taking away their right
20 to have a vote, a community meeting, and
21 the right to appeal this process.

22 COUNCILMAN GREENLEE: Do you
23 want Mr. Gregorski to come up and address
24 something?

25 COUNCILMAN SQUILLA: Would you

1 3/24/15 - RULES - BILL 150056, etc.

2 be willing to come, Mr. Gregorski?

3 I just want to say, this bill,
4 if we don't change it, you're a lot worse
5 off if they change it to --

6 MS. GREEN: No, we're not.

7 COUNCILMAN GREENLEE: Wait a
8 minute.

9 Mr. Gregorski --

10 MS. SHAKUMBA: What it's saying
11 is that --

12 COUNCILMAN GREENLEE: Ms.
13 Shakumba, let Mr. Gregorski respond so we
14 can be on the same page here.

15 You heard the concerns that
16 were raised. Could you address them,
17 sir, please.

18 MR. GREGORSKI: Marty
19 Gregorski, Philadelphia City Planning
20 Commission.

21 This will not change any
22 existing zoning to IRMX. This would
23 change a district that has been in
24 existence since we got the new code in
25 2012. As written, the IRMX didn't do

1 3/24/15 - RULES - BILL 150056, etc.
2 what it was supposed to do, and this is
3 getting it more into what we're looking
4 for. We want it to be a mixed-use
5 classification. This doesn't rezone it
6 anywhere. Where it is zoned IRMX, if
7 they're going to get new permits, they
8 will be required to use non-residential.

9 COUNCILMAN GREENLEE: And the
10 concern was raised about the I-2. If
11 it's I-2, it doesn't automatically become
12 IRMX, right?

13 MR. GREGORSKI: No. There's no
14 automatic switchover to IRMX.

15 COUNCILMAN SQUILLA: And also
16 if this bill, if we don't -- the bill
17 that we have introduced, if it stays the
18 same and this bill doesn't change,
19 wouldn't it be, if something is IRMX,
20 more likely be residential because they
21 could actually do it as all residential?
22 We're trying to change that. I think the
23 misunderstanding is, this will allow
24 residential in these areas as of right,
25 which it doesn't do.

1 3/24/15 - RULES - BILL 150056, etc.

2 MR. GREGORSKI: As the IRMX is
3 written today, we've seen a couple of
4 instances where people have built 60 foot
5 tall town homes for 100 percent
6 residential use, and we didn't want that
7 to be the complaints and we heard
8 complaints from the communities about it,
9 and we're trying to fix it so that does
10 not happen.

11 COUNCILMAN SQUILLA: We're
12 actually doing what you want in this
13 bill. And if you want after the hearing,
14 I could sit down and we'll explain it to
15 you step by step.

16 MS. SHAKUMBA: Yeah. We would
17 like to hear that, because we
18 misunderstood then. If that's what
19 you're saying, then we did misunderstand
20 it, and I don't mind apologizing. But,
21 yes, I would like for you to explain it
22 to us, because we definitely did not
23 understand it.

24 COUNCILMAN GREENLEE: So you
25 can have that conversation.

1 3/24/15 - RULES - BILL 150056, etc.

2 MS. GREEN: Well --

3 MS. SHAKUMBA: I would have
4 that conversation.

5 MS. GREEN: Maybe Ms. Shakumba.
6 I feel as though -- I don't mind having
7 the conversation with you, Councilman,
8 but my issue at this point is that I went
9 to the Planning Commission. I sat in on
10 the meeting and that is not what was
11 actually stated at the Planning
12 Commission meeting, and I saw none of you
13 at the Planning Commission meeting, and
14 they made it very clear this would allow
15 residential usage in industrial buildings
16 and that they were going to have niche --
17 this was explained to me by Alan
18 Greenberger -- niche zoning where certain
19 buildings will be able to be zoned
20 residential. And the thing is at this
21 point, I asked him who would be doing the
22 niche zoning remapping, and he said,
23 Well, probably the Planning Commission.
24 Well, the thing about it is, the Planning
25 Commission is not inclusive. They don't

1 3/24/15 - RULES - BILL 150056, etc.

2 invite a lot of the community members to
3 the meeting and they simply present.

4 I'm saying -- I'm asking if you
5 can hold up on this bill, because as you
6 can see, it's very -- a lot of people do
7 not really understand this bill, and ask
8 you to hold up on this and let us have a
9 little bit more conversation regarding
10 this bill before it's passed through,
11 because there is two different messages
12 coming out of the Planning Commission.
13 And I'm sure you have good-faith
14 intentions, but I'm saying there's a
15 different -- but I'm saying there's two
16 different messages coming from the
17 Planning Commission and yourself.

18 COUNCILMAN SQUILLA: It's the
19 same exact message. We're giving the
20 same exact message as the Planning
21 Commission is giving. The message is
22 that, yes, IRMX does allow residential
23 use if it's zoned IRMX. If you're at the
24 Planning Commission and you're having
25 your meetings now to rezone your areas

1 3/24/15 - RULES - BILL 150056, etc.
2 throughout the district there, you need
3 to be involved and say, We don't want
4 these properties IRMX, we want to keep
5 them whatever it is that you think is
6 best for your community, and you need to
7 make sure you and, if I represent you as
8 your Councilperson, make sure that that's
9 not rezoned in any other way.

10 But if we rezone this IRMX and
11 hold this and keep it under the old
12 standard, you're a lot worse off. So
13 you're a lot worse off because they could
14 do the whole property residential, and
15 that's not what you want. So, I mean --

16 MS. GREEN: But it gives the
17 Councilperson the option to rezone as --
18 it gives the Councilperson the option to
19 rezone an industrial building
20 residential --

21 COUNCILMAN SQUILLA: We already
22 have that option.

23 MS. GREEN: You may, but at
24 this point, you really don't have that
25 option.

1 3/24/15 - RULES - BILL 150056, etc.

2 COUNCILMAN SQUILLA: Yes, we
3 do. We have -- no, we have it. We have
4 it now.

5 MS. GREEN: I understand you
6 have the option, but if you keep the way
7 it is, ICMX and IC --

8 COUNCILMAN SQUILLA: No; it's
9 IRMX.

10 MS. GREEN: I understand IRMX.
11 I'm saying currently as it stands right
12 now, sir, for us on Washington Avenue,
13 many of the buildings are ICMX, many of
14 the buildings. They're not IRMX. Or
15 they're I-2 or I-3. We're saying at this
16 particular point, this bill will keep
17 those buildings industrial instead of
18 residential, because at this point --
19 because when we go to the remapping and
20 the community say -- are you saying to me
21 if the community says they don't want --
22 they want them to stay industrial, then
23 we will have the right to keep them
24 industrial?

25 COUNCILMAN SQUILLA: Yes.

1 3/24/15 - RULES - BILL 150056, etc.

2 MS. GREEN: So why do we need
3 to have an IRMX?

4 COUNCILMAN SQUILLA: Because
5 IRMX is another facet of the Zoning Code
6 that allows mixed use in certain areas
7 that is wanted in those communities. So
8 there's already an IRMX in the code.

9 MS. GREEN: We understand that,
10 but right now the remapping has not taken
11 place in our area, and because of the
12 remapping, we're saying that we don't
13 want to offer that option because it
14 brings friction in the neighborhood.

15 COUNCILMAN SQUILLA: You
16 already have the option. That's what
17 you're missing here.

18 MS. GREEN: The option is
19 defined by your bill, sir.

20 COUNCILMAN SQUILLA: No.
21 You're misunderstanding the whole thing.

22 MS. GREEN: I'm not.

23 MS. SHAKUMBA: We on the
24 opposite side of Washington Avenue.

25 COUNCILMAN SQUILLA: I know

1 3/24/15 - RULES - BILL 150056, etc.

2 where you are.

3 MS. SHAKUMBA: I know you do.

4 The rest of the people may not know.

5 That's why.

6 Our problem is this, is that
7 the remapping, from my understanding, for
8 our area, it was already done.

9 COUNCILMAN SQUILLA: I don't
10 know that.

11 COUNCILMAN GREENLEE: Can I
12 just interrupt here a second. You're
13 talking about remapping in individual
14 areas. We're talking about here a zoning
15 classification.

16 MS. SHAKUMBA: But I'm just
17 saying --

18 COUNCILMAN GREENLEE: Hold on.
19 And they're making adjustments in that
20 particular zoning classification, not
21 some of the others that I'm hearing that
22 this is -- am I saying this right,
23 Mr. Gregorski?

24 MR. GREGORSKI: Correct.

25 COUNCILMAN GREENLEE: So we're

1 3/24/15 - RULES - BILL 150056, etc.

2 just talking about this.

3 And, Ms. Green, as far as you
4 saying having the option, there already
5 is an option for any kind of zoning
6 that's in the code, and then it would be
7 up to that individual Councilmember
8 whether they wanted to put in a
9 suggestion of changing that. But there's
10 only -- we're dealing with specifically
11 the IRMX, and as Councilman Squilla and I
12 think Mr. Gregorski are saying, this bill
13 would make it harder to do all
14 residential. So it seems like it's
15 addressing what you're concerned in this
16 particular zoning classification.

17 MS. GREEN: If you rezone a
18 building IRMX, it turns in to a by-right
19 policy, which takes away the rights of
20 the people to have a community meeting.
21 If you rezone it IRMX, sir.

22 COUNCILMAN GREENLEE: Hold on.
23 Then you oppose if a bill came into City
24 Council --

25 MS. GREEN: You cannot oppose.

1 3/24/15 - RULES - BILL 150056, etc.

2 If it's IRMX, which allows for
3 residential, it turns into a by-right
4 policy.

5 COUNCILMAN GREENLEE: If it is
6 changed, Ms. Green.

7 MS. GREEN: If. But the thing
8 about "if" is that --

9 COUNCILMAN GREENLEE: And it
10 would be changed --

11 MS. GREEN: Some of the
12 Councilpeople want to -- I'm not saying
13 you, Councilman, but I'm saying some
14 people want to turn these buildings into
15 IRMX.

16 COUNCILMAN GREENLEE: If, if
17 there is a different zoning
18 classification and a bill is introduced
19 to change in your specific area to IRMX,
20 you can come and oppose that, if that's
21 what you want, but we're not talking
22 about a particular area here. We are
23 talking about a whole classification
24 citywide. And if there's whatever --
25 whenever there's a bill to be put in --

1 3/24/15 - RULES - BILL 150056, etc.
2 and you're certainly here a lot, so you
3 know this -- if there's a bill put in to
4 change a zoning classification of a given
5 area, the community has the right to come
6 in here and oppose that. That's all
7 we're talking about here.

8 MS. SHAKUMBA: Can I say
9 something? I understand that, and I will
10 be meeting with --

11 COUNCILMAN GREENLEE: A little
12 bit more in the microphone again.

13 MS. SHAKUMBA: I will be
14 meeting with Councilman Squilla to
15 straighten this out, but what I want to
16 say is this, is that on these rezoning
17 hearings that have been happening by City
18 Planning, they're all structured, just
19 like the zoning was structured, and then
20 we get a Zoning Code that half of us had
21 nothing to say about it, because when
22 they came to the meeting, they knew what
23 areas they wanted to push you towards.
24 And now on these remappings that I
25 attended with her group and I attended

1 3/24/15 - RULES - BILL 150056, etc.
2 one on my side, it's structured. They
3 didn't tell people what ICRM is. They
4 didn't tell them what the CMX is, and
5 they have it right there on the map. You
6 write in the map what you want is there,
7 and these people writing and saying they
8 know nothing about it.

9 COUNCILMAN GREENLEE: On this
10 one, though, I think we tried to explain
11 it.

12 MS. SHAKUMBA: I appreciate it,
13 and I will be talking with Councilman
14 Squilla. I have no problem with that.

15 MS. GREEN: I just want to say
16 for the record --

17 MS. SHAKUMBA: I thank you very
18 much --

19 COURT STENOGRAPHER: Only one
20 person talking at a time, please.

21 COUNCILMAN GREENLEE: Hold on.

22 MS. GREEN: I'm sorry. I think
23 that you're misrepresenting this, because
24 if it's not necessarily for IRMX and the
25 Councilpeople are open to maybe putting

1 3/24/15 - RULES - BILL 150056, etc.
2 through any type of zoning classification
3 they want, then why do we have to include
4 IRMX? Because, first of all, retail on
5 this level is -- they need like -- you
6 can't do industrial and retail in the
7 same --

8 COUNCILMAN GREENLEE: It's
9 already in the code.

10 MS. GREEN: This is a by-right
11 policy and you're not saying this
12 correctly. This is a by-right policy,
13 and I'm asking Councilmembers to hold off
14 on this because this bill is very
15 dangerous in terms of taking away the
16 rights of having the community vote and
17 community meetings, IRMX. No; I do
18 understand zoning, and I'm saying to you
19 what was said at the Planning Commission
20 is not what's being said here.

21 COUNCILMAN GREENLEE: Okay.
22 Well, we're --

23 MS. GREEN: And I think that it
24 needs to be held off.

25 COUNCILMAN GREENLEE: Okay.

1 3/24/15 - RULES - BILL 150056, etc.

2 MS. GREEN: I'm asking the
3 Councilpeople to. Thank you.

4 MS. SHAKUMBA: Can we just
5 have -- we have --

6 COUNCILMAN GOODE: Just one
7 question.

8 COUNCILMAN GREENLEE: Hold on
9 one second, Ms. Shakumba.

10 COUNCILMAN GOODE: Just one
11 question for clarity of the record.

12 Ms. Green, you said several
13 times you referred to what was said at
14 the Planning Commission. What was said
15 at the Planning Commission, was that in
16 response to a question?

17 MS. GREEN: Yes. My question
18 was, would this bill allow for
19 residential use on Washington -- I was
20 specifically talking about our area -- on
21 Washington Avenue, and they said, yes, it
22 would. And then I asked, how would this
23 go about. They said, it would do niche
24 zoning.

25 COUNCILMAN GOODE: My question

1 3/24/15 - RULES - BILL 150056, etc.
2 was, was it in response to a question.
3 And so the statement that was made was in
4 response to a question.

5 MS. GREEN: Yes.

6 COUNCILMAN GOODE: Because --

7 MS. GREEN: To Alan
8 Greenberger.

9 COUNCILMAN GOODE: Because the
10 answer was affirmative does not mean
11 that's the intent of the bill or the
12 intent of any future bill.

13 MS. GREEN: My question to you
14 is, why do we need IRMX if you have the
15 power to submit in a zoning change?

16 COUNCILMAN GOODE: This is --

17 MS. GREEN: This is around the
18 City now, and a lot of people do not know
19 about this bill.

20 COUNCILMAN GOODE: I get it.
21 Aside from your concerns about Washington
22 Avenue, what may or may not happen, you
23 understand the intent of this bill?

24 MS. GREEN: I understand the
25 intent of the bill. I'm saying to you

1 3/24/15 - RULES - BILL 150056, etc.

2 that at this particular point --

3 COUNCILMAN GOODE: Do you
4 believe that this bill is targeted toward
5 Washington Avenue?

6 MS. GREEN: I do believe that
7 at this particular point there was -- a
8 Common Pleas Court overturned a decision
9 regarding 1601 Washington Avenue, and it
10 was stated that --

11 COUNCILMAN GOODE: I'm not
12 really going to go through all that.

13 MS. GREEN: This is --

14 COUNCILMAN GOODE: Do you
15 believe that this bill is targeted toward
16 Washington Avenue?

17 MS. GREEN: I believe that this
18 bill is to help developers put in IRMX,
19 which is residential usage in industrial
20 buildings, and this would allow them to
21 begin to start to do a by-right policy.

22 COUNCILMAN GOODE: The question
23 you asked the Planning Commission was
24 regarding Washington Avenue?

25 MS. GREEN: The question I

1 3/24/15 - RULES - BILL 150056, etc.

2 asked was, would this allow them to

3 put -- because Washington Avenue

4 is considered --

5 COUNCILMAN GOODE: You're not

6 going to answer the question.

7 MS. GREEN: Sir, I'm going to

8 answer your question. Washington Avenue

9 right now --

10 COUNCILMAN GOODE: Guess what?

11 I don't need the answer to my question.

12 I understand. Thank you.

13 MS. GREEN: Thank you very

14 much.

15 COUNCILMAN GREENLEE: Thank you

16 all for your testimony. Thank you.

17 Is there anyone else here to

18 testify on Bill 150168?

19 (No response.)

20 COUNCILMAN GREENLEE: Seeing

21 none, again, for the Committee, if you

22 got here a little later, 150145 is being

23 held to the call of the Chair.

24 Ms. Marconi, please, the title

25 of the next bill.

1 3/24/15 - RULES - BILL 150056, etc.

2 THE CLERK: Bill No. 150056, an
3 ordinance amending Subcode "A" of Title 4
4 of The Philadelphia Code, entitled "The
5 Philadelphia Administrative Code," by
6 amending Chapter 3, entitled "Permits,"
7 and Title 9 of The Philadelphia Code,
8 entitled "Regulation of Businesses,
9 Trades and Professions," by amending
10 Chapter 9-200, entitled "Commercial
11 Activities on Streets," to add an
12 exemption, add definitions and provide
13 for the use and regulation of mobile food
14 vendors in certain areas, all under
15 certain terms and conditions.

16 MR. GREGORSKI: Good morning,
17 Councilman Greenlee, members of the Rules
18 Committee. Marty Gregorski, Division
19 Director with the Development Division of
20 the Philadelphia City Planning
21 Commission. I'm here to testify on Bill
22 No. 150056, which was introduced into
23 City Council on January 29th, 2015 by
24 Councilmember Squilla.

25 Bill No. 150056 amends the

1 3/24/15 - RULES - BILL 150056, etc.
2 Philadelphia Zoning Code by amending the
3 Administrative Code Section A-310.2.5
4 Zoning and Use Registration Permits,
5 which will now read that a zoning or use
6 registration permit shall not be required
7 for mobile food vendors licensed under
8 Section 9-203 of this Code, and operating
9 on privately owned property, provided
10 that such vendors comply with all the
11 requirements of Section 9-203(10).

