

COUNCIL OF THE CITY OF PHILADELPHIA
COMMITTEE ON RULES

Room 400, City Hall
Philadelphia, Pennsylvania
Tuesday, June 12, 2018
10:15 a.m.

PRESENT:

COUNCILMAN WILLIAM K. GREENLEE, CHAIR
COUNCILWOMAN CINDY BASS
COUNCILWOMAN JANNIE L. BLACKWELL
COUNCILMAN BOBBY HENON
COUNCILMAN CURTIS JONES, JR.
COUNCILMAN KENYATTA JOHNSON
COUNCILWOMAN MARIA D. QUINONES-SANCHEZ
COUNCILWOMAN BLONDELL REYNOLDS BROWN
COUNCILMAN MARK SQUILLA
COUNCILMAN AL TAUBENBERGER

BILLS 180295, 180346, 180423, 180424, 180426,
180427, 180451, 180454, 180463, 180496,
180498, 180501, 180503, 180504, 180505,
180506, 180507, 180509, 180510, 180511,
180515, 180517, 180518, and 180519

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1 6/12/18 - RULES - BILL 180295, ETC.

2 COUNCILMAN GREENLEE: Good
3 morning, everybody. This is the Rules
4 Committee. We have attained a quorum
5 with Councilman Taubenberger,
6 Councilwoman Sanchez, Councilman Jones,
7 Councilwoman Reynolds Brown, and myself,
8 Bill Greenlee.

9 This is the Committee hearing.
10 We will briefly go into a public meeting
11 to vote on one bill that has had a public
12 hearing already and, Ms. Marconi, will
13 you please read the title of that bill,
14 please.

15 THE CLERK: Bill No. 180100, 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 Broad
20 Street, Susquehanna Avenue, 13th Street,
21 and Diamond Street. Further, to adopt
22 the Master Plan amendment for Temple
23 University; and to approve the
24 construction project on the site proposed
25 for rezoning, and to approve the removal

1 6/12/18 - RULES - BILL 180295, ETC.
2 of previously planned construction
3 projects from the Master Plan.

4 COUNCILMAN GREENLEE: And as I
5 said, this bill previously had a hearing
6 on April 9th and was moved into meeting
7 status, and the Chair recognizes
8 Councilman Jones.

9 COUNCILMAN JONES: Thank you,
10 Mr. Chairman. I move that Bill No.
11 180100 be moved from this Committee with
12 a favorable recommendation. I further
13 move that the rules of Council be
14 suspended to allow first reading at our
15 next scheduled Council meeting.

16 (Duly seconded.)

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

19 All those in favor of the
20 motion.

21 (Aye.)

22 COUNCILMAN GREENLEE: Opposed?

23 (No response.)

24 COUNCILMAN GREENLEE: Hearing
25 none, Bill No. 180100 has been approved

1 6/12/18 - RULES - BILL 180295, ETC.
2 by this Committee with a rules
3 suspension.

4 Thank you very much. We will
5 now recess the public meeting and go back
6 into our public hearing where we have a
7 whole lot of bills.

8 Let me first note for the
9 record that Bill No. 180515, which is
10 Councilman Johnson's bill dealing with
11 neighborhood notices, is going to be held
12 at the call of the Chair at his request,
13 and Bill No. 160710, Councilwoman
14 Blackwell's bill dealing with parking
15 regulations and zoning, again at the
16 sponsor's request is being held to the
17 call of the Chair.

18 Ms. Marconi, our first bill up
19 before us today, please.

20 THE CLERK: Bill No. 180423, an
21 ordinance to amend the Philadelphia
22 Zoning Maps by changing the zoning
23 designations of certain areas of land
24 located within an area bounded by the
25 Delaware River, Pennypack Street

1 6/12/18 - RULES - BILL 180295, ETC.
2 (extended), State Road, Rhawn Street,
3 Frankford Avenue, Academy Road, and
4 Linden Avenue (extended).

5 COUNCILMAN GREENLEE: Thank
6 you.

7 Good morning, Mr. Gregorski.

8 MR. GREGORSKI: Good morning,
9 Councilman Greenlee, members of the Rules
10 Committee. I'm Marty Gregorski, Division
11 Director with the Development Division of
12 the Philadelphia City Planning
13 Commission. I'm here to testify on Bill
14 No. 180423, which was introduced into
15 City Council on May 3rd of this year by
16 Councilmember Henon.

17 Bill No. 180423 will amend the
18 zoning designations of certain parcels of
19 land in the area described. The bill
20 proposes to amend the zoning designations
21 of certain areas of land located in Upper
22 Holmesburg and East Torresdale
23 neighborhoods to both match the zoning
24 with the existing land use, particularly
25 for commercial properties along Frankford

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2 Avenue, and to facilitate industrial and
3 commercial growth that is appropriate in
4 both scale and location.

5 This area is in the North
6 Delaware District Plan, which was adopted
7 by the Planning Commission on March 2016.
8 The district plan process included a
9 vetting of almost all the proposed
10 changes.

11 The Philadelphia City Planning
12 Commission will consider Bill No. 180423
13 at its meeting of June 12th of this year
14 where the staff will recommend it for
15 approval.

16 And I'd be happy to answer any
17 questions.

18 COUNCILMAN GREENLEE: Thank
19 you, Mr. Gregorski. I see there is an
20 amendment for this bill; is that correct?

21 MR. GREGORSKI: This bill does
22 have a technical amendment.

23 COUNCILMAN GREENLEE: It's just
24 a technical amendment?

25 MR. GREGORSKI: Yes.

1 6/12/18 - RULES - BILL 180295, ETC.

2 COUNCILMAN GREENLEE: Okay.

3 Good enough. Thank you.

4 Any questions for Mr. Gregorski
5 on this bill?

6 (No response.)

7 COUNCILMAN GREENLEE: Seeing
8 none, the record will please reflect
9 Councilman Squilla, the Vice Chair of the
10 Committee, is present. Also Councilman
11 Henon, Majority Leader and a member of
12 the Committee, is also present.

13 If there are no questions,
14 thank you, Mr. Gregorski.

15 Who else is here to testify on
16 this bill? Ms. Marconi, you have some
17 names, I believe?

18 THE CLERK: Stanley Cywinski.

19 COUNCILMAN GREENLEE: Come on
20 up.

21 (Witness approached witness
22 table.)

23 COUNCILMAN GREENLEE: Are you
24 the only one to testify?

25 MR. CYWINSKI: Yes.

1 6/12/18 - RULES - BILL 180295, ETC.

2 COUNCILMAN GREENLEE: Please
3 identify yourself for the record and
4 proceed.

5 MR. CYWINSKI: Good morning.
6 My name is Stanley Cywinski. I am the
7 President of the Upper Holmesburg Civic
8 Association.

9 COUNCILMAN GREENLEE: Go ahead.

10 MR. CYWINSKI: Good morning,
11 Council President and City Council.
12 Again, my name is Stanley Cywinski. I am
13 the President of the Upper Holmesburg
14 Civic Association. I'm here today to
15 present testimony for our community on
16 the unilateral remapping and rezoning
17 being proposed in our district.

18 At issue for today's hearing
19 are the changes listed on -- I believe
20 you have the map -- Map A2 and B2. The
21 map is actually on my Page 10 shows a
22 large portion of property that is
23 currently owned by the Morrissey family
24 being changed from Residential RSD-3 to
25 ICMX and CA-2, which is a proposed plan

1 6/12/18 - RULES - BILL 180295, ETC.
2 for a Wawa site.

3 Now, let me get to why I'm here
4 objecting to this proposal on behalf of
5 the community of Upper Holmesburg. Back
6 in 2010, City Planning implemented the
7 Upper Holmesburg 2035 Plan. As you know,
8 the 2035 initiative was a future-looking
9 view of our community. We're about a
10 year. Multiple meetings and multiple
11 locations were planned on our future
12 direction via town hall meetings and
13 breakout sessions. It was a
14 collaborative effort between City
15 agencies and neighboring communities. In
16 the end, it produced a document called
17 the Upper Holmesburg North Neighborhood
18 Goal and Strategies Report.

19 If it's something you need,
20 City Planning does have it. I do have
21 one copy here.

22 That report resulted in a
23 crystal clear decision on the properties
24 in question, that they should remain
25 Residential RSD-3, and that was the

1 6/12/18 - RULES - BILL 180295, ETC.
2 preferred zoning designation by all the
3 communities involved.

4 So at this time or at least
5 until some additional compelling
6 information can be provided to our
7 community, we respectfully request that
8 City Council does not support this bill.

9 Thank you.

10 COUNCILMAN GREENLEE: Thank
11 you, sir.

12 Any questions?
13 (No response.)

14 COUNCILMAN GREENLEE: Seeing
15 none, anyone else here to testify on Bill
16 No. 180423?

17 (No response.)

18 COUNCILMAN GREENLEE: Seeing
19 none, thank you.

20 Our next bill, please, Ms.
21 Marconi.

22 THE CLERK: Bill No. 180424, an
23 ordinance amending Section 14-603 of The
24 Philadelphia Code, entitled "Use Specific
25 Standards," by amending the number of

1 6/12/18 - RULES - BILL 180295, ETC.
2 curb cuts permitted for certain zoning
3 districts, all under certain terms and
4 conditions.

5 COUNCILMAN GREENLEE: Thank
6 you.

7 Mr. Gregorski, please.

8 MR. GREGORSKI: Good morning,
9 Councilman Greenlee, members of the Rules
10 Committee. I'm Marty Gregorski with the
11 City Planning Commission.