12 Bill No. 150056 amends Title 9,
13 the Streets Code, by establishing the
14 definition for a mobile food vendor,
15 which reads, A self-contained food
16 service operation, located in a readily
17 moveable motorized vehicle with wheels,
18 or in a vehicle with wheels capable of
19 being towed by a motorized vehicle,
20 designed for the preparation, display and
21 service of food and beverages to patrons;
22 but not including pushcarts. The bill
23 then expands to state that mobile food
24 vendors may operate on private property,
25 including the property of a university,

1 3/24/15 - RULES - BILL 150056, etc.
2 school or hospital, with the permission
3 of the property owner or lessee. The
4 bill also addresses fees and regulations
5 through the Streets Code.

6 The Philadelphia City Planning
7 Commission considered Bill No. 150056 at
8 its meeting of February 17th, 2015 and
9 recommended approval.

10 I'd be happy to answer any
11 questions at this time.

12 COUNCILMAN GREENLEE: And I
13 understand there is an amendment to this
14 bill also; is that right?

15 MR. GREGORSKI: I understand
16 there was an amendment.

17 COUNCILMAN GREENLEE: Was that
18 the Administration's?

19 MR. GREGORSKI: Yes.

20 COUNCILMAN GREENLEE: All
21 right. Great.

22 Any questions for
23 Mr. Gregorski?

24 Councilwoman Tasco.

25 COUNCILWOMAN TASCO: Would you

1 3/24/15 - RULES - BILL 150056, etc.
2 explain the bill to me. What does it
3 mean for all neighborhoods?

4 MR. GREGORSKI: What this does
5 is, it would take mobile food carts,
6 which really have no place in either the
7 Zoning Code or the Streets Code now, and
8 put them in a position. So before we
9 weren't sure what to do with them. Now
10 what it does, it says since they're not
11 permanent structures, they don't need to
12 have permits, but they do need licenses.

13 I understand that the way that
14 the bill reads, that you would have to
15 choose the places where the food carts
16 would be permitted for licensing, but
17 once they are permitted in that certain
18 area, each Councilperson could put them
19 in their area, then they would be able to
20 get licenses, and there's a number of
21 code compliances that they must meet.

22 COUNCILWOMAN TASCO: This is
23 for existing carts?

24 MR. GREGORSKI: This will be
25 for existing or new carts, but it would

1 3/24/15 - RULES - BILL 150056, etc.
2 only be where they were allowed to be put
3 by Council.

4 COUNCILWOMAN TASCO: So I have
5 the 9th District. I don't have a lot of
6 carts. Now all the sudden I can get a
7 lot of carts on the street?

8 MR. GREGORSKI: Not unless you
9 choose to have those carts by creating
10 areas where the carts can go.

11 COUNCILWOMAN TASCO: So I
12 have --

13 COUNCILMAN GREENLEE: You'd
14 have to create them.

15 COUNCILMAN SQUILLA: The way
16 it's set up -- I'm sorry. Point of
17 information. The way it's set up is, the
18 Councilperson would have to select these
19 areas if they want them to be used.
20 Also, it's a way of legalizing what is
21 actually being done already in a lot of
22 the areas throughout town without any
23 licenses. So if a Councilperson or an
24 area doesn't want them in certain areas,
25 they won't be there. If they think

1 3/24/15 - RULES - BILL 150056, etc.
2 there's an area where these food trucks
3 can go to, they could make those spots,
4 designated spots, for the food trucks and
5 they would have to get a license to get
6 approval to go there. Right now they're
7 going to certain areas and there's really
8 no rules or regulations for guiding them.
9 We want to make sure that we put them in
10 place so we have regulations.

11 COUNCILWOMAN TASCO: Now, does
12 this supersede the legislation we passed
13 some years ago? For instance, in my
14 district where I restricted sidewalk
15 vending in my councilmanic district,
16 would this supersede that?

17 MR. GREGORSKI: This would not,
18 because what this is doing is, it's
19 placing it on private property. So
20 rather than having them on the sidewalk
21 or in the streets operating, this is
22 where you could have them in a parking
23 lot as long they don't take away parking
24 spaces on the level, but it would have to
25 be only with Council approval. So the

1 3/24/15 - RULES - BILL 150056, etc.
2 ability you put in years ago would stay,
3 because this only relates to private
4 property.

5 COUNCILMAN GREENLEE:

6 Councilwoman Reynolds Brown.

7 COUNCILWOMAN BROWN: Yes. Good
8 morning. So I continue to see, witness,
9 and hear up close and personal the
10 challenges District Councilmembers face
11 with regards to issues like the one on
12 the table. So my question is, what are
13 the protocols or practices in your
14 department where efforts are done to
15 inform, enlighten, and educate citizens
16 who are going to be favorably or
17 unfavorably impacted by measures like the
18 one this morning?

19 MR. GREGORSKI: This bill,
20 truth be told, is a streets bill. We
21 don't do any licensing at the Planning
22 Commission for this. The only reason we
23 had to take it is because it was removing
24 a zoning permit requirement that didn't
25 actually exist before. However, whenever

1 3/24/15 - RULES - BILL 150056, etc.
2 there is a situation where we have any
3 kind of rezoning bills, where we have any
4 kind of changes to the code, we always
5 make efforts to contact all the
6 interested parties. We have meetings --
7 every week we have some kind of meeting
8 out in the community. We have large
9 meetings concerning remappings that are
10 informed by the feedback we're getting.
11 We're not going there to a meeting
12 saying, This is what you're going to get.
13 We're saying, What would you like to
14 have, and here are some of our ideas.

15 So there is a constant give and
16 take between us and the communities, and
17 we do make efforts to inform them. This
18 is kind of a niche bill that it's --
19 while there are impacts to it, they won't
20 occur until these districts are placed on
21 the plan. This is a way to license them,
22 which we weren't able to license them
23 before, these food trucks, but what this
24 does, it will allow you as a
25 Councilperson to put it in an area and

1 3/24/15 - RULES - BILL 150056, etc.
2 then have a place where food trucks can
3 go.

4 COUNCILWOMAN BROWN: So discuss
5 that in greater detail. Drill down what
6 that means. Does that mean you do
7 e-mails? Does that mean you do door
8 knocking? Does that mean you go to the
9 local RCO? Does that mean you go to the
10 local church? Because if you don't layer
11 the approach in reaching folk, you're
12 going to miss somebody. So talk about
13 what that means and how you do it.

14 MR. GREGORSKI: Well, we're
15 generally not going door to door, but
16 we're interacting with all the RCOs via
17 e-mail. We do go out. We have flyering
18 that we do for the bigger meetings, the
19 district plan meetings and the rezoning
20 meetings. We post properties or areas
21 that are going to be rezoned on telephone
22 poles, let people know the hearings are
23 coming up. Phone calls, we have a list
24 of all the RCOs. We keep track of all
25 the RCOs, so it's easier to blast out an

1 3/24/15 - RULES - BILL 150056, etc.
2 e-mail saying this is going on. Those
3 are the things we try to do.

4 COUNCILWOMAN BROWN: And then
5 you sort of rely on the RCOs or the
6 leadership of the RCOs to get that
7 information funneled through to the
8 membership, correct?

9 MR. GREGORSKI: Correct. There
10 are times when we're interacting with
11 people individually. If your block is
12 being rezoned, we try to get down and
13 talk to the folks on that block even if
14 they're not represented by an RCO. But,
15 yes, we do rely on the RCOs to some
16 extent to funnel down some of that
17 information.

18 COUNCILWOMAN BROWN: Thank you.
19 Thank you, Mr. Chairman.

20 COUNCILWOMAN TASC0: Are people
21 clear about what private property means?
22 Because some merchants believe the
23 sidewalk in front of their store is their
24 private property.

25 MR. GREGORSKI: That's not

1 3/24/15 - RULES - BILL 150056, etc.
2 true. Basically you would need a license
3 from the Streets Department to put
4 anything on a sidewalk, which is
5 generally considered part of the street.
6 This would have to be within the property
7 lines of the parcel itself.

8 COUNCILMAN GREENLEE: Thank
9 you.

10 Councilman Henon.

11 COUNCILMAN HENON: And I just
12 want to be clear for the record. Again,
13 you state -- so you've improved, the
14 Planning Commission, and the City has
15 improved their notification requirements
16 throughout the RCO process as it evolves
17 and it gets a lot more specific. Here
18 there was no notification required at all
19 previous to this. So now this actually
20 is more inclusive to the neighborhood,
21 more transparent, which allows -- well,
22 not allows. It requires notifications in
23 a similar way than other developers for
24 RCOs; is that correct?

25 MR. GREGORSKI: Yeah. The RCOs

1 3/24/15 - RULES - BILL 150056, etc.
2 set up a process that didn't exist
3 formally before. So now we have a formal
4 way to contact the folks. We have a name
5 for every RCO. We have an e-mail address
6 for every RCO. We didn't have that
7 before. We relied on your district
8 planner, which are the people we should
9 be talking to, and this is a little more
10 formalized, so it makes it easier for us.

11 COUNCILMAN HENON: Agree. It's
12 consistent with past practices of other
13 development throughout the City.

14 MR. GREGORSKI: Correct.

15 COUNCILMAN HENON: Thank you.

16 COUNCILMAN GREENLEE: Thank
17 you.

18 Any other questions?

19 (No response.)

20 COUNCILMAN GREENLEE: Seeing
21 none, thank you, Mr. Gregorski.

22 Ms. Marconi, I think we have
23 four other people. Why don't you call
24 all four names.

25 THE CLERK: George Bieber, Deb

1 3/24/15 - RULES - BILL 150056, etc.
2 Dasani, Jamie Landers, and Rob Mitchell.

3 COUNCILMAN GREENLEE: You all
4 want to come up, please.

5 (Witnesses approached witness
6 table.)

7 COUNCILMAN GREENLEE: After
8 these four, is there anyone else here
9 that wants to testify on this bill?

10 (No response.)

11 COUNCILMAN GREENLEE: Thank
12 you. These will be the last four.

13 We're one short. If somebody
14 could just sit in the back and then come
15 back up.

16 I think Mr. Bieber's name was
17 called first.

18 MR. BIEBER: Good morning.
19 Thank you, members of Council, for having
20 us here to talk about Bill 150056. We're
21 in favor of it. This bill seeks to make
22 it easier for mobile food vendors to
23 operate in Philadelphia. As of now,
24 restrictions make it difficult for mobile
25 food vendors to operate in certain parts

1 3/24/15 - RULES - BILL 150056, etc.
2 of the City. This holds back growth in a
3 growing industry and denies property
4 owners the opportunity to pursue economic
5 opportunities by allowing mobile food
6 vendors on their premises.

7 Allowing mobile food vendors a
8 greater geographic scope would offer
9 residents throughout Philadelphia access
10 to affordable and convenient dining
11 options and would generally benefit the
12 City's economy, in addition to allowing
13 the mobile food industry to grow in a way
14 that will contribute to the cultural
15 enrichment of the City.

16 This bill will establish a
17 fixed definition of what a mobile food
18 vendor is and will provide mobile food
19 vendors with specific legal status. This
20 will be useful in terms of regulating
21 mobile food vendors and distinguishing
22 them from other types of street vendors.
23 It will also allow mobile food vendors to
24 operate on private property throughout
25 the City, subject to certain

1 3/24/15 - RULES - BILL 150056, etc.

2 restrictions.

3 This food -- or the bill will
4 ensure mobile food vendors will operate
5 in a respectful manner. They will not be
6 permitted to operate on historic sites.
7 Their signage and exterior generators
8 would be restricted and they would be
9 regulated in ways as to prevent
10 operations from disturbing traffic and
11 public safety.

12 We hope that you agree with
13 this bill and vote in favor of it.

14 Thank you.

15 COUNCILMAN GREENLEE: Are all
16 four of you speaking in favor?

17 (Yes.)

18 COUNCILMAN GREENLEE: All
19 right. So you heard Mr. Bieber's
20 testimony. We don't have to repeat it,
21 but if you'd like to add anything or if
22 you just want to say you're in favor,
23 that's fine too.

24 MS. DASANI: I'm certainly in
25 favor of this.

1 3/24/15 - RULES - BILL 150056, etc.

2 COUNCILMAN GREENLEE: Please
3 say your name.

4 MS. DASANI: It's Debbie
5 Dasani, and I have a food truck as well.
6 My food truck is an Indian food truck,
7 and based on the responses I've seen and
8 questions I've gotten from a lot of
9 customers as I vend in different areas of
10 the City, people are always asking why
11 aren't you guys, for example -- we want
12 to see more ethnic food out there. The
13 Indian community -- everyone knows that
14 Indian food is very desirable, would like
15 to see more of it, and I would
16 probably -- I would say to them, you
17 know, talk to your local representative,
18 talk to your business associations to get
19 us in your neighborhood.

20 I have done, over the past six
21 years, done events in various different
22 neighborhoods of the City, and it really
23 encourages me to want to keep doing this
24 and being able to provide residents of
25 this City with the kinds of food I

1 3/24/15 - RULES - BILL 150056, etc.
2 produce.

3 As food truck operators, I'm
4 literally blown away by the quality of
5 food that I see offered by our food
6 trucks, and I feel that if you support
7 this bill for us, you will make our lives
8 very easy. Right now we're so
9 restricted. There are so many food
10 trucks not able to continue operating
11 because of the restrictions we have in
12 Philadelphia.

13 COUNCILMAN GREENLEE: Okay.
14 Thank you.

15 MS. DASANI: Thank you.

16 COUNCILMAN GREENLEE: Again, if
17 you'd like to please state your name and
18 go.

19 MS. LANDERS: My name is Jamie
20 Landers. I am a resident of Philadelphia
21 and I own Luscious Bakery food truck. I
22 came to the City five years ago as an
23 aerospace engineer, and last year with
24 the economic downturn, we had to do a
25 reduction in force, where I was laid off.

1 3/24/15 - RULES - BILL 150056, etc.
2 Opening a food truck was a great
3 opportunity for me. It allowed me to
4 start my own business. It allowed me to
5 employ other residents of Philadelphia,
6 teach them skills and trades, as well as
7 bring in affordable products to
8 underutilized areas.

9 We've seen lots of areas such
10 as West Philadelphia that have welcomed
11 us into the community, whether it be for
12 a church celebration, a hospital function
13 or the Friends of Morris Park Easter Egg
14 Hunt this Sunday. We've seen that the
15 community members enjoy the food trucks
16 in their neighborhoods, and it allows
17 them to have affordable access to
18 different types of cuisines and foods.
19 It also would allow to bring restaurants
20 on wheels to all sorts of different
21 functions and help revitalize areas that,
22 for instance, at night don't have many
23 options for food. It also creates a
24 festival type atmosphere, when we have
25 private lots that will allow food truck

1 3/24/15 - RULES - BILL 150056, etc.
2 pods, so several food trucks on a
3 rotating schedule to come in. It also
4 allows economic opportunity for those
5 private lot owners to make a profit, to
6 see that these abandoned or empty lots
7 are used in a way that benefits both
8 small business owners and members of the
9 community.

10 I hope you vote in favor of
11 this bill.

12 Thank you.

13 COUNCILMAN GREENLEE: Thank
14 you.

15 Sir, please.

16 MR. MITCHELL: Mr. Chairman,
17 members of the Council, just to be clear,
18 we represent collectively --

19 COUNCILMAN GREENLEE: Say your
20 name, please.

21 MR. MITCHELL: My name is
22 Robert Mitchell. I own The Cow and the
23 Curd food truck. We're here to represent
24 the Philadelphia Mobile Food Association
25 and its over 100 members.

1 3/24/15 - RULES - BILL 150056, etc.

2 I came to Philadelphia in 1990
3 on a football scholarship to Temple
4 University and I never left. I'm now the
5 owner of the small business, The Cow and
6 the Curd. I own commercial property in
7 Fishtown. I'm a homeowner in Northern
8 Liberties. My wife is a business owner
9 in the City of Philadelphia, and my two
10 children are just starting the school
11 process.

12 I'm here to ask your support on
13 this bill because, first of all, it
14 champions small business, which is
15 incredibly important for the growth in
16 the City. It stimulates the economy and
17 it offers consumers choices. And we ask
18 for your support and hope you can see
19 our --

20 COUNCILMAN GREENLEE: Thank
21 you, sir. And Councilwoman Bass and I
22 particularly congratulate you on your
23 great choice of university. You know
24 where we went. We went to Temple.

25 COUNCILWOMAN TASCO: Oh, I did

1 3/24/15 - RULES - BILL 150056, etc.

2 too.

3 COUNCILMAN GREENLEE: The City
4 school.

5 Any questions for any of these
6 witnesses?

7 (No response.)

8 COUNCILMAN GREENLEE: Thank you
9 very much. Good luck on your businesses
10 there.

11 Again, no one else here to
12 testify on this bill?

13 (No response.)

14 COUNCILMAN GREENLEE: We will
15 now move to the next bill.

16 Ms. Marconi.

17 THE CLERK: Bill No. 150170, an
18 ordinance amending Title 14 of The
19 Philadelphia Code, entitled "Zoning and
20 Planning," by revising requirements for
21 accessory signs located within the area
22 bounded by Juniper Street, East Passyunk
23 Avenue and Mifflin Street, under certain
24 terms and conditions.

25 COUNCILMAN GREENLEE:

1 3/24/15 - RULES - BILL 150056, etc.

2 Mr. Gregorski.

3 MR. GREGORSKI: Good morning,
4 Councilman Greenlee, members of the Rules
5 Committee. I'm Marty Gregorski, Division
6 Director of the Development Division of
7 the Philadelphia City Planning
8 Commission, here to testify on Bill No.
9 150170, which was introduced into City
10 Council on March 5th, 2015 by
11 Councilmember Squilla.

12 Bill No. 150170 amends the
13 Philadelphia Zoning Code by revising
14 requirements for accessory signs located
15 within the area bounded by Juniper
16 Street, East Passyunk Avenue and Mifflin
17 Street. The bill amends the Zoning Code
18 by permitting a building in the CMX-2.5
19 Neighborhood Commercial District to have
20 one sign extend above the roof line of a
21 structure if the property has at least
22 two street frontages. The sign may be
23 internally illuminated and cannot exceed
24 90 square feet and may only have 9 feet
25 located above the roof line.

1 3/24/15 - RULES - BILL 150056, etc.

2 Bill No. 150170 is in response
3 to a new sign located at the corner of
4 Juniper and East Passyunk Avenue
5 accessory to a restaurant. The Zoning
6 Board of Adjustment reviewed this
7 application in November of 2014 and
8 denied the request for a variance. The
9 applicant could have appealed the ZBA
10 decision to the Court of Common Pleas
11 within 30 days, but did not exercise that
12 right. The sign was then installed
13 without the benefit of permits, and a
14 violation was issued by the Department of
15 License and Inspections.

16 While the sign itself is not
17 inherently objectionable, the City
18 Planning Commission believes that a
19 legislative approval of this type may set
20 a bad precedent for future actions.

21 The Philadelphia City Planning
22 Commission at its meeting of March 24th,
23 2015 recommended that Bill No. 150170 not
24 be approved.

25 COUNCILMAN GREENLEE: Thank

1 3/24/15 - RULES - BILL 150056, etc.

2 you.

3 Any questions?

4 (No response.)

5 COUNCILMAN GREENLEE: Seeing
6 none, anyone else here to testify on this
7 bill?

8 (No response.)

9 COUNCILMAN GREENLEE: Seeing
10 none, our last bill, Ms. Marconi, please.

11 THE CLERK: Bill No. 150091, an
12 ordinance amending Title 14 of The
13 Philadelphia Code, entitled "Zoning and
14 Planning," by creating an overlay
15 district entitled "/WWA West Washington
16 Avenue Overlay," to include certain areas
17 of land within the vicinity of West
18 Washington Avenue, under certain terms
19 and conditions.

20 COUNCILMAN GREENLEE: Mr.
21 Gregorski.

22 MR. GREGORSKI: Good morning,
23 Councilman Greenlee, members of the Rules
24 Committee, Marty Gregorski, Division
25 Director of the Development Division of

1 3/24/15 - RULES - BILL 150056, etc.
2 the Philadelphia City Planning
3 Commission, here to testify on Bill No.
4 150091, which was introduced into City
5 Council on February 12th, 2015 by
6 Councilmember Johnson.

7 Bill No. 150091 amends Title 14
8 of The Philadelphia Code, entitled
9 "Zoning and Planning," by creating an
10 overlay district entitled "/WWA West
11 Washington Avenue Overlay," for the area
12 bounded by Broad Street, Carpenter
13 Street, 19th Street, Kimball Street, 23rd
14 Street, Carpenter Street, 24th Street,
15 Kimball Street, 25th Street, Ellsworth
16 Street, 24th Street, Alter Street, 19th
17 Street, Ellsworth Street, 18th Street,
18 Alter Street, 17th Street, Ellsworth
19 Street, 16th Street, Alter Street, 15th
20 Street, and Ellsworth Street.

21 Bill No. 150091 creates an
22 overlay district for Washington Avenue,
23 west of Broad Street to prohibit the
24 following uses: Detention and
25 Correctional Facilities, Reentry

1 3/24/15 - RULES - BILL 150056, etc.
2 Facilities, Adult-Oriented Facilities,
3 Personal Credit Establishments,
4 Non-Accessory Parking, all uses in the
5 Vehicle and Vehicular Equipment Sales and
6 Services Use Category, Moving and Storage
7 Facilities, Junk and Salvage Yards and
8 Buildings, and Trucking and
9 Transportation Terminals. These uses are
10 generally considered to be detrimental to
11 the redevelopment of Washington Avenue,
12 and an overabundance of such uses could
13 contribute to a blighting influence on
14 the corridor.

15 The Philadelphia Law Department
16 suggests an amendment that would fix a
17 mapping error in the original bill.

18 The Philadelphia City Planning
19 Commission at its meeting of March 17th,
20 2015 recommended that Bill No. 150091 be
21 approved -- for approval as amended, with
22 the proviso that a comprehensive zoning
23 remapping of the corridor occur and that
24 the "/WWA West Washington Avenue Overlay"
25 be repealed at the time remapping of the

1 3/24/15 - RULES - BILL 150056, etc.

2 corridor is enacted.

3 I'll be happy to answer any
4 questions at this time.

5 COUNCILMAN GREENLEE: Any
6 questions for Mr. Gregorski on this bill?

7 COUNCILWOMAN TASC0: Does this
8 bill require that any of these businesses
9 presently located in that area have to
10 close?

11 MR. GREGORSKI: No. Every
12 business that's there that is existing
13 with permits is entitled to move on.
14 It's grandfathered. It doesn't have to
15 move.

16 COUNCILWOMAN TASC0: Is this
17 your bill, Councilman Squilla?

18 COUNCILMAN GREENLEE: No. It's
19 Councilman Johnson's.

20 COUNCILWOMAN TASC0: Okay.

21 COUNCILMAN GREENLEE: What was
22 the question?

23 COUNCILWOMAN TASC0: I asked
24 were any of the facilities that would be
25 prohibited currently existing in that

1 3/24/15 - RULES - BILL 150056, etc.
2 site.

3 COUNCILMAN GREENLEE: Mr. Cobb
4 here from his office? No. We'll try to
5 get you that answer.

6 Any other questions?
7 (No response.)

8 COUNCILMAN GREENLEE: Thank
9 you. Thank you, Mr. Gregorski.

10 Ms. Marconi, why don't you call
11 the next three witnesses.

12 THE CLERK: Lauren Vidas, Ivan
13 Tancredi, and Claudia Sherrod.

14 (Witnesses approached witness
15 table.)

16 MS. VIDAS: I think Ms. Sherrod
17 had to run across the street.

18 COUNCILMAN GREENLEE:
19 Mr. Littlepage, I know you're not
20 Ms. Sherrod, but that's okay, you can
21 sit. You're pinch-hitting, I assume?

22 MR. LITTLEPAGE: Yes.

23 COUNCILMAN GREENLEE: That's
24 fine. That's fine.

25 MS. VIDAS: Good morning,

1 3/24/15 - RULES - BILL 150056, etc.

2 Councilman. My name is Lauren Vidas. I
3 am here in my capacity as Chair of the
4 South of South Neighborhood Association
5 to lend our support for the bill
6 presently before you.

7 COUNCILMAN GREENLEE: A little
8 closer or a little louder. Somebody was
9 trying to improve these microphones and I
10 think all they did was muffle everything.

11 COUNCILWOMAN TASCO: They're
12 terrible.

13 MS. VIDAS: This bill has wide
14 support in the community both from near
15 neighbors. I provided some letters of
16 support from residents, and Ivan is here
17 representing the Washington Avenue
18 Property Owners Association, so I'll let
19 him speak in that regard.

20 But what this bill does is
21 really prevent a lot of noxious
22 industrial uses that would be allowed by
23 right. We've been working with the
24 Planning Commission and the Councilman's
25 office to talk about the future of

1 3/24/15 - RULES - BILL 150056, etc.

2 Washington Avenue and some of the many
3 changes, and during conversations, these
4 by-right uses came up as things that the
5 neighborhood did not want to see.

6 We appreciate the concern there
7 are about keeping an economic engine on
8 the corridor, but when you have
9 self-storage facilities that open up that
10 are employing one or two people and it's
11 just car traffic and there's no sort of
12 street activation, those are the kind of
13 businesses that aren't going to help
14 support the local communities.

15 So South of South Neighborhood
16 Association as well as many near
17 residents are fully supportive of this
18 bill, and we request that the Committee
19 pass it with a favorable recommendation.

20 COUNCILMAN GREENLEE: Thank
21 you.

22 Whoever would like to go next.

23 MR. TANCREDI: Can you hear me?

24 COUNCILMAN GREENLEE: Yes.

25 MR. TANCREDI: Good morning.

1 3/24/15 - RULES - BILL 150056, etc.

2 My name is Ivan Tancredi. I'm President
3 of Washington Avenue Property Owners
4 Association. I want to thank everyone
5 here today for allowing me to speak on
6 behalf of Washington Avenue Property
7 Owners Association.

8 Most of us have been on the
9 Avenue for many years. I personally have
10 been on the Avenue for 33 years, Tony
11 Bisicki (ph) for two generations,
12 Donatucci family for two generations,
13 Michael Mazzola for two generation, Jura
14 Versa (ph) for two generation, Frank
15 Salini for over 30 years, and I can go on
16 and on.

17 As property owners, we have
18 been an integral part of the growth of
19 the Washington Avenue. Transformed over
20 the years, it is extremely important that
21 we continue to have input in the new
22 businesses that will join the Avenue.

23 One of Washington Avenue great
24 assets is its easy access for consumers.
25 Just minutes from the Schuylkill

1 3/24/15 - RULES - BILL 150056, etc.
2 Expressway, I-95, and the South Jersey
3 bridges, we are conveniently located.
4 With supreme economics now rapidly
5 increasing immediately around us, we are
6 threatened to be strangled by our
7 potential pending success. We must
8 prepare for the coming wave with a plan
9 that accommodates the Avenue to business,
10 old and new, and the residents. Today,
11 you are going to make an important
12 decision that will impact Washington
13 Avenue.

14 Washington Avenue Property
15 Owners Association is very concerned with
16 the future of our properties. The
17 overlay is extremely important to
18 immediately impede all ill or unwanted
19 businesses or influences. We as a group
20 can make decisions that will impact our
21 Avenue.

22 The overlay prevents uses that
23 impede developers from considering
24 revitalizing our area; for example, a new
25 methadone clinic, public storage, pawn

1 3/24/15 - RULES - BILL 150056, etc.
2 shops, transmission shops, tax preparers,
3 places where cars parked all over and on
4 the sidewalks. The following uses do not
5 invite the markets to walkable retail, to
6 restaurants that our growing neighborhood
7 so desperately calls for.
8 Detention/correction facilities, adult
9 entertainment facilities, pawn shops,
10 check cashing, parking lots that aren't
11 part of a retail establishment kill our
12 storefronts and foot traffic. Public
13 storage, unsightly aluminum-sided
14 buildings, a place that the renters visit
15 once a month, if that, in and out. We
16 need businesses to bring folks to the
17 shopping areas. Think of the appeal of
18 the U-Haul at 12th and Washington and
19 what that's done to the area. Trucks
20 parked all over the place, blocking the
21 roads, the center lane, the bike lanes.
22 Additionally, they don't bring jobs.
23 Building new buildings does. All of the
24 first floor retail bring good-paying
25 jobs. The dozen or so restaurant come

1 3/24/15 - RULES - BILL 150056, etc.
2 and bring jobs. Public storage is dead
3 wood for us and our surrounding
4 neighborhood. Junk yards. Enough said.
5 Truck and transportation terminal.

6 We want to prevent medical
7 facilities such as the current methadone
8 clinic. The methadone clinic snuck in on
9 us and it's killing our businesses. The
10 current facility is too small, as
11 evidenced by the line of patients lined
12 up and waiting on the street. What if
13 they got a new lease for a bigger
14 facility on Washington Avenue? This is
15 not something we want to occur.

16 Animal uses and child care, we
17 want these facilities when the parking
18 and loading issues are resolved with the
19 new IRMX zoning we're crafting together,
20 but how the zoning is now, to ask young
21 kids to skid out of a double-parked car,
22 pass out one of our delivery trucks, and
23 the other video game like obstacle that
24 conflicts all of us is insane. So the
25 IRMX zoning will resolve that issue.

1 3/24/15 - RULES - BILL 150056, etc.

2 Signs, we need appropriate sign
3 administration. The new IRMX provides
4 guidelines. In the meantime, the
5 plethora of buildings with cheap flat
6 signs do not portray a clean obstacle --
7 I'm sorry; upscale Avenue.

8 With the coming of businesses
9 such as family restaurants, finished
10 retail, and professional supermarkets,
11 all of which bring jobs and strength to
12 economics of the neighborhood.

13 Washington Avenue Property
14 Owners Association stands in support of
15 the overlay. I would like -- Claudia had
16 to leave, but Albert Littlepage will
17 speak on her behalf.

18 To summarize quickly again,
19 this overlay is important for the Avenue.
20 Most importantly, it prevents uses that
21 impede developers from revitalizing our
22 area with unwanted business that will
23 negatively affect the future of
24 Washington Avenue. We need provisions
25 that prevent medical clinics such as the

1 3/24/15 - RULES - BILL 150056, etc.
2 methadone clinic. The IRMX that is in
3 process to be approved is important to
4 put the guidelines in place for the
5 animal, child facilities zoning, as well
6 as the sign administration which will
7 both improve the Avenue for the future.

8 Thank you for your time and
9 cooperation on this very important matter
10 that will affect all of us. We need to
11 come together. Vote yes to the overlay
12 for the future of Washington Avenue and
13 nearby neighborhoods.

14 COUNCILMAN GREENLEE: Thank
15 you, sir.

16 MR. LITTLEPAGE: Councilman,
17 good morning.

18 COUNCILMAN GREENLEE: Good
19 morning.

20 MR. LITTLEPAGE: I'm reading
21 this document on behalf of Ms. Claudia
22 Sherrod, who is the Executive Director of
23 South Philadelphia H.O.M.E.S., in support
24 of Bill 150091.

25 Good morning. The Board of

1 3/24/15 - RULES - BILL 150056, etc.
2 South Philadelphia H.O.M.E.S. and Point
3 Breeze/Grays Ferry Partnership strongly
4 support Councilman Johnson's overlay for
5 Washington Avenue. As a business, it is
6 important that we have input in the new
7 businesses coming into the Avenue.

8 Washington Avenue's greatest
9 assets over the decades has been its easy
10 access. Washington Avenue businesses
11 have survived while competitors wilted
12 because unlike many competitors that
13 relied solely on local residents to
14 support their businesses. Washington
15 Avenue flourished in the convenience of
16 its location. Just minutes from the
17 Schuylkill Expressway, I-95, and the
18 South Jersey bridges, Washington Avenue
19 property businesses thrive in its easy
20 access. It appeals to a very broad
21 circle.

22 With supreme economics now
23 rapidly increasing immediately around us,
24 we are threatened to be strangled by our
25 own potential pending success. We must

1 3/24/15 - RULES - BILL 150056, etc.
2 prepare for the coming wave with a plan
3 that accommodates the Avenue. As
4 residents and businesses alike, we must
5 design a business strip amenable for all.

6 Ms. Claudia Sherrod, Executive
7 Director of South Philadelphia H.O.M.E.S.
8 and Point Breeze/Grays Ferry Partnership.

9 Thank you.

10 COUNCILMAN GREENLEE: Thank
11 you. And Ms. Sherrod's letter will be
12 made part of the record, as will some
13 letters from residents and business
14 people in the area.

15 MR. LITTLEPAGE: Thank you.

16 COUNCILMAN GREENLEE: Thank
17 you.

18 Ms. Vidas, just one question.
19 What communication had there been on this
20 bill, meetings, whatever, just in case
21 there's any question?

22 MS. VIDAS: I think this is
23 part of a much -- this bill is, as the
24 Planning Commission explained, is a
25 temporary overlay. So in terms of this

1 3/24/15 - RULES - BILL 150056, etc.
2 bill specifically, I don't know if
3 there's been meetings held on this bill
4 specifically, but there have been a
5 number of meetings, public meetings, held
6 on Washington Avenue and the future of
7 the Avenue. Our organization takes
8 notice very, very seriously, and we go, I
9 think, above and beyond what the
10 requirements are in terms of letting our
11 fellow coordinating RCOs or our fellow
12 RCOs that overlap, particularly NOWAC,
13 know that these meetings are happening.
14 So this is a multi-year process that
15 we've been going through.

16 COUNCILMAN GREENLEE: And I
17 assume that through these meetings, these
18 concerns were raised, which is one of the
19 results of this bill?

20 MS. VIDAS: Absolutely. And if
21 anything -- and I want to make this final
22 point -- this bill provides for more
23 community input, because if somebody
24 wants to put one of these noxious uses in
25 place, they're going to have to go

1 3/24/15 - RULES - BILL 150056, etc.
2 through the RCO process by getting a
3 variance. So if anything, it broadens
4 the amount of input from the public. It
5 doesn't dampen it.

6 COUNCILMAN GREENLEE: Okay.
7 Point taken. Thank you.

8 Any questions?
9 (No response.)

10 COUNCILMAN GREENLEE: Thank
11 you. Thank you all very much.

12 Ms. Marconi, I think we have a
13 couple more that want to testify.

14 THE CLERK: Jake Liefer,
15 Madeline Shakumba, and Tiffany Green.
16 (Witnesses approached witness
17 table.)

18 COUNCILMAN GREENLEE: Whoever
19 would like to start, please identify
20 yourself and proceed.

21 MR. LIEFER: My name is Jake
22 Liefer. I'm a resident of Point Breeze
23 Avenue bordering Washington Avenue. As a
24 resident of the neighborhood, I've been
25 participating in the planning process for

1 3/24/15 - RULES - BILL 150056, etc.
2 Washington Avenue, helping to guide the
3 future of the street through the
4 Philadelphia2035 plan. Additionally,
5 I've created a website, Washington Avenue
6 advocates in support of bettering
7 Washington Avenue with over 300 residents
8 and business owners participating in this
9 group.

10 As a nearby resident and
11 advocate for Washington Avenue, I'm in
12 support of this overlay. The overlay
13 will require community input for the uses
14 that may not align with residents and
15 businesses. This bill does not ban these
16 uses, but rather requires community
17 input.

18 Myself, along with many of the
19 residents, look forward to a mixed-use
20 corridor, supporting light industrial,
21 residential, and commercial use. We also
22 look forward to City Council introducing
23 additional legislation to re-stripe
24 Washington Avenue, creating a safe and
25 thriving corridor for all residents who

1 3/24/15 - RULES - BILL 150056, etc.
2 drive, walk, and bike.

3 We are supportive of Councilman
4 Johnson's bill for this overlay and
5 believe it will require community input
6 for those uses that have the most
7 significant impact for the residents and
8 businesses.