12 Bill No. 180424 will amend
13 Section 14-603 of The Philadelphia Code,
14 "Use Specific Standards," by amending the
15 number of curb cuts permitted for certain
16 zoning districts. The bill proposes to
17 allow additional curb cuts for new or
18 expanded vehicle fueling stations that
19 are located on properties zoned CA-1 or
20 CA-2 Auto Oriented Commercial. If two or
21 more fuel pumps or more than 1,500 square
22 feet of floor area or paved area are
23 added to an existing vehicle fueling
24 station, these amendments will apply to
25 that fueling station.

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2 Additionally, both new and
3 existing vehicle fueling stations must
4 have 300 or more lineal feet of street
5 frontage along a single street for the
6 new standards to apply. This amended
7 section allows for two curb cuts for
8 every street frontage of the property as
9 long as the two curb cuts are separated
10 by a minimum of 100 feet and have a
11 maximum width of 24 feet per curb cut if
12 it provides both ingress and egress or 12
13 feet per curb cut if it is one way.

14 The Philadelphia City Planning
15 Commission will consider Bill No. 180424
16 at its meeting of today where the staff
17 will recommended it for approval.

18 And I'd be happy to answer any
19 questions.

20 COUNCILMAN GREENLEE: Thank
21 you, Mr. Gregorski. Again, we have an
22 amendment.

23 MR. GREGORSKI: Correct.
24 That's from the Law Department. They
25 suggested an amendment just to make sure

1 6/12/18 - RULES - BILL 180295, ETC.

2 that it worked as it was intended.

3 COUNCILMAN GREENLEE: Make sure
4 all the T's are crossed. All right. Got
5 you.

6 Any questions for Mr. Gregorski
7 on this bill?

8 (No response.)

9 COUNCILMAN GREENLEE: Seeing
10 none, anyone else here to testify on Bill
11 No. 180424?

12 (No response.)

13 COUNCILMAN GREENLEE: Seeing
14 none, before we go to our next bill,
15 please let the record reflect
16 Councilwoman Blackwell is present. I
17 know she has a bill coming up in a few
18 minutes. Thank you.

19 Ms. Marconi, our next bill,
20 please.

21 THE CLERK: Bill No. 180426, an
22 ordinance to amend the Philadelphia
23 Zoning Maps by changing the zoning
24 designations of certain areas of land
25 located within an area bounded by Packer

1 6/12/18 - RULES - BILL 180295, ETC.

2 Avenue, 10th Street, Citizens Bank Way,
3 Pattison Avenue, and Broad Street.

4 MR. GREGORSKI: Good morning,
5 Councilman Greenlee, members of the Rules
6 Committee. I'm Marty Gregorski with the
7 Philadelphia City Planning Commission.

8 This bill rezones part of the
9 residential neighborhood adjacent to the
10 sports stadiums in South Philadelphia.
11 It seeks to correct zoning to match
12 existing land uses and is consistent with
13 the community goals and recommendations
14 of the Lower South District Plan.

15 The Planning Commission staff
16 has worked with the leadership of the
17 Veterans Stadium Neighborhood Civic
18 Association on this remapping.

19 The Philadelphia City Planning
20 Commission considered Bill No. 180426 at
21 its meeting of May 15th of this year and
22 recommended it for approval.

23 And I'd be happy to answer any
24 questions.

25 COUNCILMAN GREENLEE: Thank

1 6/12/18 - RULES - BILL 180295, ETC.

2 you, sir.

3 Any questions for Mr. Gregorski
4 on this bill?

5 (No response.)

6 COUNCILMAN GREENLEE: Seeing
7 none, anyone else here to testify on Bill
8 No. 180426?

9 (No response.)

10 COUNCILMAN GREENLEE: Again,
11 seeing none, thank you.

12 Ms. Marconi, our next bill,
13 please.

14 THE CLERK: Bill No. 180427, an
15 ordinance to amend the Philadelphia
16 Zoning Maps by changing the zoning
17 designations of certain areas of land
18 located within an area bounded by Dunks
19 Ferry Road, the Poquessing Creek, Knights
20 Road, Mechanicsville Road, Medford Road,
21 and Lester Road.

22 COUNCILMAN GREENLEE: Thank
23 you.

24 Mr. Gregorski.

25 MR. GREGORSKI: Good morning,

1 6/12/18 - RULES - BILL 180295, ETC.
2 Councilman Greenlee, members of the Rules
3 Committee. I'm here to testify on Bill
4 No. 180427, which was introduced into
5 City Council on May 3rd of this year by
6 Councilman O'Neill.

7 This bill rezones part of the
8 Parkwood neighborhood in the Lower Far
9 Northeast planning district of
10 Philadelphia. It seeks to match the
11 zoning with the existing land use and is
12 consistent with the community goals and
13 recommendations of the Far Northeast
14 Districts Plan.

15 The Philadelphia City Planning
16 Commission considered Bill No. 180427 at
17 its meeting of May 15th of this year
18 where it recommended it for approval.

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

21 COUNCILMAN GREENLEE: Thank
22 you.

23 Any questions for Mr. Gregorski
24 on this bill?

25 (No response.)

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2 COUNCILMAN GREENLEE: Seeing
3 none, anyone else here to testify on Bill
4 No. 180427?

5 (No response.)

6 COUNCILMAN GREENLEE: Seeing
7 none, thank you.

8 Ms. Marconi, our next bill,
9 please.

10 THE CLERK: Bill No. 180451, an
11 ordinance to amend the Master Plan for
12 the University of Pennsylvania, and to
13 approve the proposed addition to 3900
14 Walnut Street.

15 COUNCILMAN GREENLEE:
16 Mr. Gregorski, please.

17 MR. GREGORSKI: Good morning,
18 Councilman Greenlee, members of the Rules
19 Committee. Marty Gregorski with the
20 Philadelphia City Planning Commission.
21 I'm here to testify on Bill No. 180451,
22 which was introduced into City Council on
23 May 10th of this year by Councilmember
24 Blackwell.

25 Bill No. 180451 approves a

1 6/12/18 - RULES - BILL 180295, ETC.
2 Special Purpose Institutional (SP-INS)
3 District Master Plan amendment for the
4 University of Pennsylvania to permit the
5 construction of three adjacent buildings
6 collectively referred to as the New
7 College House West. The project site is
8 3900 to 46 Walnut Street, and it will
9 occupy much of the existing open space
10 southeast of the intersection of Walnut
11 and South 40th Street. The development
12 will expand the district's occupied area
13 by 42,542 square feet and its gross floor
14 area by 245,000 square feet. Together,
15 the buildings will serve as a student
16 dormitory for the University and will
17 include associated uses. The arrangement
18 of the buildings will create a public
19 green space.

20 The Civic Design Review
21 Committee held a meeting on this project
22 on April 3rd of this year where this
23 project was seen for the second and final
24 time, completing the Civic Design Review
25 process.

1 6/12/18 - RULES - BILL 180295, ETC.

2 The Philadelphia City Planning
3 Commission considered Bill No. 180451 at
4 its meeting of April 17th of this year
5 where they recommended it for approval.

6 And I'd be happy to answer any
7 questions at this time.

8 COUNCILMAN GREENLEE: Thank
9 you, sir.

10 First, please let the record
11 reflect Councilman Johnson, a member of
12 the Committee, is present.

13 Councilwoman Blackwell first,
14 then Councilwoman Reynolds Brown.

15 COUNCILWOMAN BLACKWELL: Thank
16 you. We are happy to support this bill.
17 As has been noted, it amends the Master
18 Plan, which means it's in Penn's area, so
19 it doesn't affect, for the most part --
20 of course, it will service the area, but
21 it's in the Penn area, so it doesn't
22 affect anyone else.

23 And I also wanted to thank you
24 all for agreeing or for considering
25 holding the first bill, and that was

1 6/12/18 - RULES - BILL 180295, ETC.
2 because one of the members of Council
3 wants to amend it and has not yet
4 prepared the amendments that they
5 request.

6 Thank you.

7 COUNCILMAN GREENLEE: I'm
8 sorry, Councilwoman. I missed that.
9 You're saying --

10 COUNCILWOMAN BLACKWELL: You
11 didn't miss a thing.

12 COUNCILMAN GREENLEE: But I
13 know there is an amendment.

14 We have the amendment already?

15 MR. GREGORSKI: Yes. It looks
16 like it's adding the EOP plan.

17 COUNCILMAN GREENLEE: Pardon
18 me?

19 MR. GREGORSKI: It looks like
20 it's adding the EOP.

21 COUNCILMAN GREENLEE: Got you.
22 Councilwoman Reynolds Brown.

23 COUNCILWOMAN BROWN: Yes. Good
24 morning. Good morning. Could you please
25 help me by talking a little slower and

1 6/12/18 - RULES - BILL 180295, ETC.
2 pulling the mic closer. Now, I think I
3 did hear Councilwoman Blackwell affirm
4 that this is in the Penn area. You said
5 it's new college housing?