9 COUNCILMAN GREENLEE: Thank
10 you, sir.

11 Whoever would like to go next.

12 MS. SHAKUMBA: Can you hear me?
13 Madeline Shakumba, North of Washington
14 Avenue.

15 I am referring to Bill No.
16 150091. Why this small area known as
17 Washington Avenue is being singled out to
18 prohibit certain zoning? What's the real
19 reason for this? Why is this overlay
20 being put in place? Is this to
21 encapsulate a certain section of
22 Washington Avenue which is known I-2 to
23 cater to the wishes of a frivolous few?

24 I have not received a
25 definitive answer. What is going on

1 3/24/15 - RULES - BILL 150056, etc.
2 within the boundaries being defined that
3 need the prohibition and protection of
4 certain things, such as reentry
5 facilities, detention and correctional
6 facilities, vehicular businesses,
7 non-accessory parking, et cetera? What
8 makes this area so much more special?

9 I have lived within -- I live
10 within two blocks of Washington Avenue.
11 I've been there for almost 40 years.
12 These things never even came up. Why?
13 Because Washington Avenue is not really
14 suitable for it. Okay? So I'm just
15 wondering why all the sudden this has
16 become a problem.

17 Currently, we have one or two
18 businesses that fall within the scope of
19 vehicle and vehicular equipment at all.
20 The one business I'm talking about right
21 now repair cars. It's called Collision
22 Care, and he employs 20 people, and all
23 of his cars are on enclosed lot. I was
24 told that, Oh, people to be painting
25 cars, you got to smell paint and this.

1 3/24/15 - RULES - BILL 150056, etc.

2 This man -- that's Collision Cars. He
3 don't paint? Give me a break.

4 COUNCILMAN GREENLEE: Again,
5 let me just say --

6 MS. SHAKUMBA: I understand
7 that there's --

8 COUNCILMAN GREENLEE:
9 Ms. Shakumba, let me just state one thing
10 for the record. If they're there
11 already, they're legal.

12 MS. SHAKUMBA: I know. They
13 will still be there.

14 COUNCILMAN GREENLEE: They're
15 legal. They can stay there. They're not
16 being put out.

17 MS. SHAKUMBA: What I'm saying
18 about -- they were complaining that such
19 businesses create serious problems for
20 the neighborhood. I'm talking about the
21 paint smell and this smell. Now, he's
22 been there for almost, what, 10, 15
23 years. There have never been no
24 complaints. Now all the sudden they want
25 to prohibit businesses like that because

1 3/24/15 - RULES - BILL 150056, etc.
2 of that complaint. That's the only
3 reason why I'm pointing it out. I
4 understand he will be grandfathered in.

5 Okay. I understand that the
6 residents -- I'm sorry. I was told that
7 this type of business and others in a
8 similar category is a serious problem in
9 Southwest Philadelphia, which is located
10 in the same councilmanic district. I
11 understand that the residents that have
12 made numerous complaints have made
13 numerous complaints there. If this is
14 the case, why isn't Southwest
15 Philadelphia included in the proposal?
16 Why only Washington Avenue? I can't
17 support this request.

18 We recently learned about the
19 overlay. North of Washington Avenue is a
20 registered community group whose boundary
21 includes Washington Avenue. We were not
22 consulted about this overlay before it
23 was put in. Now we are being asked to
24 support it. We declined because there
25 has been no community meetings -- and

1 3/24/15 - RULES - BILL 150056, etc.
2 these are on our side of Washington
3 Avenue -- for input on this important
4 matter. The residents on the north and
5 the south side of North of Washington
6 Avenue appeared not to be aware of it.
7 And certainly if the support is there and
8 the reason given for the changes are made
9 clear to them, they might support it.

10 Our discussion with groups from
11 both sides -- from the south side, I'm
12 sorry, of Washington Avenue indicated
13 that the situation is similar, that they
14 were not aware of it either. This
15 overlay is being put into play without
16 adequate community input. No one feels
17 that the overlay seems to represent the
18 view of a minority group of residents and
19 at the extent of the majority of the
20 residents, especially those who are
21 longtime owner occupants and have not
22 expressed their views. We ask that the
23 matter be tabled until both the north and
24 south side of Washington Avenue
25 communities have had an opportunity to

1 3/24/15 - RULES - BILL 150056, etc.
2 discuss this matter and present their
3 views on it and reach a consensus.

4 Thank you.

5 COUNCILMAN GREENLEE: Thank
6 you.

7 Ms. Green.

8 MS. GREEN: Yes. Hi. What is
9 amazing to me is that how there's no real
10 community meetings or input regarding
11 these bills and they're just passed
12 through City Council regarding these.

13 My concern is this: There was
14 a storage business, a very nice one,
15 wanted to come at 23rd and Washington
16 Avenue. He met with us, and we approved
17 his project. It was very nice. And his
18 buildings look similar like casino
19 buildings, and he was going to make it
20 very nice. But at the meeting,
21 Mr. Feibush decided he did not want the
22 storage building. So at that point, he
23 goes down to another group, RCO, and get
24 them to support his position. And so
25 once again, when I spoke with the lawyer

1 3/24/15 - RULES - BILL 150056, etc.
2 personally, he let me know that he had
3 received challenges and threats of appeal
4 if he moved forward with the project.

5 This is my concern right here:
6 They have that option to appeal if they
7 do not like this particular type of
8 project. And I do understand this bill
9 does allow for appeal process, but I
10 think at this particular point, that
11 these businesses have -- it should be
12 open to just businesses coming through at
13 this particular point, industrial
14 businesses that provide jobs. We're not
15 talking about Starbucks. We're not
16 talking Starbucks. We're not talking
17 about retail businesses that don't really
18 provide benefits for people or pay them
19 part-time work. These are businesses,
20 industrial businesses, on Washington
21 Avenue who do supply sustaining jobs.

22 I just also want to say
23 regarding this issue regarding the -- we
24 got some clarification on that, if you
25 don't mind me saying. We did get

1 3/24/15 - RULES - BILL 150056, etc.
2 clarification on that, and the bottom
3 line is, what you're doing with this is
4 that the IRMX does provide first floor in
5 terms of industrial or bringing in some
6 type of business. I'm trying to make
7 sure I'm clear on that. But the
8 developer would still be able to build on
9 top of that up to 70 feet and so -- 72
10 feet. So what you're doing, you're
11 giving a tokenism here and you're saying,
12 Okay, you have a little bit of industrial
13 on the first floor, but yet the developer
14 is able to build higher up on top of
15 that. We're saying under ICMX, ICMX says
16 no residential. If the residents want
17 residential, they'll vote it in, but if
18 they don't want it and you make it IRMX,
19 then we don't have the right to appeal
20 the residential portion, and that's a
21 concern for us. And so this goes around
22 the City. We're saying that other areas
23 have already been remapped and the
24 residents really didn't have input. To
25 come at this late date and want to put

1 3/24/15 - RULES - BILL 150056, etc.
2 this in is not really fair to the other
3 residents who have already been rezoned
4 and remapped.

5 So, once again, I do ask City
6 Council to consider this. I'm still
7 going to speak with you, but I think that
8 that's -- and it was explained to us by
9 an actual builder. We appreciate that.
10 So we're only getting a little bit of
11 first floor commercial, but the rest is
12 residential.

13 And I do not support
14 Councilman's bill regarding the
15 prohibiting of these businesses.

16 COUNCILMAN GREENLEE: Thank
17 you.

18 MS. GREEN: Thank you very
19 much.

20 COUNCILMAN GREENLEE: Any
21 questions?

22 (No response.)

23 COUNCILMAN GREENLEE: Seeing
24 none, anyone else here to testify?

25 (No response.)

1 3/24/15 - RULES - BILL 150056, etc.

2 COUNCILMAN GREENLEE: Seeing
3 none, that will complete our hearing of
4 the Committee on Rules. We will now go
5 into a public meeting.

6 Again, for the record, 150145
7 will be held in the hearing to the call
8 of the Chair.

9 The Chair recognizes Councilman
10 Goode.

11 COUNCILMAN SQUILLA: Can I make
12 one point? I'm sorry.

13 COUNCILMAN GREENLEE: Yes.

14 COUNCILMAN SQUILLA:
15 Mr. Chairman, I just wanted to make one
16 statement on Bill No. 150170, the bill
17 that I introduced to legalize the sign.
18 I'm not promoting and approving people
19 putting up signs before proper approval,
20 but in this circumstance, we believe that
21 it was necessary to do an ordinance in
22 order to legalize that. This sign also
23 would have to go in front of the Zoning
24 Board -- if ever changed or removed would
25 have to go in front of the Zoning Board

1 3/24/15 - RULES - BILL 150056, etc.

2 for a variance.

3 Thank you.

4 COUNCILMAN GREENLEE: Okay.

5 Thank you, Councilman.

6 The Chair recognizes Councilman
7 Goode.

8 COUNCILMAN GOODE: Thank you,
9 Mr. Chair. I move that Bill 150124 be
10 reported out of this Committee with a
11 favorable recommendation and the rules of
12 Council be suspended so as to permit
13 first reading at our next Council
14 session.

15 (Duly seconded.)

16 COUNCILMAN GREENLEE: It's been
17 moved and seconded.

18 All in favor?

19 (Aye.)

20 COUNCILMAN GREENLEE: Opposed?

21 (No response.)

22 COUNCILMAN GREENLEE: Hearing
23 none, Bill No. 150124 is reported out of
24 this Committee favorably with a rules
25 suspension.

1 3/24/15 - RULES - BILL 150056, etc.

2 Councilman Goode.

3 COUNCILMAN GOODE: I move that
4 the amendment to 150168 be approved.

5 (Duly seconded.)

6 COUNCILMAN GREENLEE: It's been
7 moved and seconded.

8 All in favor?

9 (Aye.)

10 COUNCILMAN GREENLEE: Opposed?
11 (No response.)

12 COUNCILMAN GREENLEE: Hearing
13 none, the amendment is adopted.

14 Councilman.

15 COUNCILMAN GOODE: I move that
16 Bill 150168, as amended, be reported out
17 of this Committee with a favorable
18 recommendation and the rules of Council
19 be suspended so as to permit first
20 reading at our next Council session.

21 (Duly seconded.)

22 COUNCILMAN GREENLEE: It's been
23 moved and seconded.

24 All in favor?

25 (Aye.)

1 3/24/15 - RULES - BILL 150056, etc.

2 COUNCILMAN GREENLEE: Opposed?

3 (No response.)

4 COUNCILMAN GREENLEE: Hearing

5 none, Bill No. 150168, as amended, is

6 reported out of this Committee favorably

7 with a rules suspension.

8 Councilman Goode.

9 COUNCILMAN GOODE: I move the

10 amendment to Bill 150056 be approved.

11 (Duly seconded.)

12 COUNCILMAN GREENLEE: It's been

13 moved and seconded.

14 All in favor?

15 (Aye.)

16 COUNCILMAN GREENLEE: Opposed?

17 (No response.)

18 COUNCILMAN GREENLEE: Hearing

19 none, the amendment is adopted.

20 Councilman.

21 COUNCILMAN GOODE: I move that

22 Bill 150056, as amended, be reported out

23 of this Committee with a favorable

24 recommendation and the rules of Council

25 be suspended so as to permit first

1 3/24/15 - RULES - BILL 150056, etc.

2 reading at our next Council session.

3 (Duly seconded.)

4 COUNCILMAN GREENLEE: It's been
5 moved and seconded.

6 All in favor?

7 (Aye.)

8 COUNCILMAN GREENLEE: Opposed?

9 (No response.)

10 COUNCILMAN GREENLEE: Hearing
11 none, Bill No. 150056, as amended, is
12 reported out of this Committee favorably
13 with a rules suspension.

14 Councilman Goode.

15 COUNCILMAN GOODE: I move the
16 amendment to 150170 be approved.

17 (Duly seconded.)

18 COUNCILMAN GREENLEE: It's been
19 moved and seconded.

20 All in favor?

21 (Aye.)

22 COUNCILMAN GREENLEE: Opposed?

23 (No response.)

24 COUNCILMAN GREENLEE: Hearing
25 none, the amendment is adopted.

Committee on Rules
March 24, 2015

Page 100

1 3/24/15 - RULES - BILL 150056, etc.

2 Councilman Goode.

3 COUNCILMAN GOODE: I move that
4 Bill 150170, as amended, be reported out
5 of this Committee with a favorable
6 recommendation and the rules of Council
7 be suspended so as to permit first
8 reading at our next Council session.

9 (Duly seconded.)

10 COUNCILMAN GREENLEE: It's been
11 moved and seconded.

12 All in favor?

13 (Aye.)

14 COUNCILMAN GREENLEE: Opposed?

15 (No response.)

16 COUNCILMAN GREENLEE: Bill No.
17 150170, as amended, is reported out of
18 this Committee favorably with a rules
19 suspension.

20 Councilman Goode.

21 COUNCILMAN GOODE: I move the
22 amendment to 150091 be approved.

23 (Duly seconded.)

24 COUNCILMAN GREENLEE: It's been
25 moved and seconded.

1 3/24/15 - RULES - BILL 150056, etc.

2 All in favor?

3 (Aye.)

4 COUNCILMAN GREENLEE: Opposed?

5 (No response.)

6 COUNCILMAN GREENLEE: Hearing

7 none, the amendment is unanimously

8 adopted.

9 Councilman Goode.

10 COUNCILMAN GOODE: I move that

11 Bill 150091, as amended, be reported out

12 of this Committee with a favorable

13 recommendation and the rules of Council

14 be suspended so as to permit first

15 reading at our next Council session.

16 (Duly seconded.)

17 COUNCILMAN GREENLEE: It's been

18 moved and seconded.

19 All in favor?

20 (Aye.)

21 COUNCILMAN GREENLEE: Opposed?

22 (No response.)

23 COUNCILMAN GREENLEE: Hearing

24 none, Bill No. 150091, as amended, is

25 reported out of this Committee favorably

1 3/24/15 - RULES - BILL 150056, etc.
2 with a rules suspension.

3 That concludes the business of
4 the Rules Committee today.

5 Thank you for your
6 participation.

7 (Committee on Rules concluded
8 at 11:30 a.m.)

9 - - -

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

CERTIFICATE

I HEREBY CERTIFY that the
proceedings, evidence and objections are
contained fully and accurately in the
stenographic notes taken by me upon the
foregoing matter, and that this is a true and
correct transcript of same.

MICHELE L. MURPHY
RPR-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.)

Committee on Rules
March 24, 2015

Page 1

A							
a310 46:3	79:3 80:6	allowing 58:5	apologizing	79:22 82:14	24:4,11,20	13:14 55:2	25:3,14,15
abandoned	administrat...	58:7,12	29:20	86:16 87:8	25:18,19,21	bass 1:10	26:1,2,14
63:6	47:18	75:5	appeal 25:11	areas 2:18	33:12 34:24	13:25 64:21	26:15,16,17
ability 25:11	administrat...	allows 25:9	26:21 77:17	4:8 9:20	41:21 42:22	behalf 3:11	27:1,3 28:1
51:2	45:5 46:3	34:6 37:2	92:3,6,9	15:23,25	43:5,9,16	75:6 79:17	28:16,16,18
able 20:20	admitted	55:21,22	93:19	16:11,12	43:24 44:3	80:21	29:1,13
24:15 26:5	24:19	62:16 63:4	appealed	17:6,24	44:8 65:23	believe 12:15	30:1 31:1,5
30:19 48:19	adopted	alter 20:24	67:9	23:3,14	66:16 67:4	14:8 21:2	31:7,10
52:22 60:24	97:13 98:19	69:16,18,19	appeals 81:20	28:24 31:25	68:16,18	43:4,6,15	32:1 33:1
61:10 93:8	99:25 101:8	aluminumsi...	appeared	34:6 35:14	69:11,22	43:17 54:22	33:16 34:1
93:14	adult 77:8	77:13	90:6	38:23 45:14	70:11,24	86:5 95:20	34:19 35:1
absolutely	adulterior	amazing 91:9	applicant	49:10,19,22	73:17 74:2	believes	36:1,12,23
83:20	70:2	amenable	67:9	49:24 50:7	75:3,6,9,10	67:18	37:1,18,25
access 58:9	advocate	82:5	application	53:20 60:9	75:19,22,23	benefit 7:4	38:1,3 39:1
62:17 75:24	85:11	amend 2:16	67:7	62:8,9,21	76:9,13,14	58:11 67:13	40:1,14
81:10,20	advocates	amended	apply 103:21	68:16 77:17	76:21 78:14	benefits 63:7	41:1,18
accessory	85:6	7:16 70:21	appreciate	93:22	79:7,13,19	92:18	42:1,11,12
3:23 65:21	aerospace	97:16 98:5	39:12 74:6	arent 60:11	79:24 80:7	best 32:6	42:19,23,25
66:14 67:5	61:23	98:22 99:11	94:9	74:13 77:10	80:12 81:5	better 13:11	43:1,4,15
accommoda...	affect 21:25	100:4,17	approach	article 17:8	81:7,10,15	15:10	43:18 44:1
76:9 82:3	79:23 80:10	101:11,24	53:11	aside 42:21	81:18 82:3	bettering	44:18,25
accurately	affirmative	amending	approached	asked 14:9	83:6,7	85:6	45:1,2,21
103:5	42:10	5:11 45:3,6	2:22 14:13	30:21 41:22	84:23,23	beverages	45:25 46:1
actions 4:13	affordable	45:9 46:2	57:5 72:14	43:23 44:2	85:2,5,7,11	46:21	46:12,22
67:20	58:10 62:7	65:18 68:12	84:16	71:23 89:23	85:24 86:14	beyond 83:9	47:1,4,7,14
activation	62:17	amendment	appropriate	asking 22:7	86:17,22	bieber 56:25	48:1,2,14
74:12	african 26:7,8	47:13,16	79:2	31:4 40:13	87:10,13	57:18	49:1 50:1
activities	ago 20:14	70:16 97:4	approval	41:2 60:10	89:16,19,21	biebers 57:16	51:1,19,20
45:11	50:13 51:2	97:13 98:10	4:16 7:16	assets 75:24	90:3,6,12	59:19	52:1,18
actual 94:9	61:22	98:19 99:16	47:9 50:6	81:9	90:24 91:16	bigger 11:3	53:1 54:1
add 45:11,12	agree 56:11	99:25	50:25 67:19	association	92:21	53:18 78:13	55:1 56:1
59:21	59:12	100:22	70:21 95:19	4:3 63:24	avenues 81:8	bike 77:21	57:1,9,20
addition	ahead 15:10	101:7	approved	73:4,18	aware 25:2	86:2	57:21 58:1
58:12	alan 30:17	amends 3:13	67:24 70:21	74:16 75:4	90:6,14	bill 2:7,10,14	58:16 59:1
additional	42:7	5:25 6:18	80:3 91:16	75:7 76:15	aye 96:19	2:15 3:1,8	59:3,13
85:23	albert 79:16	45:25 46:12	97:4 98:10	79:14	97:9,25	3:13,18 4:1	60:1 61:1,7
additionally	align 85:14	66:12,17	99:16	associations	98:15 99:7	4:16 5:1,4,9	62:1 63:1
77:22 85:4	aligning 6:19	69:7	100:22	60:18	99:21	5:10,21,25	63:11 64:1
address 26:23	alike 82:4	american	approving	assume 72:21	100:13	6:1,11,18	64:13 65:1
27:16 56:5	allow 3:21	26:7	95:18	83:17	101:3,20	7:1,14 8:1	65:12,15,17
addresses	10:3 19:3	americans	area 2:19	atmosphere		8:20,21 9:1	66:1,8,12
47:4	19:24,25	26:8	3:15 8:4,4	62:24	B	10:1 11:1	66:17 67:1
addressing	24:2,5,5,9	amount 84:4	8:20 18:5	attempt 10:2	b 1:13	12:1 13:1	67:2,23
36:15	24:20 28:23	animal 78:16	19:7,14,22	attended	back 9:14	14:1 15:1	68:1,7,10
adequate	30:14 31:22	80:5	21:12 34:11	38:25,25	17:11 57:14	15:15 16:1	68:11 69:1
90:16	41:18 43:20	answer 4:18	35:8 37:19	automatic	57:15 58:2	17:1 18:1	69:3,7,21
adjacent 4:6	44:2 52:24	7:19 42:10	37:22 38:5	28:14	backyard	18:16,24	70:1,17,20
adjustment	58:23 62:19	44:6,8,11	41:20 48:18	automatical...	15:22	19:1,7 20:1	71:1,6,8,17
67:6	62:25 92:9	47:10 71:3	48:19 49:24	9:3 22:9	bad 67:20	21:1 22:1	72:1 73:1,5
adjustments	allowed 19:21	72:5 86:25	50:2 52:25	28:11	bakery 61:21	22:21 23:1	73:13,20
35:19	24:14 49:2	anymore 19:3	65:21 66:15	avenue 2:20	ban 85:15	23:25,25	74:1,18
administrat...	62:3,4	apartments	69:11 71:9	3:15 14:24	based 60:7	24:1,5,8,9	75:1 76:1
	73:22	3:22	76:24 77:19	15:13 19:22	basically 9:20	24:19 25:1	77:1 78:1
					10:10 11:4		

STREHLOW & ASSOCIATES, INC.
(215) 504-4622

Committee on Rules
March 24, 2015

Page 2

79:1 80:1	bounded 2:19	91:18,19	20:5 77:3	8:7 9:4	58:15,25	code 5:12 6:2	70:19 73:24
80:24 81:1	3:15 65:22	built 29:4	87:21,23,25	19:16 20:22	60:10,22,25	7:18 8:24	82:24
82:1,20,23	66:15 69:12	business 6:10	88:2	22:9 27:4,5	61:22 64:9	9:3 12:18	committee
83:1,2,3,19	break 88:3	60:18 62:4	carts 48:5,15	27:21,23	64:16 65:3	21:2 22:6	1:3 2:4 3:5
83:22 84:1	breeze 23:23	63:8 64:5,8	48:23,25	28:18,22	66:7,9	25:8 27:24	5:18 14:2
85:1,15	81:3 82:8	64:14 71:12	49:6,7,9,10	37:19 38:4	67:17,21	34:5,8 36:6	44:21 45:18
86:1,4,15	84:22	76:9 79:22	case 82:20	42:15	69:2,4	38:20 40:9	66:5 68:24
87:1 88:1	bridges 76:3	81:5 82:5	89:14	changed 8:10	70:18 85:22	45:4,5,7	74:18 95:4
89:1 90:1	81:18	82:13 85:8	cashing 77:10	37:6,10	91:12 93:22	46:2,3,8,13	96:10,24
91:1 92:1,8	bring 18:11	87:20 89:7	casino 91:18	95:24	94:5	47:5 48:7,7	97:17 98:6
93:1 94:1	19:6 62:7	91:14 93:6	category 70:6	changes 6:6	citys 4:7	48:21 52:4	98:23 99:12
94:14 95:1	62:19 77:16	102:3	89:8	10:22 12:16	58:12	65:19 66:13	100:5,18
95:16,16	77:22,24	businesses	cater 86:23	21:3 52:4	citywide 8:8	66:17 68:13	101:12,25
96:1,9,23	78:2 79:11	13:3 15:21	celebration	74:3 90:8	37:24	69:8	102:4,7
97:1,16	bringing 17:7	45:8 65:9	62:12	changing	clarification	collectively	common
98:1,5,10	19:13 20:12	71:8 74:13	census 18:2,4	2:17 8:23	92:24 93:2	63:18	24:12 43:8
98:22 99:1	20:13 93:5	75:22 76:19	center 77:21	22:22 36:9	clarity 41:11	collision	67:10
99:11 100:1	brings 11:25	77:16 78:9	certain 2:18	chapter 45:6	classification	87:21 88:2	communica...
100:4,16	34:14	79:8 81:7	5:13 6:4	45:10	8:7,9 13:11	come 16:15	82:19
101:1,11,24	broad 69:12	81:10,14,19	18:7 19:21	cheap 79:5	13:16 20:25	17:11,23	communities
102:1	69:23 81:20	82:4 85:15	30:18 34:6	check 77:10	21:19 22:15	21:21 26:2	7:4 20:17
bills 1:14 52:3	broadens	86:8 87:6	45:14,15	child 78:16	24:14 28:5	26:23 27:2	20:17 29:8
91:11	84:3	87:18 88:19	48:17 49:24	80:5	35:15,20	37:20 38:5	34:7 52:16
bisicki 75:11	brought	88:25 92:11	50:7 57:25	children	36:16 37:18	57:4,14	74:14 90:25
bit 31:9 38:12	12:17	92:12,14,17	58:25 65:23	64:10	37:23 38:4	63:3 77:25	community
93:12 94:10	brown 1:12	92:19,20	68:16,18	choice 64:23	40:2	80:11 91:15	4:5 6:19
blast 53:25	13:24 51:6	94:15	86:18,21	choices 64:17	classificatio...	93:25	14:25 15:14
blend 11:10	51:7 53:4	byright 25:6	87:4	choose 48:15	8:11	coming 31:12	16:25 17:3
blighted 7:6	54:4,18	25:7,14	certainly 38:2	49:9	claudia 72:13	31:16 53:23	17:23 22:18
blighting	bubble 17:10	26:17 36:18	59:24 90:7	church 53:10	79:15 80:21	76:8 79:8	25:10,10
70:13	17:13,14	37:3 40:10	certificate	62:12	82:6	81:7 82:2	26:11,14,20
block 4:6,10	build 24:6	40:12 43:21	103:2	cindy 1:10	clean 79:6	92:12	31:2 32:6
54:11,13	26:5 93:8	74:4	certification	circle 81:21	clear 30:14	commercial	33:20,21
blocking	93:14	C	103:20	circumstance	54:21 55:12	6:23,25	36:20 38:5
77:20	builder 94:9	call 2:11	certify 103:3	95:20	63:17 90:9	12:3 19:5	40:16,17
blocks 3:24	building 10:8	44:23 56:23	certifying	citizens 7:11	93:7	45:10 64:6	52:8 60:13
4:6 87:10	11:2,4	72:10 95:7	103:24	23:23 51:15	clerk 2:15	66:19 85:21	62:11,15
blogs 25:24	13:17 19:5	called 57:17	cetera 87:7	city 1:2,6 3:7	5:10 14:11	94:11	63:9 73:14
blondell 1:12	19:10,15	87:21	chair 1:10	3:10,25	45:2 56:25	commission	83:23 85:13
blown 61:4	22:3 24:2	calls 53:23	2:11 12:14	4:14 5:20	65:17 68:11	3:8 4:2,15	85:16 86:5
board 67:6	32:19 36:18	77:7	44:23 73:3	5:23 6:20	72:12 84:14	5:21 6:21	89:20,25
80:25 95:24	66:18 77:23	cant 8:15	95:8,9 96:6	7:13 8:14	clinic 76:25	7:14 24:17	90:16 91:10
95:25	91:22	22:11 25:18	96:9	8:20,22,25	78:8,8 80:2	24:18 26:4	companies
bobby 1:11	buildings	40:6 89:16	chairman	9:21 16:9	clinics 79:25	27:20 30:9	20:12
bonuses 6:17	10:24 11:7	capable 46:18	54:19 63:16	16:12,15,20	close 20:20	30:12,13,23	competitors
7:7 10:25	12:25 19:14	capacity 73:3	95:15	17:5 23:4	51:9 71:10	30:25 31:12	81:11,12
bordering	20:13 25:4	car 74:11	challenged	24:23,24	closer 73:8	31:17,21,24	complaining
84:23	25:5 30:15	78:21	25:17,20	25:4,19	cmx 39:4	40:19 41:14	88:18
bottom 93:2	30:19 33:13	care 78:16	challenges	27:19 36:23	cmx2 66:18	41:15 43:23	complaint
boundaries	33:14,17	87:22	51:10 92:3	38:17 42:18	cmx3 12:4	45:21 47:7	89:2
87:2	37:14 43:20	carpenter	champions	45:20,23	coalition	51:22 55:14	complaints
boundary	70:8 77:14	69:12,14	64:14	47:6 55:14	14:24 15:13	66:8 67:18	29:7,8
89:20	77:23 79:5	cars 18:5,6	change 7:17	56:13 58:2	cobb 72:3	67:22 69:3	88:24 89:12

STREHLOW & ASSOCIATES, INC.
(215) 504-4622

Committee on Rules
March 24, 2015

Page 3

89:13 complete 95:3 complexes 25:21 compliances 48:21 comply 46:10 components 16:18,22 comprehen... 70:22 concentrate 17:6 concern 28:10 74:6 91:13 92:5 93:21 concerned 23:23 36:15 76:15 concerning 52:9 concerns 27:15 42:21 83:18 concluded 102:7 concludes 102:3 conditions 45:15 65:24 68:19 condos 21:11 conflicts 78:24 congratulate 64:22 consensus 91:3 consider 94:6 considered 7:14 44:4 47:7 55:5 70:10 considering 76:23 consistent 56:12 constant 52:15 construction 16:4 consulted	89:22 consumers 64:17 75:24 contact 52:5 56:4 contained 103:5 continue 51:8 61:10 75:21 contribute 58:14 70:13 control 103:23 convenience 81:15 convenient 58:10 conveniently 76:3 conversation 29:25 30:4 30:7 31:9 conversations 74:3 conversion 3:21 convert 19:9 converting 9:25 cooperation 80:9 coordinating 83:11 corner 67:3 correct 13:7 17:12 35:24 54:8,9 55:24 56:14 103:8 correction 77:8 correctional 69:25 87:5 corrective 4:12 correctly 40:12 corridor 70:14,23 71:2 74:8 85:20,25 council 1:2 3:10 5:23	6:20 23:9 36:24 45:23 49:3 50:25 57:19 63:17 66:10 69:5 85:22 91:12 94:6 96:12 96:13 97:18 97:20 98:24 99:2 100:6 100:8 101:13,15 councilman 1:10,11,11 1:12 2:2,5,6 2:6,24 3:4 4:20,25 5:6 5:17 7:21 7:25 8:17 9:7,8,9,13 10:17 11:9 12:9,10,11 12:12,13,20 13:8,19,21 13:22 14:6 14:15,19 15:2,9 18:13,15,20 18:21,23 20:7 21:13 21:15,18,22 22:2,8,24 23:11,17,18 26:22,25 27:7,12 28:9,15 29:11,24 30:7 31:18 32:21 33:2 33:8,25 34:4,15,20 34:25 35:9 35:11,18,25 36:11,22 37:5,9,13 37:16 38:11 38:14 39:9 39:13,21 40:8,21,25 41:6,8,10 41:25 42:6 42:9,16,20 43:3,11,14	43:22 44:5 44:10,15,20 45:17 47:12 47:17,20 49:13,15 51:5 55:8 55:10,11 56:11,15,16 56:20 57:3 57:7,11 59:15,18 60:2 61:13 61:16 63:13 63:19 64:20 65:3,8,14 65:25 66:4 67:25 68:5 68:9,20,23 71:5,17,18 71:19,21 72:3,8,18 72:23 73:2 73:7 74:20 74:24 80:14 80:16,18 81:4 82:10 82:16 83:16 84:6,10,18 86:3,9 88:4 88:8,14 91:5 94:16 94:20,23 95:2,9,11 95:13,14 96:4,5,6,8 96:16,20,22 97:2,3,6,10 97:12,14,15 97:22 98:2 98:4,8,9,12 98:16,18,20 98:21 99:4 99:8,10,14 99:15,18,22 99:24 100:2 100:3,10,14 100:16,20 100:21,24 101:4,6,9 101:10,17 101:21,23 councilmanic 50:15 89:10	councilmans 73:24 94:14 councilme... 3:11,12 23:12 36:7 45:24 66:11 69:6 councilme... 5:24 40:13 51:10 councilpeople 24:25 37:12 39:25 41:3 councilpers... 32:8,17,18 48:18 49:18 49:23 52:25 councilwom... 1:10,12,13 2:7 8:2,3,15 8:19 13:24 13:25 47:24 47:25 48:22 49:4,11 50:11 51:6 51:7 53:4 54:4,18,20 64:21,25 71:7,16,20 71:23 73:11 country 16:10 couple 14:8 29:3 84:13 court 39:19 43:8 67:10 cover 8:20,22 coverage 7:8 cow 63:22 64:5 crafting 78:19 create 6:8 7:10 10:2 16:2 17:7 19:6 20:16 49:14 88:19 created 10:6 11:17 85:5 creates 62:23 69:21 creating 6:21 16:2 49:9	68:14 69:9 85:24 creation 7:5 20:8 credit 19:18 70:3 cry 15:22 cuisines 62:18 cultural 58:14 curd 63:23 64:6 curious 8:4 current 22:6 78:7,10 currently 4:11 33:11 71:25 87:17 customers 60:9 D dampen 84:5 dangerous 40:15 dasani 57:2 59:24 60:4 60:5 61:15 date 93:25 days 67:11 dead 78:2 dealing 36:10 deb 56:25 debbie 60:4 decades 81:9 decide 23:13 decided 91:21 decision 43:8 67:10 76:12 decisions 76:20 declined 89:24 defined 11:11 34:19 87:2 definitely 29:22 definition 46:14 58:17 definitions 45:12 definitive 86:25	delivery 78:22 denied 67:8 denies 58:3 department 51:14 55:3 67:14 70:15 design 82:5 designated 50:4 designations 2:18 designed 46:20 desirable 6:10 60:14 desperately 77:7 destroy 17:24 detail 53:5 detention 69:24 77:8 87:5 detrimental 70:10 detroit 17:16 developer 93:8,13 developers 6:20 12:22 26:4 43:18 55:23 76:23 79:21 development 3:6 4:5 5:19 6:11 10:18 11:8 12:7 19:2 45:19 56:13 66:6 68:25 didnt 27:25 29:6 39:3,4 51:24 56:2 56:6 93:24 different 11:21 13:15 16:19 17:4 22:14 31:11 31:15,16 37:17 60:9 60:21 62:18 62:20 difficult	18:17 57:24 dimensional 6:7,14 10:11 dining 58:10 direct 103:23 director 3:6 5:19 45:19 66:6 68:25 80:22 82:7 discuss 53:4 91:2 discussion 90:10 display 46:20 distinguishi... 58:21 district 5:15 6:6,9,16,22 6:25 8:12 8:12,23 9:2 10:3 11:19 27:23 32:2 49:5 50:14 50:15 51:10 53:19 56:7 66:19 68:15 69:10,22 89:10 districts 9:23 11:18 12:4 52:20 disturbing 59:10 division 3:5,6 5:18,19 45:18,19 66:5,6 68:24,25 document 80:21 doesnt 18:19 19:8 22:9 28:5,11,18 28:25 49:24 71:14 84:5 doing 16:13 29:12 30:21 50:18 60:23 93:3,10 donatucci 75:12 dont 12:5
---	---	--	---	--	--	--	---