6 MR. GREGORSKI: Yes. It's a
7 student dormitory with associated uses.

8 COUNCILWOMAN BROWN: And so is
9 parking an element of this new student
10 housing?

11 MR. GREGORSKI: The way parking
12 works for the University, it's parking
13 for the entire district. So when you
14 build a new building, there's a parking
15 requirement, but it doesn't have to
16 necessarily be right next to the building
17 where you're putting it. Penn has over
18 double the required parking, so --

19 COUNCILWOMAN BROWN: Penn has
20 what?

21 MR. GREGORSKI: Over double the
22 required parking already.

23 COUNCILWOMAN BROWN: Then you
24 said something about public space?

25 MR. GREGORSKI: Right. It's

1 6/12/18 - RULES - BILL 180295, ETC.
2 going to create a public space around the
3 back of the building itself.

4 COUNCILWOMAN BROWN: So that
5 means what, that the local community will
6 have access to be engaged and
7 participate?

8 MR. GREGORSKI: Everyone will
9 be able to.

10 COUNCILWOMAN BROWN: All right,
11 then.

12 Thank you, Mr. Chairman.

13 COUNCILMAN GREENLEE: Thank
14 you, Councilwoman.

15 Any other questions for
16 Mr. Gregorski on this bill?

17 (No response.)

18 COUNCILMAN GREENLEE: Seeing
19 none, anyone else here to testify on Bill
20 No. 180451?

21 (No response.)

22 COUNCILMAN GREENLEE: Seeing
23 none, thank you.

24 At the request of the sponsor,
25 we're going to go back to Bill No.

1 6/12/18 - RULES - BILL 180295, ETC.
2 180423, and I want to recognize
3 Councilman Henon.

4 COUNCILMAN HENON: Thank you,
5 Mr. Chair. I apologize for going out of
6 order. I kind of just got in here.

7 If I may ask Michael Cooley and
8 Stan Cywinski from Upper Holmesburg Civic
9 Association to please approach.

10 COUNCILMAN GREENLEE:
11 Gentlemen.

12 (Witnesses approached witness
13 table.)

14 COUNCILMAN HENON: And, again,
15 Mr. Chair, I apologize for going out of
16 order. It's sort of unprecedented.

17 And, Stan, again, I apologize
18 to you for not having the opportunity to
19 get a couple things on the record.

20 So if you could explain,
21 Michael, if you could explain the project
22 in brief, and I just want to -- after you
23 explain the project and working with the
24 community, I wanted to also make a
25 comment.

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2 COUNCILMAN GREENLEE: Please
3 identify yourself.

4 MR. COOLEY: My name is Michael
5 Cooley --

6 COUNCILMAN GREENLEE: Pull the
7 mic up a little closer to you, the whole
8 mic.

9 MR. COOLEY: Michael Cooley of
10 the Provco Group.

11 The proposed project consists
12 of subdividing or relocating lot lines on
13 what is referred to as the Morrissey
14 tract on Frankford Avenue between Academy
15 Road and Linden Avenue. It's
16 approximately a 27-acre parcel currently
17 used for the operation of the Morrissey
18 Construction and Paving Company. I'm
19 looking to subdivide approximately two
20 acres off of the corner at the
21 intersection of Frankford and Academy and
22 redevelop the two acres for a
23 prototypical Wawa convenience store with
24 fueling stations. This is considered a
25 relocation of the store located one block

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2 directly north on Frankford Avenue and
3 Linden, and this store will be built
4 obviously with all new stormwater
5 management, all new site lighting, all
6 new landscaping, and access under the
7 purview of the Streets Department and
8 PennDOT.

9 COUNCILMAN GREENLEE: Thank
10 you.

11 COUNCILMAN HENON: And, Mr.
12 Cywinski, thank you for being here, you
13 and your executive board. I know we've
14 had several meetings regarding the
15 quality of the neighborhood and access
16 and safety of the community. I don't
17 know if you wanted to add anything, but I
18 wanted to just state for the record that
19 there has been some conversations, and in
20 the event that there is a community
21 benefits agreement worked out for the
22 remapping for this specific project and
23 the needs of the community and the
24 developer agreement, would Upper
25 Holmesburg consider changing its position

1 6/12/18 - RULES - BILL 180295, ETC.
2 moving forward?

3 MR. CYWINSKI: Absolutely. Our
4 community is open to dialogue on these
5 issues. We know no issue is set in
6 stone. I mean, it doesn't cost us
7 anything to talk. And if we can
8 certainly put together a community
9 benefits agreement that addresses some of
10 the concerns that we have already talked
11 about, I think that we can reach a common
12 goal and probably move this thing
13 forward.

14 COUNCILMAN HENON: And I
15 appreciate it. We were working on a lot
16 of things this year with Upper
17 Holmesburg, and your organization and the
18 members of the community have been
19 nothing but fantastic with having an open
20 dialogue and really trying to partner up
21 with businesses and my office. So I
22 appreciate you taking the time to come
23 down here, and hopefully we can come up
24 with some sort of agreement moving
25 forward and really add to the benefits of

1 6/12/18 - RULES - BILL 180295, ETC.
2 the community.

3 So I appreciate you both, and
4 thank you so much for being here.

5 MR. CYWINSKI: Thank you.
6 We're looking forward to it. Thank you,
7 Councilman.

8 COUNCILMAN HENON: Thank you.

9 COUNCILMAN GREENLEE: Thank
10 you.

11 Are there any other questions
12 from members of the Committee?

13 (No response.)

14 COUNCILMAN GREENLEE: Again,
15 thank you very much. Thank you both.

16 COUNCILMAN HENON: Thank you.

17 COUNCILMAN GREENLEE: Thank
18 you, Councilman.

19 Ms. Marconi, please read the
20 title of our next bill.

21 THE CLERK: Bill No. 180454, an
22 ordinance to amend the Philadelphia
23 Zoning Maps by changing the zoning
24 designations of certain areas of land
25 located within an area bounded by Grant

1 6/12/18 - RULES - BILL 180295, ETC.
2 Avenue, Academy Road, Convent Avenue,
3 Willits Road, and Ashton Road.

4 COUNCILMAN GREENLEE: Thank
5 you.

6 Mr. Gregorski.

7 MR. GREGORSKI: Good morning,
8 Councilman Greenlee, members of the Rules
9 Committee. Marty Gregorski with the City
10 Planning Commission. I'm here to testify
11 on Bill No. 180454, which was introduced
12 into City Council on May 10th of this
13 year by Councilmember Henon.

14 This bill rezones part of
15 Ashton neighborhood in Lower Far
16 Northeast planning district of
17 Philadelphia. It seeks to match the
18 zoning with the existing land use and
19 encourage appropriate development. It is
20 consistent with the community goals and
21 recommendations of the Far Northeast
22 Districts Plan.

23 The Philadelphia City Planning
24 Commission will consider Bill No. 180454
25 at its meeting today where the staff will

1 6/12/18 - RULES - BILL 180295, ETC.

2 recommend it for approval.

3 And I'd be happy to answer any
4 questions.

5 COUNCILMAN GREENLEE: Thank
6 you, sir.

7 Any questions for Mr. Gregorski
8 on this bill?

9 (No response.)

10 COUNCILMAN GREENLEE: Seeing
11 none, anyone else here to testify on Bill
12 No. 180454?

13 (No response.)

14 COUNCILMAN GREENLEE: Seeing
15 none, Ms. Marconi, our next bill, please.

16 THE CLERK: Bill No. 180496, an
17 ordinance amending Title 14 of The
18 Philadelphia Code, entitled "Zoning and
19 Planning," to revise certain provisions
20 of Chapter 14-600, entitled "Use
21 Regulations," by amending exceptions to
22 use tables for green roofs and making
23 related changes, all under certain terms
24 and conditions.

25 COUNCILMAN GREENLEE: Mr.

1 6/12/18 - RULES - BILL 180295, ETC.

2 Gregorski.

3 MR. GREGORSKI: Good morning,
4 Councilman Greenlee, members of the Rules
5 Committee. I'm Marty Gregorski with the
6 Philadelphia City Planning Commission.
7 I'm here to testify on Bill No. 180496,
8 which was introduced into City Council on
9 May 17th of this year by Councilmember
10 Reynolds Brown.

11 Bill No. 180496 will expand the
12 applicability of the existing green roof
13 density bonus such that it would become
14 available to existing buildings or
15 expansions of existing buildings with a
16 footprint of 5,000 square feet or more.
17 This would be in addition to the current
18 restriction, which otherwise limits the
19 bonus to new construction involving a
20 minimum of 5,000 square feet of earth
21 disturbance. The amendment is consistent
22 with the bill that created this bonus,
23 150745, which was recommended for
24 approval by the Planning Commission at
25 its meeting of October 20th of 2015. It

1 6/12/18 - RULES - BILL 180295, ETC.
2 also is consistent with subsequent
3 amendments, Bill Nos. 170495 and 170818,
4 which were also recommended for approval
5 by the Planning Commission at its meeting
6 of June 13th, 2017 and October 17th of
7 2017, respectively.

8 Therefore, at its meeting of
9 June 12th of this year, the staff will
10 recommend Bill No. 180496 for approval as
11 an item in accord with previous policy.

12 And I'd be happy to answer any
13 questions.

14 COUNCILMAN GREENLEE: Thank
15 you, sir. I understand there's an
16 amendment for this too.

17 MR. GREGORSKI: That's correct.
18 Technical amendment.

19 COUNCILMAN GREENLEE: Technical
20 again? Okay. We like those technical
21 amendments. They don't get too
22 controversial.

23 MR. GREGORSKI: The Law
24 Department looks at them and changes
25 them.

1 6/12/18 - RULES - BILL 180295, ETC.