STREHLOW & ASSOCIATES, INC.
(215) 504-4622

Committee on Rules
March 24, 2015

Page 4

15:4 16:23 19:10 25:11 25:22 27:4 28:16 29:20 30:6,25 32:3,24 33:21 34:12 35:9 44:11 48:11 49:5 50:23 51:21 53:10 56:23 59:20 62:22 72:10 77:22 83:2 88:3 92:17,25 93:18,19 door 53:7,15 53:15 doublepark... 78:21 downturn 61:24 dozen 77:25 drill 53:5 drive 86:2 duly 96:15 97:5,21 98:11 99:3 99:17 100:9 100:23 101:16	educate 51:15 educated 26:11 effective 6:8 efforts 51:14 52:5,17 egg 62:13 either 7:7 48:6 90:14 electrical 18:11 electronic 16:17 eliminate 11:12 eliminated 11:15 ellsworth 69:15,17,18 69:20 email 53:17 54:2 56:5 emails 53:7 employ 62:5 employing 74:10 employs 87:22 empty 63:6 enable 21:4 enacted 71:2 encapsulate 86:21 enclosed 87:23 encourage 16:14 17:22 22:21 encouraged 16:21 encourage... 22:22 easter 62:13 easy 61:8 75:24 81:9 81:19 eating 18:8 economic 58:4 61:24 63:4 74:7 economics 76:4 79:12 81:22 economy 58:12 64:16	entertainm... 77:9 entire 8:22,23 entitled 5:12 6:2 45:4,6,8 45:10 65:19 68:13,15 69:8,10 71:13 equipment 18:12 70:5 87:19 error 70:17 especially 19:22 20:17 90:20 establish 58:16 established 2:4 establishing 46:13 establishme... 77:11 establishme... 18:8 19:21 70:3 et 87:7 ethnic 60:12 events 60:21 everybody 2:3 evidence 103:4 evidenced 78:11 evolves 55:16 exact 31:19 31:20 example 12:4 60:11 76:24 exceed 66:23 excuse 18:9 executive 80:22 82:6 exemption 45:12 exercise 67:11 exist 16:4 51:25 56:2 existence 27:24	existing 6:10 6:15 11:7 27:22 48:23 48:25 71:12 71:25 expands 46:23 explain 9:15 18:21 29:14 29:21 39:10 48:2 explained 30:17 82:24 94:8 expressed 90:22 expressway 76:2 81:17 extend 66:20 extent 54:16 90:19 exterior 59:7 extra 7:7 extremely 75:20 76:17	97:17 98:23 100:5 101:12 favorably 51:16 96:24 98:6 99:12 100:18 101:25 february 3:10 47:8 69:5 federal 17:9 feedback 52:10 feel 15:17 30:6 61:6 feels 90:16 fees 47:4 feet 10:13,15 66:24,24 93:9,10 feibush 91:21 fellow 83:11 83:11 ferry 81:3 82:8 festival 62:24 final 83:21 financial 16:22,23,24 fine 59:23 72:24,24 finished 79:9 first 2:9,14 12:17 26:8 40:4 57:17 64:13 77:24 93:4,13 94:11 96:13 97:19 98:25 100:7 101:14 fishtown 64:7 fits 6:22 five 61:22 fix 29:9 70:16 fixed 58:17 flat 79:5 floor 11:5,5 77:24 93:4 93:13 94:11 flourished 81:15 flyering	53:17 folk 53:11 folks 54:13 56:4 77:16 following 69:24 77:4 food 45:13 46:7,14,15 46:21,23 48:5,15 50:2,4 52:23 53:2 57:22,25 58:5,7,13 58:17,18,21 58:23 59:3 59:4 60:5,6 60:6,12,14 60:25 61:3 61:5,5,9,21 62:2,15,23 62:25 63:2 63:23,24 foods 62:18 foot 29:4 77:12 football 64:3 force 10:23 61:25 foregoing 103:7,20 formal 56:3 formalized 56:10 formally 56:3 former 7:2 forward 85:19,22 92:4 four 56:23,24 57:8,12 59:16 frank 75:14 friction 34:14 friends 62:13 frivolous 86:23 front 54:23 75:15 83:8 frontages 66:22 fully 74:17 103:5	function 62:12 functions 62:21 funnel 54:16 funneled 54:7 future 6:11 20:23 42:12 67:20 73:25 76:16 79:23 80:7,12 83:6 85:3 G game 78:23 general 3:19 generally 53:15 55:5 58:11 70:10 generation 75:13,14 generations 75:11,12 generators 59:7 geographic 58:8 george 56:25 getting 28:3 52:10 84:2 94:10 give 52:15 88:3 given 38:4 90:8 gives 32:16 32:18 giving 10:25 19:18 31:19 31:21 93:11 go 9:5,13 12:16 15:10 20:20 23:2 33:19 41:23 43:12 49:10 50:3,6 53:3 53:8,9,17 61:18 74:22 75:15 83:8 83:25 86:11 95:4,23,25 goal 7:9 goals 6:19 goes 91:23	93:21 going 8:22 10:23 15:20 15:21 17:13 17:21 20:3 20:5 22:12 23:8 26:2 28:7 30:16 43:12 44:6 44:7 50:7 51:16 52:11 52:12 53:12 53:15,21 54:2 74:13 76:11 83:15 83:25 86:25 91:19 94:7 good 2:2,24 3:3 5:16 9:10,12 11:7 45:16 51:7 57:18 65:9 66:3 68:22 72:25 74:25 80:17 80:18,25 goode 1:11 2:5 41:6,10 41:25 42:6 42:9,16,20 43:3,11,14 43:22 44:5 44:10 95:10 96:7,8 97:2 97:3,15 98:8,9,21 99:14,15 100:2,3,20 100:21 101:9,10 goodfaith 31:13 goodpaying 77:24 goodsprodu... 17:3 gotten 60:8 government 17:11 grandfathe... 71:14 89:4 grays 81:3 82:8
---	---	---	--	---	---	---	--

STREHLOW & ASSOCIATES, INC.
(215) 504-4622

Committee on Rules
March 24, 2015

Page 5

great 47:21 62:2 64:23 75:23 greater 53:5 58:8 greatest 81:8 green 14:12 23:20,22,22 27:6 30:2,5 32:16,23 33:5,10 34:2,9,18 34:22 36:3 36:17,25 37:6,7,11 39:15,22 40:10,23 41:2,12,17 42:5,7,13 42:17,24 43:6,13,17 43:25 44:7 44:13 84:15 91:7,8 94:18 greenberger 30:18 42:8 greenlee 1:10 2:2,8,24 3:4 4:20,25 5:6 5:17 7:21 8:17 9:7 12:10 13:21 14:6,15,19 15:2,9 18:13,20 21:15,18 23:18 26:22 27:7,12 28:9 29:24 35:11,18,25 36:22 37:5 37:9,16 38:11 39:9 39:21 40:8 40:21,25 41:8 44:15 44:20 45:17 47:12,17,20 49:13 51:5 55:8 56:16 56:20 57:3 57:7,11	59:15,18 60:2 61:13 61:16 63:13 63:19 64:20 65:3,8,14 65:25 66:4 67:25 68:5 68:9,20,23 71:5,18,21 72:3,8,18 72:23 73:7 74:20,24 80:14,18 82:10,16 83:16 84:6 84:10,18 86:9 88:4,8 88:14 91:5 94:16,20,23 95:2,13 96:4,16,20 96:22 97:6 97:10,12,22 98:2,4,12 98:16,18 99:4,8,10 99:18,22,24 100:10,14 100:16,24 101:4,6,17 101:21,23 gregorski 2:25 3:3,5 4:23 5:16 5:18 7:24 8:6,21 9:10 9:12,17 10:20 11:14 12:19 13:6 13:14 14:4 19:11 26:23 27:2,9,13 27:18,19 28:13 29:2 35:23,24 36:12 45:16 45:18 47:15 47:19,23 48:4,24 49:8 50:17 51:19 53:14 54:9,25 55:25 56:14	56:21 66:2 66:3,5 68:21,22,24 71:6,11 72:9 ground 11:5 group 38:25 76:19 85:9 89:20 90:18 91:23 groups 6:19 90:10 grow 58:13 growing 58:3 77:6 growth 13:2 18:7 58:2 64:15 75:18 guess 13:2 44:10 guide 85:2 guidelines 79:4 80:4 guides 6:10 guiding 50:8 guys 60:11 H h 80:23 81:2 82:7 hagert 2:21 3:17 half 38:20 hall 1:6 happen 29:10 42:22 happening 38:17 83:13 happens 13:9 happy 4:18 7:19 47:10 71:3 hard 15:3 harder 19:8 36:13 hear 8:16 15:3,7,22 29:17 51:9 74:23 86:12 heard 27:15 29:7 59:19 hearing 29:13 35:21 95:3 95:7 96:22	97:12 98:4 98:18 99:10 99:24 101:6 101:23 hearings 38:17 53:22 heavier 11:22 heavily 25:7 heavy 11:20 11:24 height 7:8 held 2:10 40:24 44:23 83:3,5 95:7 help 6:25 17:21 43:18 62:21 74:13 helping 85:2 henon 1:11 2:6 7:25 9:8 9:9,13 10:17 11:9 12:9 55:10 55:11 56:11 56:15 hes 88:21 hi 91:8 high 10:15 higher 17:17 93:14 highest 16:8 16:9,9 historic 59:6 hit 17:14 hold 31:5,8 32:11 35:18 36:22 39:21 40:13 41:8 holds 58:2 homeowner 64:7 homes 10:16 29:5 hope 13:6 20:22 23:16 59:12 63:10 64:18 hopefully 23:14 hospital 47:2 62:12 housing 17:10,13,15	huge 19:23 hundred 20:3 hunt 62:14 I i2 3:19 15:18 21:17,20,25 22:3,9,12 22:15,22 24:4 28:10 28:11 33:15 86:22 i3 33:15 i95 76:2 81:17 ic 33:7 icmx 33:7,13 93:15,15 icrmx 21:24 22:22 39:3 id 7:19 47:10 ideas 52:14 identify 2:25 14:16 23:20 84:19 ill 4:18 71:3 73:18 76:18 illuminated 66:23 im 3:5,8 5:18 15:12 16:16 18:3,8,9 22:6 24:7 24:24 31:4 31:4,13,14 31:15 33:11 34:22 35:16 35:21 37:12 37:13 39:22 40:13,18 41:2 42:25 43:11 44:7 45:21 49:16 59:24 61:3 64:4,7,12 66:5 75:2 79:7 80:20 84:22 85:11 87:14,20 88:17,20 89:3,6 90:11 93:6 93:7 94:6 95:12,18	immediately 76:5,18 81:23 impact 19:23 76:12,20 86:7 impacted 51:17 impacts 52:19 impede 76:18 76:23 79:21 implemented 25:8 important 64:15 75:20 76:11,17 79:19 80:3 80:9 81:6 90:3 importantly 79:20 improve 73:9 80:7 improved 55:13,15 incentive 10:18,19 incentivize 7:9 incentivizes 6:16 include 40:3 68:16 included 26:18 89:15 includes 89:21 including 46:22,25 inclusive 30:25 55:20 increasing 76:5 81:23 incredibly 64:15 indian 60:6 60:13,14 indicated 90:12 individual 35:13 36:7 individually	54:11 industrial 3:19,20 4:8 5:14 6:5,16 6:23,24 7:2 7:6 9:18,24 10:4,7,11 11:6,18,19 12:24 13:18 15:21,23 16:11,14,22 17:5,20,20 19:4,13 20:11,19 25:3,5 30:15 32:19 33:17,22,24 40:6 43:19 73:22 85:20 92:13,20 93:5,12 industrially 9:22 industries 18:11 industry 58:3 58:13 influence 70:13 influences 76:19 inform 51:15 52:17 information 49:17 54:7 54:17 informed 52:10 inherently 67:17 innovative 7:3 input 22:18 23:10,14 75:21 81:6 83:23 84:4 85:13,17 86:5 90:3 90:16 91:10 93:24 insane 78:24 inspections 67:15	installed 67:12 instance 50:13 62:22 instances 29:4 integral 75:18 intended 11:24 intent 9:15,18 12:16 19:12 20:21 21:3 42:11,12,23 42:25 intentions 31:14 interacting 53:16 54:10 interested 52:6 internally 66:23 interrupt 18:14 35:12 introduced 3:9 5:22 23:12 28:17 37:18 45:22 66:9 69:4 95:17 introducing 85:22 invite 31:2 77:5 invited 23:6 involved 32:3 irmx 3:20 5:14 6:4,18 8:8,14,25 9:14,15 10:22 11:12 11:13,16 12:17,22 13:12,16 18:24,25 21:14 22:10 22:11,12,24 24:7,16 25:5 26:3 27:22,25 28:6,12,14 28:19 29:2
--	---	---	--	--	--	---	---

STREHLOW & ASSOCIATES, INC.
(215) 504-4622

Committee on Rules
March 24, 2015

Page 6

31:22,23 32:4,10 33:9,10,14 34:3,5,8 36:11,18,21 37:2,15,19 39:24 40:4 40:17 42:14 43:18 78:19 78:25 79:3 80:2 93:4 93:18 isnt 16:12 89:14 issue 30:8 78:25 92:23 issued 67:14 issues 51:11 78:18 ivan 72:12 73:16 75:2 ive 60:7,8 84:24 85:5 87:11	66:15 67:4 junk 70:7 78:4 jura 75:13 K k 1:10 keep 32:4,11 33:6,16,23 53:24 60:23 keeping 74:7 kensington 2:20 3:15 4:2,4 kids 78:21 kill 77:11 killer 15:17 killing 78:9 kimball 69:13 69:15 kind 11:23 16:13 23:5 36:5 52:3,4 52:7,18 74:12 kinds 60:25 knew 38:22 knocking 53:8 know 15:4 19:10 22:5 25:17 26:13 34:25 35:3 35:4,10 38:3 39:8 42:18 53:22 60:17 64:23 72:19 83:2 83:13 88:12 92:2 known 86:16 86:22 knows 60:13 L l 103:14 laid 61:25 land 2:18 4:10 68:17 landers 57:2 61:19,20 lane 77:21 lanes 77:21 large 52:8	las 17:16 late 93:25 lauren 72:12 73:2 law 70:15 lawyer 91:25 layer 53:10 lead 12:25 leadership 54:6 learned 89:18 lease 78:13 leave 79:16 left 64:4 legal 58:19 88:11,15 legalize 95:17 95:22 legalizing 49:20 legislation 19:18 23:15 50:12 85:23 legislative 67:19 lend 73:5 lessee 47:3 lessened 11:16 letter 82:11 letterly 2:20 3:16 letters 73:15 82:13 letting 83:10 level 40:5 50:24 liberties 9:21 64:8 license 50:5 52:21,22 55:2 67:15 licensed 46:7 licenses 48:12 48:20 49:23 licensing 48:16 51:21 liefer 84:14 84:21,22 light 13:2 19:13 20:11 85:20 line 66:20,25	78:11 93:3 lined 78:11 lines 55:7 list 16:21 53:23 listen 20:22 listening 19:11 literally 61:4 little 8:18 14:19 15:3 31:9 38:11 44:22 56:9 73:7,8 93:12 94:10 littlepage 72:19,22 79:16 80:16 80:20 82:15 live 20:20 87:9 lived 87:9 lives 61:7 livingwage 7:11 loading 6:7 6:14 11:12 11:21,22 12:2,5,6 78:18 local 20:8 53:9,10 60:17 74:14 81:13 located 2:19 4:7 46:16 65:21 66:14 66:25 67:3 71:9 76:3 89:9 location 81:16 long 50:23 longtime 90:21 look 85:19,22 91:18 looking 16:6 20:16 28:3 lot 7:8 10:12 25:4 27:4 31:2,6 32:12,13	38:2 42:18 49:5,7,21 50:23 55:17 60:8 63:5 73:21 87:23 lots 62:9,25 63:6 77:10 louder 73:8 lowest 18:3 luck 65:9 luscious 61:21 luxury 21:11 24:6 M m 1:7 80:23 81:2 82:7 102:8 madeline 14:11,18,20 14:23 15:12 84:15 86:13 maintains 6:9 majority 90:19 making 35:19 man 88:2 manner 59:5 manufactur... 11:20,24 13:3 16:16 map 39:5,6 mapped 9:3 mapping 70:17 maps 2:17 3:14 march 1:7 4:15 5:23 7:15 66:10 67:22 70:19 marconi 2:13 5:9 14:10 44:24 56:22 65:16 68:10 72:10 84:12 marian 1:13 mark 1:12 marketrate 3:22 markets 77:5 marty 3:5 5:18 27:18	45:18 66:5 68:24 match 4:10 matches 6:13 matter 80:9 90:4,23 91:2 103:7 mazzola 75:13 mean 16:18 32:15 42:10 48:3 53:6,7 53:8,9 means 15:23 20:2 53:6 53:13 54:21 103:22 measures 51:17 medical 78:6 79:25 medium 11:19 meet 21:3 48:21 meeting 4:15 7:15 24:17 24:18 25:10 26:6,9,20 30:10,12,13 31:3 36:20 38:10,14,22 47:8 52:7 52:11 67:22 70:19 91:20 95:5 meetings 26:14 31:25 40:17 52:6 52:9 53:18 53:19,20 82:20 83:3 83:5,5,13 83:17 89:25 91:10 members 3:4 5:17 13:25 31:2 45:17 57:19 62:15 63:8,17,25 66:4 68:23 membership 54:8	merchants 54:22 message 31:19,20,21 messages 31:11,16 met 91:16 methadone 76:25 78:7 78:8 80:2 michael 75:13 michele 103:14 microphone 14:20 15:5 38:12 microphones 73:9 miffin 65:23 66:16 mike 8:18 mill 3:22 mimicked 11:17,18 mind 9:22 29:20 30:6 92:25 mindful 25:2 minority 90:18 minute 27:8 minutes 75:25 81:16 misreprese... 39:23 missing 34:17 misunderst... 29:19 misunderst... 28:23 34:21 misunderst... 29:18 mitchell 57:2 63:16,21,22 mix 11:10 mixed 3:20 5:15 6:5 34:6 mixeduse 6:9 6:15,22 9:19 12:3 28:4 85:19	mixing 15:19 mobile 45:13 46:7,14,23 48:5 57:22 57:24 58:5 58:7,13,17 58:18,21,23 59:4 63:24 modify 6:6 month 77:15 months 16:5 morning 2:3 2:25 3:3 5:16 9:11 9:12 45:16 51:8,18 57:18 66:3 68:22 72:25 74:25 80:17 80:19,25 morris 62:13 motorized 46:17,19 move 5:8 65:15 71:13 71:15 96:9 97:3,15 98:9,21 99:15 100:3 100:21 101:10 moveable 46:17 moved 92:4 96:17 97:7 97:23 98:13 99:5,19 100:11,25 101:18 moving 70:6 muffle 15:6 73:10 multifamily 10:10,15 multiyear 83:14 murphy 103:14 N name 14:17 14:22 15:11 56:4 57:16 60:3 61:17
--	--	--	--	---	--	---	--