2 COUNCILMAN GREENLEE: We want
3 to make the lawyers happy too.

4 I believe, Ms. Marconi, there's
5 one other person that wanted to testify.

6 Oh, it's written testimony. So
7 we have written testimony from the
8 Building Industry Association and also
9 from the Sustainable Business Network in
10 support of this bill.

11 Is there anyone else here to
12 testify on Bill No. 180496?

13 (No response.)

14 COUNCILMAN GREENLEE: Seeing
15 none, thank you.

16 Ms. Marconi, please, our next
17 bill.

18 THE CLERK: Bill No. 180498, an
19 ordinance amending Title 14 of The
20 Philadelphia Code, entitled "Zoning and
21 Planning," to provide for the procedures
22 for the Administrative Review process;
23 all under certain terms and conditions.

24 COUNCILMAN GREENLEE: Thank
25 you.

1 6/12/18 - RULES - BILL 180295, ETC.

2 Mr. Gregorski.

3 MR. GREGORSKI: Good morning,
4 Councilman Greenlee, members of the Rules
5 Committee. I'm Marty Gregorski with the
6 Philadelphia City Planning Commission.
7 I'm here to testify on Bill No. 180498,
8 which was introduced into City Council on
9 May 17th of this year by Councilmember
10 Blackwell.

11 Bill No. 180498 amends the
12 Philadelphia Zoning Code by amending
13 Chapter 14-300, Administration and
14 Procedures, Section 14-303, Common
15 Procedures and Requirements. This bill
16 will state the procedures for the
17 Administrative Review process for cases
18 that were previously approved by the
19 Zoning Board of Adjustment where
20 applicants want to modify the scope of
21 their original approval. These rules are
22 currently included in the internal
23 regulations of the ZBA. This bill will
24 move them to the Zoning Code.

25 While the staff is generally

1 6/12/18 - RULES - BILL 180295, ETC.
2 supportive of this bill, we would like to
3 delete the section giving the Zoning
4 Board Chair the sole right to overrule
5 L&I's decision, which could lead to
6 questions regarding the transparency of
7 this process.

8 The Philadelphia City Planning
9 Commission will consider Bill No. 180498
10 at its meeting of June 12th of this year
11 where the staff will recommend it for
12 approval with an amendment.

13 And I'd be happy to answer any
14 questions at this time.

15 COUNCILMAN GREENLEE: Thank
16 you, sir.

17 This amendment that is listed
18 here, is that the amendment you're
19 talking about?

20 MR. GREGORSKI: That is
21 correct.

22 COUNCILMAN GREENLEE: Okay.

23 MR. GREGORSKI: And the Law
24 Department made a number of changes.

25 COUNCILMAN GREENLEE: Okay.

1 6/12/18 - RULES - BILL 180295, ETC.

2 Got you.

3 Councilwoman Blackwell.

4 COUNCILWOMAN BLACKWELL: Thank
5 you. We were very pleased on this bill.
6 It looks like everybody agreed. We're
7 pleased that the Law Department, with
8 advice from the Administration, prepared
9 the amendments. We're so pleased that
10 now Council can be involved when it comes
11 out. Before the administrative review
12 can be heard, we've got to be notified as
13 well and after. So all the way around we
14 were included, so we can't hear about
15 zoning notices after the fact that things
16 happen and decisions were made without
17 the District Councilperson knowing.

18 So we are grateful that this is
19 one of those bills where everybody came
20 together. We're grateful. We don't know
21 what precipitated it, but we're glad it
22 happened, and we say thank you and hope
23 the Committee will positively consider it
24 as well.

25 COUNCILMAN GREENLEE: Thank

1 6/12/18 - RULES - BILL 180295, ETC.

2 you, Councilwoman.

3 And please let the record
4 reflect Councilwoman Bass, a member of
5 the Committee, is present.

6 Is there anyone else on the
7 list, Ms. Marconi?

8 THE CLERK: Steve Masters.

9 COUNCILMAN GREENLEE: I know
10 you're not Steve Masters, but I guess --

11 MR. McALEER: He's in the
12 elevator on his way up.

13 COUNCILMAN GREENLEE: You want
14 to speak for him? Go ahead, come on up.

15 Now, we have his written
16 testimony, so do you have anything to
17 add -- you got to speak into the
18 microphone. You got to come up. Just
19 state your name.

20 Oh, there he is.

21 Steve, we have your written
22 testimony. Maybe you just want to
23 summarize. We'd appreciate it.

24 MR. MASTERS: Sure.

25 (Witness approached witness

1 6/12/18 - RULES - BILL 180295, ETC.
2 table.)

3 COUNCILMAN GREENLEE: Just
4 identify yourself and proceed. You know
5 how this place works.

6 MR. MASTERS: Good morning,
7 Chairman Greenlee, members of the
8 Committee. My name is Steve Masters,
9 President of JustLaws. I'm here on
10 behalf of two clients, RCOs Kingsessing
11 Spirit and West Philly Pride.

12 We come before you today in
13 qualified support for Councilwoman
14 Blackwell's efforts to increase
15 transparency for a little known but
16 increasingly abused process known as
17 administrative review. The bill is a
18 good start, but there's a lot more work
19 needed to fix our broken administrative
20 review process.

21 There are no reported
22 statistics for the number and frequency
23 of administrative review requests, nor do
24 we have any publicly available data on
25 how many permits have been issued through

1 6/12/18 - RULES - BILL 180295, ETC.
2 the process, but anecdotally we
3 understand that in the early years, the
4 administrative review requests were very
5 rare. However, in the past year or so,
6 they are now coming in at three to four
7 every week.

8 What exactly is administrative
9 review and why do we characterize it as a
10 process subject to abuse? Administrative
11 review is supposed to come into the
12 picture only when there's a minor change
13 that needs to be made to a previously
14 granted variance or special exception.

15 As the rules are written,
16 administrative review should be a very
17 rare event. Basically administrative
18 review should only be sought when there
19 has to be a reduction in one aspect or
20 another of the plan, less residential
21 units, smaller building dimensions, a
22 reduced number of commercial or
23 industrial uses.

24 The bill contains the same
25 procedure as the curb regulations,

1 6/12/18 - RULES - BILL 180295, ETC.

2 although I haven't seen the amendment, so
3 I don't know if there are specific
4 changes that I haven't seen at this
5 point.

6 Basically the problem comes not
7 when L&I is looking at administrative
8 review requests, but when it gets kicked
9 up to the Zoning Board and the Chair
10 takes a look at it. While the Chair is
11 supposed to follow the clear language of
12 the regulations and now it would be the
13 same as in the bill, recent examples
14 demonstrate that the process is very
15 broken. We wanted to bring to your
16 attention two cases in particular. They
17 both occurred in West Philadelphia. One
18 is happening right now dealing with the
19 Apple Storage building at 780 South 52nd
20 Street. That case was originally granted
21 a variance back in 2012 under the old
22 Zoning Code before we even had a new
23 Zoning Code. It was for 112 apartments
24 and 92 parking spaces, and there was
25 significant community opposition at the

1 6/12/18 - RULES - BILL 180295, ETC.
2 time.

3 Five years later, before any
4 construction was done, the developer went
5 behind the community's back through
6 administrative review and bumped up the
7 number of units from 112 to 153. That
8 was done in April of 2017. L&I refused
9 it correctly because it didn't meet the
10 criteria for administrative review, but
11 then it went to the Zoning Board Chair at
12 the time, Carol Tinari, and she approved
13 it.

14 In December of 2017 --
15 COUNCILMAN GREENLEE: Let me
16 interrupt you a second because I think
17 this is addressing the amendment. I know
18 you weren't here. Mr. Gregorski talked
19 about that the amendment would delete the
20 section giving the ZBA Chair the sole
21 right to overrule L&I decisions.

22 MR. GREGORSKI: That's correct.

23 COUNCILMAN GREENLEE:

24 Mr. Gregorski, am I right?

25 MR. GREGORSKI: Yes. That's

1 6/12/18 - RULES - BILL 180295, ETC.
2 correct.

3 MR. MASTERS: Right. We
4 support that, but the problem still is
5 that this is done secretly behind closed
6 doors without any public input. We do
7 think it's a better practice to have the
8 entire ZBA do it, but the problem isn't
9 whether it's the Chair or the ZBA. The
10 problem is that there is no public input
11 and no effective input by the community
12 for something that basically needs to go
13 before the community. The whole essence
14 of the Zoning Code was recreated in 2012
15 to give a formal role to community input.

16 So in this case, Councilwoman
17 Blackwell has appealed this
18 determination, and we are going to have a
19 hearing before the Zoning Board in the
20 near future. Our RCO, Kingsessing
21 Spirit, didn't even exist in 2012. So
22 when we tried to appeal it, we were told,
23 hey, the only people who can appeal it --
24 this is under the current regulations --
25 are the groups or the people that showed

1 6/12/18 - RULES - BILL 180295, ETC.
2 up at the Zoning Board in 2012. Well,
3 here's another problem. There is no time
4 limit on administrative review. So
5 theoretically a project that was granted
6 a variance in 1945 could go and seek
7 administrative review and everybody who
8 was present in 1945 would be notified and
9 told that there is an administrative
10 review happening. Obviously not many
11 people are going to be in the same
12 location or if they're still going to
13 even be on the earth at that point.

14 So the legislation now does
15 require that all the current RCOs be
16 given that notice, which is really a very
17 positive change as to why we support the
18 legislation.

19 The second one happened also in
20 West Philly in the territory of West
21 Philly Pride at 38th and Chestnut at
22 Hamilton Court. In that case, the
23 developer came in and said -- they have
24 basically a large apartment building
25 filled with college students, and they

1 6/12/18 - RULES - BILL 180295, ETC.
2 got an approval with variance and then
3 they came back to the Zoning Board with
4 administrative review and they said, we
5 want to put a roof deck that will
6 accommodate scores of college students
7 right on Chestnut Street, and the Zoning
8 Board granted them administrative review.
9 We were lucky to find out about it just
10 kind of surreptitiously and we were able
11 to appeal it, and we got the Zoning Board
12 to reverse that.

13 But the problem is that over
14 and over again what we're seeing is that
15 the administrative review process is
16 being abused and used for major changes
17 to plans that should go through the
18 normal course of an application, an RCO
19 meeting and a zoning hearing.

20 Lastly, Mr. Chairman and
21 members of the Committee, we're asking
22 Council to call hearings to do an
23 investigation on the nature of
24 administrative review. This legislation
25 is a good first step, but what we're

1 6/12/18 - RULES - BILL 180295, ETC.
2 seeing, especially in the last year, is
3 an onslaught of applications for
4 administrative review to really
5 circumvent the public community
6 accountability that is the cornerstone of
7 our Zoning Code.

8 So we would hope that whether
9 it's this committee or perhaps it's going
10 to be the L&I Committee would do an
11 investigation on the prevalence and the
12 impacts of administrative review
13 applications on the whole Zoning Code's
14 integrity.

15 Thank you very much.

16 COUNCILMAN GREENLEE: Thank
17 you.

18 Were you going to say anything
19 else?

20 MR. McALEER: I was just here
21 in support. My name is Connor McAleer.
22 I'm Chair of Zoning for Kingsessing
23 Spirit.

24 COUNCILMAN GREENLEE: Great.
25 Thank you.

1 6/12/18 - RULES - BILL 180295, ETC.

2 Any questions?

3 (No response.)

4 COUNCILMAN GREENLEE: Seeing

5 none, anyone else here to testify on Bill

6 No. 180498?

7 (No response.)

8 COUNCILMAN GREENLEE: Seeing

9 none, thank you. Thank you very much.

10 MR. MASTERS: Thank you.

11 COUNCILMAN GREENLEE: Ms.

12 Marconi, our next bill, please.

13 THE CLERK: Bill No. 180501, an

14 ordinance amending Chapter 14-500 of The

15 Philadelphia Code, entitled "Overlay

16 Zoning Districts," by creating a new

17 overlay entitled /FAO, Frankford Academy

18 Overlay District, and making changes, all

19 under certain terms and conditions.

20 COUNCILMAN GREENLEE: Thank

21 you.

22 Mr. Gregorski.

23 MR. GREGORSKI: Good morning,

24 Councilman Greenlee, members of the Rules

25 Committee. I'm Marty Gregorski with the

1 6/12/18 - RULES - BILL 180295, ETC.
2 Philadelphia City Planning Commission.
3 I'm here to testify on Bill No. 180501,
4 which was introduced into City Council on
5 May 17th of this year by Councilmember
6 Henon.

7 Bill No. 180501 will amend
8 Chapter 14-500 of The Philadelphia Code,
9 entitled "Overlay Zoning Districts," by
10 creating a new overlay entitled /FAO,
11 Frankford Academy Overlay District. This
12 bill allows all permitted curb cuts in an
13 area bounded by Frankford Avenue, the
14 Delaware Expressway ramps, Linden Avenue,
15 and Torresdale Avenue to be a maximum of
16 30 feet wide. Currently, the Zoning Code
17 curb cuts may only be 24 feet wide if
18 they provide ingress and egress and 12
19 feet wide if they are one way.

20 The City Planning staff
21 believes that the proper mechanism for
22 relief from the curb cut provisions is
23 through the Zoning Board of Adjustment
24 process rather than amending the code for
25 a single property.

1 6/12/18 - RULES - BILL 180295, ETC.

2 The Philadelphia City Planning
3 Commission will consider Bill No. 180501
4 at its meeting of today where the staff
5 will not recommend it for approval.

6 And I'd be happy to answer any
7 questions.

8 COUNCILMAN GREENLEE: Thank
9 you.

10 Any questions?

11 (No response.)

12 COUNCILMAN GREENLEE: Seeing
13 none, anyone else here to testify on Bill
14 No. 180501?

15 (No response.)

16 COUNCILMAN GREENLEE: Seeing
17 none, if I could ask everybody, the level
18 is starting to get a little high here,
19 about 12 people talking at the same time.
20 Mr. Huntington, thank you. He's not
21 listening to me, but please. Thank you.
22 I appreciate it.

23 Thank you, Councilman Henon.

24 Our next bill, please, Ms.

25 Marconi.

1 6/12/18 - RULES - BILL 180295, ETC.

2 THE CLERK: Bill No. 180503, an
3 ordinance to amend the Philadelphia
4 Zoning Maps by changing the zoning
5 designations of certain areas of land
6 located within an area bounded by Blue
7 Grass Road, Grant Avenue, Ashton Road,
8 Willits Road, Welsh Road, Dewees Street,
9 Revere Street, Tremont Street, Leonard
10 Street, and Welsh Road.

11 COUNCILMAN GREENLEE: Thank
12 you.

13 Mr. Gregorski.

14 MR. GREGORSKI: Good morning,
15 Councilman Greenlee, members of the Rules
16 Committee. I'm Marty Gregorski with the
17 Philadelphia City Planning Commission.
18 I'm here to testify on Bill No. 180503,
19 which was introduced into City Council on
20 May 17th of this year by Councilman
21 Henon.

22 This bill rezones part of the
23 Holme Circle and Ashton neighborhoods in
24 the Lower Far Northeast planning district
25 of Philadelphia. It seeks to match

1 6/12/18 - RULES - BILL 180295, ETC.

2 zoning with the existing land use and is
3 consistent with the community goals and
4 recommendations of the Far Northeast
5 Districts Plan.

6 The Philadelphia City Planning
7 Commission will consider Bill No. 180503
8 at its meeting today where the staff will
9 recommend it for approval.

10 And I'd be happy to answer any
11 questions.

12 COUNCILMAN GREENLEE: Thank
13 you, sir.

14 Any questions for Mr. Gregorski
15 on this bill?

16 (No response.)

17 COUNCILMAN GREENLEE: Seeing
18 none, anyone else here to testify on Bill
19 No. 180503?

20 (No response.)

21 COUNCILMAN GREENLEE: Seeing
22 none, Ms. Marconi, our next bill, please.

23 THE CLERK: Bill No. 180505, an
24 ordinance to amend the Philadelphia
25 Zoning Maps by changing the zoning

1 6/12/18 - RULES - BILL 180295, ETC.
2 designations of certain areas of land
3 located within an area bounded by
4 Haverford Avenue, Felton Street, Arch
5 Street, and Gross Street.

6 COUNCILMAN GREENLEE: Thank
7 you.

8 Mr. Gregorski.

9 MR. GREGORSKI: Good morning,
10 Councilman Greenlee, members of the Rules
11 Committee. I'm Marty Gregorski with the
12 Philadelphia City Planning Commission.
13 I'm here to testify on Bill No. 180505,
14 which was introduced into City Council on
15 May 17th of this year by Councilman
16 Jones.

17 This bill rezones part of the
18 Haddington, Carroll Park, and Morris Park
19 neighborhoods in the West planning
20 district of Philadelphia. The bill is
21 intended for corrective remapping
22 purposes and advancement of the goals and
23 recommendations of the West District
24 Plan, specifically to preserve existing
25 single-family housing, match zoning to

1 6/12/18 - RULES - BILL 180295, ETC.
2 existing land use, concentrate and
3 strengthen commercial corridors, and
4 promote multi-family uses along
5 commercial corridors and transit.

6 The Philadelphia City Planning
7 Commission will consider Bill No. 180505
8 at its meeting today where the staff will
9 recommend it for approval.

10 And I'd be happy to answer any
11 questions.

12 COUNCILMAN GREENLEE: Thank
13 you, sir.

14 Any questions for
15 Mr. Gregorski?

16 (No response.)

17 COUNCILMAN GREENLEE: Seeing
18 none, anyone else here to testify on Bill
19 No. 180505?

20 (No response.)

21 COUNCILMAN GREENLEE: Seeing
22 none, Ms. Marconi, our next bill, please.

23 THE CLERK: Bill No. 180506, an
24 ordinance to amend the Master Plan for
25 the River Road Residential Mixed-Use

1 6/12/18 - RULES - BILL 180295, ETC.
2 Area, bounded by the Montgomery County
3 Line, a Railroad Right-of-Way, Shawmont
4 Avenue, and the Schuylkill River, to
5 approve a subdivision in the construction
6 of a utility project.

7 COUNCILMAN GREENLEE: Thank
8 you.

9 MR. GREGORSKI: Good morning.
10 Marty Gregorski with the Philadelphia
11 City Planning Commission. I'm here to
12 testify on Bill No. 180506, which was
13 introduced into City Council on May 17th
14 of this year by Councilmember Jones.

15 Bill No. 180506 amends the
16 RMX-2 Master Plan for the River Road
17 Residential Mixed-Use Area, which is
18 located in the area bounded by Montgomery
19 County Line, a Railroad Right-of-Way,
20 Shawmont Avenue, and the Schuylkill
21 River. The Master Plan was created by
22 Bill No. 080255 approved in April 2008.
23 This proposal will create a new parcel
24 from an existing parcel where a
25 long-proposed pumping station will be

1 6/12/18 - RULES - BILL 180295, ETC.