STREHLOW & ASSOCIATES, INC.
(215) 504-4622

Committee on Rules
March 24, 2015

Page 7

61:19 63:20 63:21 73:2 75:2 84:21 names 56:24 near 15:20 73:14 74:16 nearby 80:13 85:10 nearly 17:4 necessarily 39:24 necessary 12:8 95:21 need 4:12 17:2,6,22 20:18,22,23 22:4,16 32:2,6 34:2 40:5 42:14 44:11 48:11 48:12 55:2 77:16 79:2 79:24 80:10 87:3 needs 40:24 negatively 79:23 neighborho... 3:25 4:3 20:10 34:14 55:20 60:19 66:19 73:4 74:5,15 77:6 78:4 79:12 84:24 88:20 neighborho... 48:3 60:22 62:16 80:13 neighbors 73:15 never 11:23 64:4 87:12 88:23 new 7:3 8:10 8:25 9:2 10:22 11:3 11:8,11,11 12:18 20:25 21:2 24:13 25:8 27:24 28:7 48:25 67:3 75:21	76:10,24 77:23 78:13 78:19 79:3 81:6 nice 91:14,17 91:20 niche 6:22 30:16,18,22 41:23 52:18 night 62:22 nonaccessory 70:4 87:7 nonresident... 10:24 13:18 28:8 nonresident... 6:13 north 14:23 15:13 86:13 89:19 90:4 90:5,23 northern 9:21 64:7 notes 103:6 notice 83:8 notification 55:15,18 notifications 55:22 november 67:7 nowak 83:12 noxious 73:21 83:24 number 9:20 18:5 48:20 83:5 numerous 25:17,20 89:12,13 O o 80:23 81:2 82:7 objectionable 67:17 objections 103:4 objects 17:4 obstacle 78:23 79:6 obviously 12:21 occupants	90:21 occur 52:20 70:23 78:15 offer 34:13 58:8 offered 61:5 offers 64:17 office 72:4 73:25 oh 3:11 64:25 87:24 oil 15:19 okay 17:25 40:21,25 61:13 71:20 72:20 84:6 87:14 89:5 93:12 96:4 old 9:18 11:2 12:24 32:11 76:10 once 13:8 15:17 48:17 77:15 91:25 94:5 ones 22:10 online 25:23 onsite 3:23 open 39:25 74:9 92:12 opening 62:2 operate 46:24 57:23,25 58:24 59:4 59:6 operating 46:8 50:21 61:10 operation 46:16 operations 59:10 operators 61:3 opportunities 58:5 opportunity 58:4 62:3 63:4 90:25 oppose 36:23 36:25 37:20 38:6 opposed	96:20 97:10 98:2,16 99:8,22 100:14 101:4,21 opposite 34:24 option 32:17 32:18,22,25 33:6 34:13 34:16,18 36:4,5 92:6 options 58:11 62:23 order 8:11 95:22 ordinance 2:16 5:11 45:3 65:18 68:12 95:21 organization 14:25 15:14 83:7 original 9:14 9:15,17 70:17 ought 24:25 overabund... 70:12 overlap 83:12 overlay 68:14 68:16 69:10 69:11,22 70:24 76:17 76:22 79:15 79:19 80:11 81:4 82:25 85:12,12 86:4,19 89:19,22 90:15,17 overturned 43:8 owned 46:9 owner 47:3 64:5,8 90:21 owners 58:4 63:5,8 73:18 75:3 75:7,17 76:15 79:14 85:8	P page 27:14 paint 87:25 88:3,21 painting 87:24 parcel 55:7 parcels 3:19 4:10 10:9 park 62:13 parked 77:3 77:20 parking 3:23 6:7,14 18:7 19:20,24,25 20:4,6 50:22,23 70:4 77:10 78:17 87:7 part 9:4 55:5 75:18 77:11 82:12,23 participating 84:25 85:8 participation 102:6 particular 24:13,13,16 24:19 33:16 35:20 36:16 37:22 43:2 43:7 92:7 92:10,13 particularly 64:22 83:12 parties 52:6 partnership 81:3 82:8 parts 57:25 parttime 92:19 pass 74:19 78:22 passed 31:10 50:12 91:11 passyunk 65:22 66:16 67:4 patients 78:11 patrons 46:21 pawn 76:25 77:9	pay 92:18 pending 76:7 81:25 pennsylvania 1:6 people 13:9 14:9 16:17 16:19 18:6 20:8,10,19 21:4 25:25 26:13,17 29:4 31:6 35:4 36:20 37:14 39:3 39:7 42:18 53:22 54:11 54:20 56:8 56:23 60:10 74:10 82:14 87:22,24 92:18 95:18 percent 10:12 18:6 19:15 29:5 permanent 48:11 permission 47:2 permit 46:6 51:24 96:12 97:19 98:25 100:7 101:14 permits 28:7 45:6 46:4 48:12 67:13 71:13 permitted 48:16,17 59:6 permitting 66:18 person 39:20 personal 51:9 70:3 personally 75:9 92:2 pertain 21:16 ph 75:11,14 philadelphia 1:2,6 2:16 3:7,14 4:14 5:12,20 6:2	7:12,13 27:19 45:4 45:5,7,20 46:2 47:6 57:23 58:9 61:12,20 62:5,10 63:24 64:2 64:9 65:19 66:7,13 67:21 68:13 69:2,8 70:15,18 80:23 81:2 82:7 89:9 89:15 philadelphi... 7:10 85:4 phone 53:23 pinchhitting 72:21 place 34:11 48:6 50:10 53:2 77:14 77:20 80:4 83:25 86:20 placed 52:20 places 10:14 20:11 48:15 77:3 placing 50:19 plan 4:6 7:10 52:21 53:19 76:8 82:2 85:4 planner 56:8 planning 3:7 4:2,14 5:13 5:20 6:3 7:13 22:25 23:2,6 24:17,18 26:3 27:19 30:9,11,13 30:23,24 31:12,17,20 31:24 38:18 40:19 41:14 41:15 43:23 45:20 47:6 51:21 55:14 65:20 66:7 67:18,21	68:14 69:2 69:9 70:18 73:24 82:24 84:25 play 90:15 pleas 24:12 43:8 67:10 please 2:13 2:25 5:9 13:23 14:15 14:21 17:19 18:22 27:17 39:20 44:24 57:4 60:2 61:17 63:15 63:20 68:10 84:19 pleased 15:15 plethora 79:5 Pods 63:2 point 13:15 20:15 23:23 24:13 30:8 30:21 32:24 33:16,18 43:2,7 49:16 81:2 82:8 83:22 84:7,22 91:22 92:10 92:13 95:12 pointing 89:3 poles 53:22 policy 25:6,7 36:19 37:4 40:11,12 43:21 pops 9:21 portion 6:12 11:4 93:20 portray 79:6 position 48:8 91:24 possibility 13:2,5 post 53:20 potential 76:7 81:25 poverty 16:8 16:9 17:18 power 42:15 practices 51:13 56:12
---	--	---	--	---	--	--	---

STREHLOW & ASSOCIATES, INC.
(215) 504-4622

Committee on Rules
March 24, 2015

Page 8

precedent 67:20	professional 79:10	public 59:11 76:25 77:12	rapidly 76:4 81:23	100:6 101:13	remaining 4:9	51:24 requirements	resolved 78:18
premises 58:6	professions 45:9	78:2 83:5 84:4 95:5	rate 16:9,9 17:18	recommend... 4:3,16 7:16	remap 23:3	6:8,15 10:11 11:13	respectful 59:5
preparation 46:20	profit 63:5	103:15	rco 53:9 54:14 55:16	47:9 67:23 70:20	remapped 8:9 93:23	11:21,22 46:11 55:15	respond 27:13
prepare 76:8 82:2	prohibit 69:23 86:18	pursue 58:4	56:5,6 84:2 91:23	record 2:9 13:23 39:16	remapping 23:13 26:19	65:20 66:14 83:10	response 4:24 5:5 14:5
preparers 77:2	prohibited 88:25	push 38:23	pushcarts 46:22	41:11 55:12 82:12 88:10	30:22 33:19 34:10,12	requires 6:11 55:22 85:16	41:16 42:2 42:4 44:19
present 1:9 14:2 31:3	71:25	put 8:13 12:5 15:4 21:10	put 8:13 12:5 15:4 21:10	95:6 redeveloped 10:9	35:7,13 70:23,25	requiring 6:24	56:19 57:10 65:7,13
91:2	prohibiting 94:15	22:16 23:7 23:9,15	55:24,25 83:11,12	redevelopm... 10:19 70:11	remappings 38:24 52:9	reserve 17:9	67:2 68:4,8 72:7 84:9
presently 71:9 73:6	prohibition 87:3	24:8,8 36:8 37:25 38:3	reach 91:3	reduction 61:25	removal 7:5	resident 61:20 84:22	94:22,25 96:21 97:11
president 75:2	project 91:17 92:4,8	43:18 44:3 48:8,18	reaching 53:11	reentry 69:25 87:4	removed 95:24	84:24 85:10 residential	98:3,17 99:9,23
prevent 59:9 73:21 78:6	promoting 95:18	49:2 50:9 51:2 52:25	read 2:14 17:8 22:20	referred 41:13	removing 51:23	3:20 5:14 6:5,23 9:25	100:15 101:5,22
79:25	proper 95:19	55:3 80:4 83:24 86:20	23:24 46:5 readily 46:16	referring 86:15	renters 77:14	10:4 12:24 13:5,10,13	responses 60:7
prevents 76:22 79:20	properties 7:6 32:4	88:16 89:23 90:15 93:25	reading 25:23 80:20 96:13	reflect 13:24	repair 87:21	15:18,24,25 16:12 17:21	rest 35:4 94:11
previous 17:12 55:19	53:20 76:16	putting 39:25 95:19	97:20 99:2 100:8	regard 73:19	repealed 70:25	18:18 19:2 19:8,9,15	restaurant 67:5 77:25
54:21,24 58:24 62:25	property 24:16 32:14	Q	101:15 reads 46:15	regarding 31:9 43:9	repeat 59:20	21:6,9 22:17 24:2	restaurants 62:19 77:6
63:5	51:4 54:21	quality 61:4	48:14 ready 23:8	43:24 91:10 91:12 92:23	reported 96:10,23	24:9,20,22 25:20 28:20	79:9 restricted
privately 46:9	54:24 55:6	quarterly 17:9	91:9 really 11:23	92:23 94:14 regardless 26:16	97:16 98:6 98:22 99:12	28:21,24 29:6 30:15	50:14 59:8 61:9
probably 30:23 60:16	58:3,24	question 41:7 41:11,16,17	12:7 13:16 16:24 21:3	regards 51:11 registered 14:25 15:14	100:4,17 101:11,25	30:20 31:22 32:14,20	restrictions 57:24 59:2
problem 21:9 22:20,23	64:6 66:21	42:4,13 43:22,25	26:11,13 31:7 32:24	89:20 registration 46:4,6	101:11,25 reporter 103:24	33:18 36:14 37:3 41:19	61:11 restripe
35:6 39:14 87:16 89:8	73:18 75:3	44:6,8,11 51:12 71:22	43:12 48:6 50:7 60:22	regulating 58:20	represent... 15:12 60:17	43:19 85:21 93:16,17,20	85:23 resulting
problems 88:19	75:6,17	82:18,21 questions 4:19,22	73:21 87:13 92:17 93:24	regulation 45:8,13	represented 54:14	94:12 15:19 24:21	22:21 results 83:19
proceed 3:2 14:16 23:21	89:15	7:20,23 14:3 47:11	94:2 reason 15:16	regulated 59:9	representing 73:17	25:13,16 58:9 60:24	retail 40:4,6 77:5,11,24
84:20	protection 4:8 87:3	47:22 56:18 60:8 65:5	51:22 86:19 89:3 90:8	regulating 58:20	reproduction 103:21	62:5 73:16 74:17 76:10	79:10 92:17 reuse 7:2 9:19
proceedings 103:4	protocols 51:13	68:3 71:4,6 72:6 84:8	receive 7:7 received 86:24 92:3	regulation 47:4 50:8	request 2:11 67:8 74:18	81:13 82:4 82:13 85:7	11:2,7 13:17
process 25:11 26:21 55:16	provide 45:12 58:18 60:24	94:21 quickly 79:18	reclassified 22:14	regulations 50:10	89:17 require 71:8	85:14,19,25 86:7 89:6	reuses 11:10 review 17:9
56:2 64:11 80:3 83:14	provides 79:3 83:22	quorum 2:5	recognizes 95:9 96:6	relating 5:14 6:4	85:13 86:5 required 28:8	89:11 90:4 90:18,20	reviewed 7:18 67:6
84:2,25 92:9	provisions 5:13 6:4	R	recommend... 74:19 96:11	relied 56:7 81:13	46:6 55:18 requirement 10:7,13	93:16,24 94:3	revising 5:13 6:3 65:20
produce 61:2 produced 17:5,25	79:24	radio 26:12 raised 27:16	97:18 98:24	rely 54:5,15		resolve 78:25	66:13
products 62:7	proviso 7:17 70:22	28:10 83:18					

STREHLOW & ASSOCIATES, INC.
(215) 504-4622

Committee on Rules
March 24, 2015

Page 9

revitalize 62:21	20:1 21:1 22:1 23:1	salini 75:15	5:6 9:20	72:13,16,20	skid 78:21	13:8,19	76:25 77:13
revitalizing 76:24 79:21	24:1 25:1	salvage 70:7	10:8,14,21	80:22 82:6	skills 62:6	18:16,23	78:2 91:14
reynolds 1:12	26:1 27:1	sat 30:9	10:21 14:6	sherrods 82:11	small 63:8	20:7 21:13	91:22
13:24 51:6	28:1 29:1	saw 30:12	44:20 56:20	shopping 77:17	64:5,14	21:22 22:2	store 54:23
rezone 24:15	30:1 31:1	saying 18:16	68:5,9	shops 77:2,2	78:10 86:16	22:8,24	storefronts 77:12
26:5 28:5	32:1 33:1	19:17 22:6	94:23 95:2	77:9	smell 87:25	23:11,17	straighten 38:15
31:25 32:10	34:1 35:1	24:7,24,24	seeks 57:21	short 57:13	88:21,21	26:25 28:15	strangled 76:6 81:24
32:17,19	36:1 37:1	26:3 27:10	seen 29:3	shows 18:2	snuck 78:8	29:11 31:18	street 2:20,21
36:17,21	38:1 39:1	29:19 31:4	60:7 62:9	side 34:24	solely 81:13	32:21 33:2	2:21 3:16
rezoned 32:9	40:1 41:1	31:14,15	62:14	selfcontained 46:15	somebody 53:12 57:13	33:8,25	3:16,17
53:21 54:12	42:1 43:1	33:11,15,20	select 49:18	selfstorage 74:9	73:8 83:23	34:4,15,20	49:7 55:5
94:3	44:1 45:1	34:12 35:17	selma 25:13	sides 90:11	soon 15:23	34:25 35:9	58:22 65:22
rezones 3:18	45:17 46:1	35:22 36:4	sent 17:24	sidewalk 50:14,20	17:10	36:11 38:14	65:23 66:16
rezoning 3:14	47:1 48:1	36:12 37:12	serious 88:19	54:23 55:4	sorry 18:3,9,9	39:14 45:24	66:17,22
4:4 26:6,9	49:1 50:1,8	37:13 39:7	89:8	sidewalks 77:4	39:22 49:16	49:15 66:11	69:12,13,13
26:18 38:16	51:1 52:1	40:11,18	seriously 83:8	sign 66:20,22	79:7 89:6	71:17 95:11	69:13,14,14
52:3 53:19	53:1 54:1	42:25 52:12	service 46:16	67:3,12,16	90:12 95:12	95:14	69:14,15,15
rid 15:18	55:1 56:1	52:13 54:2	46:21	79:2 80:6	sort 19:16,17	stages 23:2	69:16,16,16
right 11:16	57:1 58:1	88:17 92:25	serviceorie... 16:25	95:17,22	54:5 74:11	standard 32:12	69:17,17,17
15:3 21:9	59:1 60:1	93:11,15,22	services 7:5	signage 59:7	sorts 62:20	standards 12:2	69:18,18,19
21:22 25:13	61:1 62:1	says 25:9	70:6	significant 86:7	south 73:4,4	stands 33:11	69:19,19,20
26:19,21	63:1 64:1	33:21 48:10	session 96:14	86:7	74:15,15	79:14	69:20,23
28:12,24	65:1 66:1,4	93:15	97:20 99:2	signs 65:21	76:2 80:23	starbucks 92:15,16	72:17 74:12
33:11,23	67:1 68:1	schedule 63:3	100:8	66:14 79:2	81:2,18	start 43:21	78:12 85:3
34:10 35:22	68:23 69:1	scholarship 64:3	101:15	79:6 95:19	82:7 90:5	62:4 84:19	streets 45:11
38:5 39:5	70:1 71:1	school 47:2	set 49:16,17	similar 55:23	90:11,24	starting 64:10	46:13 47:5
44:9 47:14	72:1 73:1	64:10 65:4	56:2 67:19	89:8 90:13	southwest 89:9,14	state 46:23	48:7 50:21
47:21 50:6	74:1 75:1	schuylkill 75:25 81:17	seven 26:7,8	91:18	spaces 12:5,6	55:13 61:17	51:20 55:3
59:19 61:8	76:1 77:1	scope 58:8	shakumba 14:11,17,18	simply 31:3	speak 8:17	88:9	strength 79:11
67:12 73:23	78:1 79:1	87:18	14:22,23	single 12:6	73:19 75:5	stated 24:21	strip 82:5
87:20 92:5	80:1 81:1	second 26:9	15:7,11,12	singled 86:17	79:17 94:7	25:22 30:11	strongly 81:3
93:19	82:1 83:1	35:12 41:9	18:14,19	sir 14:7 24:6	speaking 59:16	43:10	structure 66:21
rights 36:19	84:1 85:1	seconded 96:15,17	19:19 21:8	27:17 33:12	special 87:8	statement 42:3 95:16	structured 38:18,19
40:16	86:1 87:1	97:5,7,21	21:17,20,24	34:19 36:21	specific 37:19	stating 25:25	39:2
roads 77:21	88:1 89:1	97:23 98:11	22:5,19	44:7 63:15	55:17 58:19	status 58:19	structures 48:11
rob 57:2	90:1 91:1	98:13 99:3	23:5,16	64:21 80:15	specifically 36:10 41:20	stay 33:22	study 16:14
robert 63:22	92:1 93:1	99:5,17,19	27:10,13	86:10	83:2,4	51:2 88:15	17:22
roof 66:20,25	94:1 95:1,4	100:9,11,23	29:16 30:3	sit 25:12	spending 16:13	stays 22:15	subcode 45:3
room 1:6	96:1,11,24	100:25	30:5 34:23	29:14 57:14	spirit 25:12	28:17	subject 58:25
rotating 63:3	97:1,18	101:16,18	35:3,16	72:21	spoke 91:25	stenographer 39:19	submit 42:15
rprnotary 103:15	98:1,7,24	section 46:3,8	38:8,13	site 6:12 10:5	sponsor 2:12	stenographic 103:6	success 76:7
rules 1:3 2:4	99:1,13	46:11 86:21	39:12,17	11:3 24:10	spots 50:3,4	step 29:15,15	81:25
3:1,4 4:1	100:1,6,18	see 10:17	41:4,9	72:2	square 66:24	stimulates 64:16	sudden 49:6
5:1,17 6:1	101:1,13	13:9 20:23	84:15 86:12	sites 7:2 9:18	squilla 1:12	stock 17:15	87:15 88:24
7:1 8:1 9:1	102:1,2,4,7	25:12 31:6	86:13 88:6	20:19 59:6	2:6 3:12	storage 70:6	suggestion 36:9
10:1 11:1	run 72:17	51:8 60:12	88:9,12,17	situation 52:2	5:24 12:12		
12:1 13:1	S	60:15 61:5	sherrod	six 60:20	12:13,20		
14:1 15:1	s 18:2,4 80:23	63:6 64:18					
16:1 17:1	81:2 82:7	74:5					
18:1 19:1	safe 85:24	seeing 4:25					
	safety 59:11						
	sales 70:5						