2 located to enable the Philadelphia Water
3 Department to add public sewer services
4 to the community and bring utilities to
5 this small portion of the City.

6 The Philadelphia City Planning
7 Commission will consider Bill No. 180506
8 at its meeting today where the staff will
9 recommend it for approval.

10 And I'd be happy to answer any
11 questions.

12 COUNCILMAN GREENLEE: Thank
13 you, sir.

14 Any questions for Mr. Gregorski
15 on this bill?

16 (No response.)

17 COUNCILMAN GREENLEE: Seeing
18 none, anyone else here to testify on Bill
19 No. 180506?

20 (No response.)

21 COUNCILMAN GREENLEE: Seeing
22 none, Ms. Marconi, our next bill, please.

23 THE CLERK: Bill No. 180507, an
24 ordinance to amend the Philadelphia
25 Zoning Maps by changing the zoning

1 6/12/18 - RULES - BILL 180295, ETC.
2 designations of certain areas of land
3 located within an area bounded by Conrad
4 Street, Indian Queen Lane, Scotts Lane,
5 and Crawford Street.

6 MR. GREGORSKI: Good morning.
7 I'm Marty Gregorski with the City
8 Planning Commission. I'm here to testify
9 on Bill No. 180507, which was introduced
10 into City Council on May 17th of this
11 year by Councilmember Jones.

12 This bill is intended for
13 corrective remapping purposes and
14 advancement of the goals and
15 recommendation of the Lower Northwest
16 District Plan, specifically to remap to
17 match and correctively rezone an existing
18 eating and drinking establishment and
19 multi-family residential uses.

20 The Philadelphia City Planning
21 Commission will consider Bill No. 180507
22 today where the staff will recommend it
23 for approval.

24 And I'd be happy to answer any
25 questions.

1 6/12/18 - RULES - BILL 180295, ETC.

2 COUNCILMAN GREENLEE: Thank
3 you. Mr. Gregorski, I see there's an
4 amendment.

5 MR. GREGORSKI: There is a
6 mapping amendment.

7 COUNCILMAN GREENLEE: That's
8 the map?

9 MR. GREGORSKI: Yes.

10 COUNCILMAN GREENLEE: Thank
11 you.

12 Any questions?

13 (No response.)

14 COUNCILMAN GREENLEE: Seeing
15 none, anyone else here to testify on Bill
16 No. 180507?

17 (No response.)

18 COUNCILMAN GREENLEE: Seeing
19 none, Ms. Marconi, our next bill, please.

20 THE CLERK: Bill No. 180509, an
21 ordinance amending Title 14 of The
22 Philadelphia Code, entitled "Zoning and
23 Planning," by creating a new Wissahickon
24 /NCO, Neighborhood Conservation Overlay
25 District for the area generally bounded

1 6/12/18 - RULES - BILL 180295, ETC.
2 by Henry Avenue, Hermit Street, Ridge
3 Avenue, and the Wissahickon Creek.

4 COUNCILMAN GREENLEE: Thank
5 you.

6 MR. GREGORSKI: Good morning.
7 Marty Gregorski with the City Planning
8 Commission here to testify on Bill No.
9 180509, which was introduced into City
10 Council on May 17th of this year by
11 Councilmember Jones.

12 This bill creates the /NCO,
13 Wissahickon Neighborhood Conservation
14 Overlay to protect the walkability and
15 aesthetic character of the Wissahickon
16 neighborhood. It will regulate the
17 design of new construction and major
18 alterations to existing buildings. It
19 promotes human-scaled design, interesting
20 and pedestrian-friendly facades, and eyes
21 on the street, all in close proximity to
22 useful commercial destinations, parks,
23 and transit.

24 The following design elements
25 are regulated by this overlay: Front

1 6/12/18 - RULES - BILL 180295, ETC.
2 setback, height, porch fronts, and front
3 garages; habitable first floors; utility
4 meters and HVAC screening; window inset
5 and sill projection; front yard
6 impervious coverages; front facade,
7 fence, and wall materials; and curb cut
8 width.

9 The Planning Commission staff
10 worked with the Wissahickon Interested
11 Citizens Association on this bill.

12 The Philadelphia City Planning
13 Commission will consider Bill No. 180509
14 at its meeting today where the staff will
15 recommend it for approval.

16 And I'd be happy to answer any
17 questions.

18 COUNCILMAN GREENLEE: Thank
19 you.

20 Any questions for
21 Mr. Gregorski?

22 (No response.)

23 COUNCILMAN GREENLEE: Seeing
24 none, anyone else here to testify on Bill
25 No. 180509?

1 6/12/18 - RULES - BILL 180295, ETC.

2 (No response.)

3 COUNCILMAN GREENLEE: Seeing
4 none, thank you.

5 Ms. Marconi, our next bill,
6 please.

7 THE CLERK: Bill No. 180510, an
8 ordinance amending Section 14-500 of The
9 Philadelphia Code, entitled "Overlay
10 Zoning Districts," by amending the
11 subsection entitled "/NCA, Ridge Avenue
12 Neighborhood Commercial Area Overlay" and
13 making related changes, all under certain
14 terms and conditions.

15 COUNCILMAN GREENLEE: Thank
16 you.

17 MR. GREGORSKI: Good morning.
18 Marty Gregorski with the Philadelphia
19 City Planning Commission. I'm here to
20 testify on Bill No. 180510, which was
21 introduced into City Council on May 17th
22 of this year by Councilmember Jones.

23 This bill amends the /NCA,
24 Ridge Avenue Neighborhood Commercial Area
25 Overlay, which was originally created to

1 6/12/18 - RULES - BILL 180295, ETC.
2 promote and reenforce Ridge Avenue as a
3 walkable commercial street. Proposed
4 amendments are as follows: Requirement
5 for ground floor commercial uses in the
6 CMX-3 Commercial Mixed-Use District, 75
7 percent of the street frontage;
8 prohibition of parking lots located
9 between the building and the street line
10 of Ridge Avenue in the CMX-3 district;
11 allowance for required off-street parking
12 to be located on an abutting lot or
13 within 1,000 feet; extension of the
14 overlay boundary from Hermitage Street,
15 north to Paoli Avenue; and other
16 technical changes.

17 The Planning Commission staff
18 worked with the Roxborough Development
19 Corporation and nearby civic associations
20 on this bill, and the Philadelphia City
21 Planning Commission will consider Bill
22 No. 180510 at its meeting today where the
23 staff will recommend it for approval.

24 And I'd be happy to answer any
25 questions.

1 6/12/18 - RULES - BILL 180295, ETC.

2 COUNCILMAN GREENLEE: Thank
3 you, sir. And we have -- is that the
4 technical amendment?

5 MR. GREGORSKI: It is.

6 COUNCILMAN GREENLEE: Very
7 good.

8 Any questions for
9 Mr. Gregorski?

10 (No response.)

11 COUNCILMAN GREENLEE: Anyone
12 else here to testify on Bill No. 180510?

13 (No response.)

14 COUNCILMAN GREENLEE: Seeing
15 none, Ms. Marconi, our next bill, please.

16 THE CLERK: Bill No. 180511, an
17 ordinance amending Section 14-503 of The
18 Philadelphia Code, entitled "/NCA,
19 Neighborhood Commercial Area Overlay," by
20 adding a new subsection entitled "South
21 Broad Street Gateway," and making related
22 changes, all under certain terms and
23 conditions.

24 COUNCILMAN GREENLEE:
25 Mr. Gregorski.

1 6/12/18 - RULES - BILL 180295, ETC.

2 MR. GREGORSKI: Good morning.

3 Marty Gregorski with the Philadelphia
4 City Planning Commission here to testify
5 on Bill No. 180511, which was introduced
6 into City Council on May 17th of this
7 year by Councilmember Johnson.

8 This new subsection would apply
9 to commercially zoned lots within the
10 area bounded by Broad Street, Washington
11 Avenue, 13th Street, and Carpenter
12 Street. The South Broad Street Gateway
13 expands the allowable uses on the block
14 to include eating and drinking
15 establishments, including both sit-down
16 and take-out restaurants; accessory and
17 non-accessory structured parking, both
18 above and below ground; roof decks for
19 residential and non-residential uses.

20 The South Broad Street Gateway
21 also includes the following parking and
22 loading provisions: The ground floor of
23 any parking garage, other than those
24 accessory to a single- or two-family
25 dwelling must be occupied by an office,

1 6/12/18 - RULES - BILL 180295, ETC.
2 retail sales, commercial services or
3 public, civic, and institutional use.
4 This requirement applies only to street
5 frontages along Broad Street and
6 Washington Avenue and does not apply to
7 areas occupied by entrances, exits, curb
8 cuts, and waiting areas.

9 Vehicular access and egress to
10 parking, loading, and trash storage areas
11 or structures is only permitted to and
12 from Carpenter Street and 13th Street.

13 The Philadelphia City Planning
14 Commission will consider Bill No. 180511
15 at its meeting today where the staff will
16 recommend against approval since the
17 purpose of this bill is to codify the
18 design intent of a proposed development
19 that already has a zoning and use permit
20 via the Zoning Board of Adjustment.