STREHLOW & ASSOCIATES, INC.
(215) 504-4622

Committee on Rules
March 24, 2015

Page 10

suggests 70:16	system 9:4	terminal 78:5	35:5 36:6	76:6 81:24	truck 60:5,6	48:13 88:6	various 60:21
suitable 87:14	T	terminals 70:9	37:20 38:6	threats 92:3	60:6 61:3	89:4,5,11	vegas 17:17
summarize 79:18	table 2:23	terms 19:23	42:11 54:25	three 19:25	61:21 62:2	92:8	vehicle 46:17
sunday 62:14	14:14 21:10	25:3 40:15	59:23 71:12	72:11	62:25 63:23	35:7	46:18,19
supermark... 79:10	51:12 57:6	45:15 58:20	72:20,23,24	thrive 81:19	78:5	understand...	70:5 87:19
supersede 50:12,16	72:15 84:17	65:24 68:18	77:19 88:2	thriving 85:25	trucking 70:8	underutilized 62:8	vehicular 70:5 87:6
supervision 103:23	tabled 90:23	82:25 83:10	89:2 93:20	tiffany 14:12	trucks 50:2,4	unfavorably 51:17	87:19
supply 92:21	take 9:18	93:5	theres 8:13	23:22 84:15	52:23 53:2	unit 21:10	vend 60:9
support 61:6	11:3 48:5	terrible 73:12	9:24 16:18	time 4:19	61:6,10	units 20:3	vending 50:15
64:12,18	50:23 51:23	testify 3:8 5:4	25:9 28:13	7:18,20	62:15 63:2	21:7,11,11	vendor 46:14
73:5,14,16	52:16	5:21 14:9	31:14,15	16:13 39:20	77:19 78:22	university 46:25 64:4	58:18
74:14 79:14	taken 34:10	44:18 45:21	34:8 36:9	47:11 70:25	true 55:2	64:23	vendors 45:14 46:7
80:23 81:4	84:7 103:6	57:9 65:12	37:24,25	71:4 80:8	truth 51:20	unsightly 77:13	46:10,24
81:14 85:6	takes 25:6	66:8 68:6	38:3 48:20	times 24:21	try 54:3,12	unwanted 76:18 79:22	57:22,25
85:12 89:17	36:19 83:7	69:3 84:13	50:2,7	25:17 41:13	72:4	upscale 79:7	58:6,7,19
89:24 90:7	talk 53:12	94:24	74:11 82:21	54:10	trying 28:22	usage 9:19	58:21,22,23
90:9 91:24	54:13 57:20	testimony 44:16 59:20	83:3 88:7	title 2:14 5:11	29:9 73:9	30:15 43:19	59:4
94:13	60:17,18	thank 4:20	91:9	5:25 44:24	93:6	use 3:20 5:15	vers 75:14
supporting 85:20	73:25	5:2,7 7:21	theyll 93:17	45:3,7	tuesday 1:7	6:5,6 9:24	viable 9:24
supportive 74:17 86:3	talking 8:5	12:9,10,13	theyre 11:14	46:12 65:18	turn 17:19,20	10:12,24	vicinity 68:17
supposed 28:2	16:16,16	13:19,21	11:15 12:7	68:12 69:7	37:14	11:4,6,23	vidas 72:12
supreme 76:4	17:9 24:3	14:7 23:17	16:3,5 28:7	today 8:14	turned 24:12	11:24 13:5	72:16,25
81:22	35:13,14	23:18 39:17	33:14,15	29:3 75:5	turning 16:11	13:10,11,12	73:2,13
sure 31:13	36:2 37:21	41:3 44:12	35:19 38:18	76:10 102:4	19:14	13:18 19:4	82:18,22
32:7,8 48:9	37:23 38:7	44:13,15,16	48:10 50:6	tokenism 93:11	turns 36:18	19:5,9	83:20
50:9 93:7	39:13,20	54:18,19	54:14 73:11	told 51:20	37:3	22:17 28:8	video 78:23
surrounding 7:4 20:18	41:20 56:9	55:8 56:15	83:25 88:10	87:24 89:6	31:11,15	29:6 31:23	view 90:18
78:3	87:20 88:20	56:16,21	88:11,14,15	tony 75:10	64:9 66:22	34:6 41:19	views 90:22
survived 81:11	92:15,16,16	57:11,19	91:11	top 93:9,14	74:10 75:11	45:13 46:4	91:3
suspended 96:12 97:19	tall 10:13	59:14 61:14	thing 30:20	towed 46:19	75:12,13,14	46:5 70:6	violation 67:14
98:25 100:7	29:5	61:15 63:12	30:24 34:21	town 10:15	87:10,17	85:21	visit 77:14
101:14	tancredi 72:13 74:23	63:13 64:20	37:7 88:9	29:5 49:22	type 13:4	useful 58:20	voice 15:6
suspension 96:25 98:7	74:25 75:2	65:8 67:25	things 15:5	track 53:24	20:13 21:5	uses 6:17,24	vote 25:10,14
99:13	targeted 43:4	72:8,9	16:15,19	trades 45:9	40:2 62:24	6:25 7:3,6,9	26:20 40:16
100:19	43:15	74:20 75:4	17:7 18:8	62:6	67:19 89:7	10:4,10	59:13 63:10
102:2	tasco 1:13 2:7	80:8,14	54:3 74:4	traffic 59:10	92:7 93:6	11:11 69:24	80:11 93:17
sustaining 16:7 92:21	8:2,3,15,19	82:9,10,15	87:4,12	74:11 77:12	types 58:22	70:4,9,12	W
switchover 28:14	47:24,25	82:16 84:7	think 10:20	transcript 103:8,21	62:18	73:22 74:4	w 1:11
	48:22 49:4	84:10,11	11:6 12:21	transformed 75:19	U	76:22 77:4	wait 27:7
	49:11 50:11	86:9 91:4,5	15:6 23:25	transition 9:23 10:5	u 18:2,4	78:16 79:20	waiting 78:12
	54:20 64:25	94:16,18	28:22 32:5	transmission 77:2	uhaul 77:18	83:24 85:13	walk 86:2
	71:7,16,20	96:3,5,8	36:12 39:10	transparent 55:21	unanimously 101:7	85:16 86:6	walkable 77:5
	71:23 73:11	102:5	39:22 40:23	transportat... 4:5 70:9	understand 18:15 23:7	V	want 9:5
	tax 77:2	thats 8:14	49:25 56:22	tried 39:10	29:23 31:7	vacant 3:22	13:10 15:20
	teach 62:6	15:9 16:6	57:16 72:16		33:5,10	variance 21:21 22:4	16:7,23
	telephone 53:21	16:24 17:10	73:10 77:17		34:9 38:9	22:16 67:8	21:10 23:20
	tell 39:3,4	19:16 20:14	82:22 83:9		40:18 42:23	84:3 96:2	24:22 25:22
	temple 64:3	20:21 22:13	84:12 92:10		42:24 44:12		26:23 27:3
	64:24	22:19,23	94:7		47:13,15		28:4 29:6
	temporary 16:3 82:25	29:18 32:8	thinking 16:10				
		32:15 34:16	threatened				

STREHLOW & ASSOCIATES, INC.
(215) 504-4622

Committee on Rules
March 24, 2015

Page 11

29:12,13	water 15:19	49:25 52:19	72:21 93:3	16:5 65:18	3:1 4:1 5:1	150091 1:14	11:1 12:1
32:3,4,15	wave 76:8	wood 78:3	93:10,10,11	68:12 69:7	6:1 7:1 8:1	68:11 69:4	13:1 14:1
33:21,22	82:2	work 7:11	youve 55:13	15 3:1 4:1 5:1	9:1 10:1	69:7,21	15:1 16:1
34:13 37:12	way 10:6	21:5,14	Z	6:1 7:1 8:1	11:1 12:1	70:20 80:24	17:1 18:1
37:14,21	11:16 18:24	92:19	zba 67:9	9:1 10:1	13:1 14:1	86:16	19:1 20:1
38:15 39:6	20:14,24	worked 20:15	zone 10:5	11:1 12:1	15:1 16:1	100:22	21:1 22:1
39:15 40:3	22:13 23:24	working 20:9	zoned 8:14,25	13:1 14:1	17:1 18:1	101:11,24	23:1 24:1
49:19,24	32:9 33:6	20:10 73:23	9:23 10:15	15:1 16:1	19:1 20:1	150124 1:14	25:1 26:1
50:9 55:12	48:13 49:15	worse 27:4	18:25 22:3	17:1 18:1	21:1 22:1	2:15 3:9,13	27:1 28:1
57:4 59:22	49:17,20	32:12,13	22:10,11	19:1 20:1	23:1 24:1	3:18 4:17	29:1 30:1
60:11,23	52:21 55:23	wouldnt	28:6 30:19	21:1 22:1	25:1 26:1	96:9,23	31:1 32:1
74:5 75:4	56:4 58:13	13:12 21:16	31:23	23:1 24:1	27:1 28:1	150145 1:14	33:1 34:1
78:6,15,17	63:7	28:19	zoning 2:17	25:1 26:1	29:1 30:1	2:10 44:22	35:1 36:1
83:21 84:13	ways 59:9	write 39:6	2:17 3:14	26:10 27:1	31:1 32:1	95:6	37:1 38:1
88:24 91:21	website 85:5	writing 39:7	4:9,12 5:12	28:1 29:1	33:1 34:1	150168 1:14	39:1 40:1
92:22 93:16	week 52:7	written 18:24	6:3 7:17 8:7	30:1 31:1	35:1 36:1	5:10,22,25	41:1 42:1
93:18,25	welcomed	27:25 29:3	8:10,24	32:1 33:1	37:1 38:1	6:18 7:14	43:1 44:1
wanted 11:2	62:10	wurd 26:12	13:11 20:25	34:1 35:1	39:1 40:1	15:16 44:18	45:1 46:1
13:13 34:7	wellrounded	wwa 68:15	21:4,18	36:1 37:1	41:1 42:1	97:4,16	47:1 48:1
36:8 38:23	6:21	69:10 70:24	22:14 24:14	38:1 39:1	43:1 44:1	98:5	49:1 50:1
91:15 95:15	went 24:16	X	25:8 27:22	40:1 41:1	45:1,2,22	150170 1:15	51:1 52:1
wants 57:9	30:8 64:24	Y	30:18,22	42:1 43:1	45:25 46:1	65:17 66:9	53:1 54:1
83:24	64:24	yards 70:7	34:5 35:14	44:1 45:1	46:12 47:1	66:12 67:2	55:1 56:1
washington	west 62:10	78:4	35:20 36:5	46:1 47:1	47:7 48:1	67:23 95:16	57:1 58:1
14:24 15:13	68:15,17	yeah 22:5	36:16 37:17	48:1 49:1	49:1 50:1	99:16 100:4	59:1 60:1
19:22 24:4	69:10,23	29:16 55:25	38:4,19,20	50:1 51:1	51:1 52:1	100:17	61:1 62:1
24:11,20,23	70:24	61:23	40:2,18	52:1 53:1	53:1 54:1	15th 69:19	63:1 64:1
25:18,19,21	weve 29:3	year 18:3,4	41:24 42:15	54:1 55:1	55:1 56:1	1601 24:10	65:1 66:1
33:12 34:24	62:9,14	48:7 51:24	46:2,4,5	56:1 57:1	57:1,20	43:9	67:1 68:1
41:19,21	73:23 83:15	65:19 66:13	66:17 67:5	58:1 59:1	58:1 59:1	16th 69:19	69:1 70:1
42:21 43:5	whats 40:20	66:17 67:5	68:13 69:9	60:1 61:1	60:1 61:1	17th 4:15	71:1 72:1
43:9,16,24	86:18	70:22 78:19	78:20,25	62:1 63:1	62:1 63:1	7:15 47:8	73:1 74:1
44:3,8	wheels 46:17	80:5 86:18	95:23,25	64:1 65:1	64:1 65:1	69:18 70:19	75:1 76:1
68:15,18	46:18 62:20	yesterday	0	66:1 67:1	66:1 67:1	18th 69:17	77:1 78:1
69:11,22	wide 73:13	26:12	1	68:1 69:1	68:1 69:1	1990 64:2	79:1 80:1
70:11,24	widely 8:9	youd 8:12	10 1:7,7	70:1 71:1	70:1 71:1	19th 3:10	81:1 82:1
73:17 74:2	wife 64:8	49:13 59:21	26:10 46:11	72:1 73:1	72:1 73:1	69:13,16	83:1 84:1
75:3,6,19	william 1:10	61:17	88:22	74:1 75:1	74:1 75:1	2	85:1 86:1
75:23 76:12	willing 27:2	young 78:20	100 10:12	76:1 77:1	76:1 77:1	2 46:3	87:1 88:1
76:14 77:18	wilson 1:11	19:17 20:3	19:15 29:5	78:1 79:1	78:1 79:1	20 87:22	89:1 90:1
78:14 79:13	wilted 81:11	22:7 26:19	63:25	80:1 81:1	80:1 81:1	2012 27:25	91:1 92:1
79:24 80:12	wishes 86:23	31:23,24	11 102:8	82:1 83:1	82:1 83:1	2014 67:7	93:1 94:1
81:5,8,10	witness 2:22	34:17,21	113 21:11	84:1 85:1	84:1 85:1	2015 1:7 3:10	95:1 96:1
81:14,18	2:22 14:13	35:12 36:15	12th 69:5	86:1 87:1	86:1 87:1	4:16 5:23	97:1 98:1
83:6 84:23	51:8 57:5	38:2 39:23	77:18	88:1,22	88:1 89:1	7:15 45:23	99:1 100:1
85:2,5,7,11	72:14 84:16	40:11 44:5	131 24:6	89:1 90:1	90:1 91:1	47:8 66:10	101:1 102:1
85:24 86:13	witnesses	52:12 53:11	14 5:11,25	91:1 92:1	92:1 93:1	70:20	2401 24:3
86:17,22	14:13 57:5	59:22 72:19		93:1 94:1	94:1 95:1	67:23 69:5	24th 67:22
87:10,13	65:6 72:11			95:1 96:1	96:1 97:1	70:20	69:14,16
89:16,19,21	72:14 84:16			97:1 98:1	98:1,10,22	23rd 69:13	25th 69:15
90:2,5,12	wondering			99:1 100:1	99:1,11	91:15	29th 45:23
90:24 91:15	87:15			101:1 102:1	100:1 101:1	24 1:7 3:1 4:1	3
92:20	wont 21:13			150056 1:14	102:1	5:1 6:1 7:1	3 3:1 4:1 5:1
						8:1 9:1 10:1	

STREHLOW & ASSOCIATES, INC.
(215) 504-4622

Committee on Rules
March 24, 2015

Page 12

6:1 7:1 8:1	4						
9:1 10:1	4 45:3						
11:1 12:1	40 87:11						
13:1 14:1	400 1:6						
15:1 16:1							
17:1 18:1	5						
19:1 20:1	5 46:3 66:18						
21:1 22:1	50 20:4						
23:1 24:1	5th 5:23						
25:1 26:1	66:10						
27:1 28:1							
29:1 30:1	6						
31:1 32:1	60 10:13,15						
33:1 34:1	29:4						
35:1 36:1	67 18:5						
37:1 38:1							
39:1 40:1	7						
41:1 42:1	70 93:9						
43:1 44:1	72 93:9						
45:1,6 46:1							
47:1 48:1	8						
49:1 50:1							
51:1 52:1	9						
53:1 54:1	9 45:7 46:12						
55:1 56:1	66:24						
57:1 58:1	90 66:24						
59:1 60:1	9200 45:10						
61:1 62:1	9203 46:8,11						
63:1 64:1	9th 49:5						
65:1 66:1							
67:1 68:1							
69:1 70:1							
71:1 72:1							
73:1 74:1							
75:1 76:1							
77:1 78:1							
79:1 80:1							
81:1 82:1							
83:1 84:1							
85:1 86:1							
87:1 88:1							
89:1 90:1							
91:1 92:1							
93:1 94:1							
95:1 96:1							
97:1 98:1							
99:1 100:1							
101:1 102:1							
30 16:18 17:4							
20:4 67:11							
75:15 102:8							
300 85:7							
33 75:10							

STREHLOW & ASSOCIATES, INC.
(215) 504-4622