21 And I'd be happy to answer any
22 questions at this time.

23 COUNCILMAN GREENLEE: Thank
24 you, Mr. Gregorski. I understand from
25 your last paragraph, you're saying it

1 6/12/18 - RULES - BILL 180295, ETC.
2 codifies what is already there; is that
3 what you're saying?

4 MR. GREGORSKI: It codifies
5 what was already approved by the Zoning
6 Board.

7 COUNCILMAN GREENLEE: So you're
8 not necessarily against that. It's
9 just --

10 MR. GREGORSKI: We just think
11 it's superfluous.

12 COUNCILMAN GREENLEE:
13 Councilman Johnson, would you like to say
14 something?

15 COUNCILMAN JOHNSON: Yeah.
16 Well, first and foremost, the developer
17 engaged in the community benefits
18 agreement with the community. It's
19 already been approved by the Zoning. The
20 only additional component that will be
21 added is signage as a part of this
22 particular process. So it pretty much
23 mirrors what was already approved with
24 the exception of signage.

25 COUNCILMAN GREENLEE: So you

1 6/12/18 - RULES - BILL 180295, ETC.

2 just added a little bit, right.

3 COUNCILMAN JOHNSON: Yes.

4 COUNCILMAN GREENLEE: And is
5 that the amendment?

6 COUNCILMAN JOHNSON: Yes.

7 That's the amendment.

8 COUNCILMAN GREENLEE: Great.

9 Thank you.

10 COUNCILMAN JOHNSON: And also I
11 just want to state for the record, I
12 think the benefit also of having the
13 ordinance as opposed to just the approval
14 of Zoning is the EOP component, because
15 this is a massive project that is going
16 to take place at Broad and Washington
17 Avenue, and normally through the zoning
18 process it's not a requirement. Under
19 the ordinance and this amendment, it will
20 be a requirement for the developer to
21 work in partnership with the Office of
22 Equal Opportunity to make sure there's a
23 level of diversity and inclusion as a
24 part of this process, and I'm quite sure
25 my good friends from the building trades

1 6/12/18 - RULES - BILL 180295, ETC.
2 will work with me and the developer to
3 make sure that that process is inclusive.

4 So I just want to thank you
5 very much and ask for the approval of
6 this amendment.

7 COUNCILMAN GREENLEE: Thank
8 you, Councilman. And the EOP is being
9 worked on as the project goes on, right?

10 COUNCILMAN JOHNSON: That's
11 correct.

12 COUNCILMAN GREENLEE: Thank
13 you, sir.

14 Any questions from the
15 Committee for Mr. Gregorski?

16 (No response.)

17 COUNCILMAN GREENLEE: Ms.
18 Marconi, I understand we do have someone
19 else.

20 THE CLERK: Bart Blatstein --

21 COUNCILMAN GREENLEE: I'm
22 sorry. Hold on.

23 COUNCILWOMAN BROWN: Please,
24 just clarity on the last statement. You
25 said that the EOP will be developed as

1 6/12/18 - RULES - BILL 180295, ETC.

2 the project goes along?

3 COUNCILMAN GREENLEE: Is that
4 accurate, Councilman?

5 COUNCILMAN JOHNSON: Yes. It
6 will be a part of the actual process for
7 the oversight. It's already been
8 approved.

9 COUNCILWOMAN BROWN: Okay.

10 COUNCILMAN JOHNSON: It's been
11 approved already.

12 COUNCILWOMAN BROWN: So it will
13 be monitored as the project goes on?

14 COUNCILMAN JOHNSON: Yes. So
15 just for the record, it's already been
16 approved, but once it's approved,
17 obviously there's an oversight committee
18 that's formed, and as a part of the
19 oversight committee that's formed, that's
20 where the actual oversight process takes
21 place to make sure that it's diverse and
22 inclusive.

23 COUNCILWOMAN BROWN: Terrific.
24 Thank you.

25 COUNCILMAN JOHNSON: You're

1 6/12/18 - RULES - BILL 180295, ETC.
2 welcome.

3 COUNCILMAN GREENLEE: Thank
4 you, Councilwoman, for clarifying.

5 Ms. Marconi, who else do we
6 have?

7 THE CLERK: Bart Blatstein and
8 Ron Patterson.

9 MR. PATTERSON: No, thanks.

10 COUNCILMAN GREENLEE: Leaving
11 well enough alone. Okay. Very good.
12 Thank you.

13 So anyone else here to testify
14 on Bill No. 180511?

15 (No response.)

16 COUNCILMAN GREENLEE: Seeing
17 none, thank you.

18 Ms. Marconi, our next bill,
19 please.

20 THE CLERK: Bill No. 180517, an
21 ordinance to amend the Philadelphia
22 Zoning Maps by changing the zoning
23 designations of certain areas of land
24 located within an area bounded by Leiper
25 Street, Oxford Avenue, Harrison Street,

1 6/12/18 - RULES - BILL 180295, ETC.

2 Oakland Street and Foulkrod Street.

3 COUNCILMAN GREENLEE: Thank
4 you.

5 MR. GREGORSKI: Good morning.
6 Marty Gregorski with the Philadelphia
7 City Planning Commission. I'm here to
8 testify on Bill No. 180517, which was
9 introduced into City Council on May 17th
10 of this year by Councilmember
11 Quinones-Sanchez.

12 Bill No. 180517 will amend the
13 zoning designations of certain parcels of
14 land located in the area described.

15 This bill correctly rezones
16 single-family homes from multi-family
17 zoning districts to the correct
18 single-family zoning district.

19 The Philadelphia City Planning
20 Commission will consider Bill No. 180517
21 at its meeting today where the staff will
22 recommend it for approval.

23 And I'd be happy to answer any
24 questions.

25 COUNCILMAN GREENLEE: Thank

1 6/12/18 - RULES - BILL 180295, ETC.

2 you, sir.

3 Any questions?

4 (No response.)

5 COUNCILMAN GREENLEE: Seeing
6 none, anyone else here to testify on Bill
7 No. 180517?

8 (No response.)

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

11 THE CLERK: Bill No. 180518, an
12 ordinance to amend the Philadelphia
13 Zoning Maps by changing the zoning
14 designations of certain areas of land
15 located within an area bounded by
16 Roosevelt Boulevard, Godfrey Avenue,
17 Castor Avenue, and Fillmore Street.

18 COUNCILMAN GREENLEE: Thank
19 you.

20 MR. GREGORSKI: Good morning.
21 Marty Gregorski with the Philadelphia
22 City Planning Commission. I'm here to
23 testify on Bill No. 180518, which was
24 introduced into City Council on May 17th
25 of this year by Councilmember

1 6/12/18 - RULES - BILL 180295, ETC.

2 Quinones-Sanchez.

3 Bill No. 180518 amends the
4 Philadelphia Zoning Maps. This bill
5 proposes to rezone three blocks of the
6 existing single-family, semi-detached
7 houses within the historic Northwood
8 District from RM-3 Multi-Family
9 Residential to RSA-3 Residential
10 Single-Family to match the existing uses.

11 The Philadelphia City Planning
12 Commission will consider Bill No. 180518
13 at its meeting today where the staff will
14 recommend it for approval.

15 And I'd be happy to answer any
16 questions.

17 COUNCILMAN GREENLEE: Thank
18 you.

19 Any questions?
20 (No response.)

21 COUNCILMAN GREENLEE: Seeing
22 none, anyone else here to testify on Bill
23 No. 180518?

24 (No response.)

25 COUNCILMAN GREENLEE: Seeing

1 6/12/18 - RULES - BILL 180295, ETC.

2 none, Ms. Marconi, our next one, please.

3 THE CLERK: Bill No. 180519, an
4 ordinance to amend the Philadelphia
5 Zoning Maps by changing the zoning
6 designations of certain areas of land
7 located within an area bounded by
8 Allegheny Avenue, Kensington Avenue,
9 Lehigh Avenue, and 2nd Street.

10 MR. GREGORSKI: Marty Gregorski
11 with the Philadelphia City Planning
12 Commission here to testify on Bill No.
13 180519, which was introduced into City
14 Council on May 17th of this year by
15 Councilwoman Quinones-Sanchez.

16 This bill rezones parts of the
17 Fairhill and Kensington neighborhoods in
18 the North planning district of
19 Philadelphia. It seeks to promote
20 development and preserve uses that are
21 consistent with the community goals and
22 the recommendations of the North District
23 Plan.

24 The Philadelphia City Planning
25 Commission will consider Bill No. 180519

1 6/12/18 - RULES - BILL 180295, ETC.
2 at its meeting today where staff will
3 recommend it for approval.

4 And I'd be happy to answer any
5 questions.

6 COUNCILMAN GREENLEE: Thank
7 you.

8 Any questions?
9 (No response.)

10 COUNCILMAN GREENLEE: Seeing
11 none, anyone else here to testify on Bill
12 No. 180519?

13 (No response.)

14 COUNCILMAN GREENLEE: Seeing
15 none, our next bill, please, Ms. Marconi.

16 THE CLERK: Bill No. 180346, an
17 ordinance to amend Title 14 of The
18 Philadelphia Code, entitled "Zoning and
19 Planning," by revising and clarifying
20 certain provisions and making technical
21 changes, all under certain terms and
22 conditions.

23 MR. GREGORSKI: Good morning.
24 Marty Gregorski with the Philadelphia
25 City Planning Commission here to testify

1 6/12/18 - RULES - BILL 180295, ETC.
2 on Bill No. 180346, which was introduced
3 into City Council on April 12th of this
4 year by Councilmember Greenlee.

5 Bill No. 180346 contains a
6 number of proposed technical changes to
7 the Philadelphia Zoning Code. These
8 provisions are based on the
9 recommendations of the Zoning Technical
10 Committee, an interagency group comprised
11 of the Department of License and
12 Inspections, Philadelphia City Planning
13 Commission, the Development Services
14 Division, and the Law Department, who
15 continually review the Zoning Code and
16 propose any needed changes. This
17 document includes recommended changes to
18 clarify uses in the Zoning Code, advance
19 appropriate planning and development
20 goals, and protect neighborhood
21 character.

22 The Philadelphia City Planning
23 Commission considered Bill No. 180346 at
24 its meeting of May 15th of this year and
25 recommended it for approval.

1 6/12/18 - RULES - BILL 180295, ETC.

2 And I'd be happy to answer any
3 questions.

4 COUNCILMAN GREENLEE: Thank
5 you. And I see we have amendments; that
6 is, more technical documents.

7 MR. GREGORSKI: These are the
8 most technical and boring amendments of
9 all.

10 COUNCILMAN GREENLEE: So we
11 have all the technical amendments, until
12 the next time for technical amendments.

13 And just for the record, we had
14 a briefing on this where all
15 Councilmembers and staff were invited to
16 hear the presentation on this.

17 Any questions?

18 (No response.)

19 COUNCILMAN GREENLEE: Seeing
20 none, anyone else here to testify on Bill
21 No. 180346?

22 (No response.)

23 COUNCILMAN GREENLEE: Seeing
24 none, Ms. Marconi, our next bill, please.

25 THE CLERK: Bill No. 180463, an

1 6/12/18 - RULES - BILL 180295, ETC.
2 ordinance amending Section 14-604 of The
3 Philadelphia Code, entitled "Accessory
4 Uses and Structures," by making technical
5 changes to the size and siting of Roof
6 Deck Access Structures, all under certain
7 terms and conditions.

8 MR. GREGORSKI: Good morning.
9 I'm Marty Gregorski with the Philadelphia
10 City Planning Commission here to testify
11 on Bill No. 180463, which was introduced
12 into City Council on May 10th of this
13 year by Councilmember Squilla.

14 Bill No. 180463 amends the
15 Philadelphia Zoning Code by making
16 technical changes to the size and siting
17 of Roof Deck Access Structures. This
18 bill increases the allowable size of a
19 Pilot House by 35 square feet to 125
20 square feet, as well as allowing for an
21 extra 40 square feet if an elevator is
22 installed. The location of the Pilot
23 House is also regulated and no longer
24 will be allowed within 5 feet of the rear
25 building line and will be allowed to move

1 6/12/18 - RULES - BILL 180295, ETC.

2 within an allowable zone on the roof so
3 long as the setbacks are met.

4 The Philadelphia City Planning
5 Commission will consider Bill No. 180463
6 at its meeting of June 12th of this year
7 where the staff will not recommend it for
8 approval.

9 And I'd be happy to answer any
10 questions.

11 COUNCILMAN GREENLEE: Thank
12 you, sir. I see that we recently were
13 given an amendment to this bill. Have
14 you seen that amendment?

15 MR. GREGORSKI: Yes, I have.

16 COUNCILMAN GREENLEE: Does that
17 in any way address some of the issues
18 that you had?

19 MR. GREGORSKI: No. The basic
20 issue we have is that there are some
21 community groups who haven't had a chance
22 to really look at this and we didn't want
23 to ask for 45 days and extend this all
24 throughout the summer. So at this point,
25 we will say no, but we did work with the

1 6/12/18 - RULES - BILL 180295, ETC.

2 BIA to help put this together.

3 COUNCILMAN GREENLEE: Okay.

4 Got you.

5 I see another name on the list,

6 Ms. Marconi.

7 THE CLERK: Jim Maranasky.

8 COUNCILMAN GREENLEE: Two

9 people? Okay. Mr. Huntington, you come
10 up too, please.

11 (Witnesses approached witness
12 table.)

13 COUNCILMAN GREENLEE: Please
14 identify yourself and proceed, please.

15 MR. MARANSKY: My name is James
16 Maransky. I'm the President of the
17 Building Industry Association of
18 Philadelphia, which represents
19 residential home builders, residential
20 contractors, and suppliers. We would
21 like to thank Chairman Greenlee and the
22 members of the Committee on Rules for the
23 opportunity to testify before you today.
24 I am here to testify in support of Bill
25 No. 180463, which was introduced by

1 6/12/18 - RULES - BILL 180295, ETC.

2 Councilman Squilla at the BIA's request
3 and is designed to standardize how roof
4 deck access structures, commonly known as
5 pilot houses, are constructed in
6 Philadelphia.

7 This legislation provides some
8 flexibility to the original pilot house
9 ordinance, which limited the extension to
10 90 square feet. That size does not
11 accommodate for different stair
12 configurations or the addition of an
13 elevator for roof-top access, and thus
14 currently requires needless returns to
15 the Zoning Board for variances due to
16 updates to the pilot house design and
17 house layout, which happen after zoning
18 permits are obtained. The legislation
19 gives the needed flexibility to allow
20 various types of stairs for changes in
21 the actual location of the pilot house
22 while preserving the limitations that
23 keep the roof access simple and set back
24 from the front and rear of the house.

25 Standardizing the placement and

1 6/12/18 - RULES - BILL 180295, ETC.
2 construction of pilot houses is an
3 unfortunate necessity. Before the recent
4 legislation, too many reckless developers
5 were creating oversized pilot houses that
6 awkwardly loomed over the street and its
7 neighbors as a way to create an extra
8 floor that wasn't allowed by code. Bill
9 No. 180463 will help prevent those
10 situations by creating reasonable
11 standards that developers can follow for
12 easy roof access without disturbing the
13 aesthetics of the neighborhood by setting
14 the pilot house back far enough that it
15 will not be seen from the street.

16 The BIA supports Bill No.
17 180463, which will benefit both
18 residential builders and the Philadelphia
19 communities, and we thank Councilman
20 Squilla and the staff of the Planning
21 Commission for working with us and
22 collaborating with us on this proposed
23 solution.

24 Thank you for your
25 consideration.

1 6/12/18 - RULES - BILL 180295, ETC.

2 COUNCILMAN GREENLEE: Thank
3 you, sir.

4 Mr. Huntington, please identify
5 yourself and proceed.

6 MR. HUNTINGTON: Good morning.
7 I'm Steve Huntington. I'm here
8 testifying on behalf of the Crosstown
9 Coalition, which is 31 civic
10 associations, which are federated
11 together.

12 I'm not here to comment on the
13 contents of this bill, but on the process
14 used to present this bill. We see a
15 number of items that we like in the bill,
16 but we haven't been given an opportunity
17 to hear the Planning Commission's
18 comments this afternoon nor -- and we
19 requested that this bill be delayed,
20 because we're meeting tomorrow night to
21 consider the Planning Commission comments
22 and the bill itself. Because we will not
23 have the opportunity to hear from the
24 Planning Commission or to meet and
25 discuss this bill, we're seeking a

1 6/12/18 - RULES - BILL 180295, ETC.
2 continuance so that we need not be forced
3 to make a half-baked decision on this
4 matter. And it's not as though this is
5 an emergency issue. We're talking about
6 pilot houses here. This is not a budget
7 item or something that needs immediate
8 attention.

9 So those are our thoughts.
10 Thought one is, we'd like to hear what
11 the Planning Commission will say in
12 detail this afternoon, and thought two is
13 as we've advised Council, we're meeting
14 tomorrow night and this is one of the
15 items on our agenda.

16 COUNCILMAN GREENLEE: Thank
17 you.

18 Any questions?

19 (No response.)

20 COUNCILMAN GREENLEE: Seeing
21 none, anyone else here to testify on Bill
22 No. 180463?

23 (No response.)

24 COUNCILMAN GREENLEE: Seeing
25 none, thank you all.

1 6/12/18 - RULES - BILL 180295, ETC.

2 We will now move to our next
3 bill, Ms. Marconi, please.

4 THE CLERK: Bill No. 180504, an
5 ordinance amending Title 14 of The
6 Philadelphia Code, entitled "Zoning and
7 Planning," by revising Section
8 14-303(11A), entitled "Registered
9 Community Organizations," by providing
10 funding for limited insurance coverage
11 for Registered Community Organizations;
12 all under certain terms and conditions.

13 COUNCILMAN GREENLEE: Before we
14 hear from Mr. Gregorski, I recognize
15 Councilman Henon, the sponsor of the
16 bill.

17 Councilman.

18 COUNCILMAN HENON: Thank you,
19 Mr. Chairman. I appreciate the
20 opportunity to get on the record.

21 This SLAPP has been an ongoing
22 issue across the City of Philadelphia,
23 especially in my district, and it seems
24 to have increased concern with community
25 groups, who are an extension of public

1 6/12/18 - RULES - BILL 180295, ETC.
2 participation. I don't think that
3 there's any kind of denial or
4 misconception that an organization that
5 is governed by legislation, zoning
6 legislation, is certainly an extension of
7 public participation.

8 So my intention here today --
9 and I've spoken to full members of the
10 Committee -- is to vote it out of
11 Committee with a favorable
12 recommendation, but I'm going to hold it,
13 because we are speaking with the
14 Administration as we move forward,
15 because I think -- not I think. I know
16 that they recognize that it is an
17 extension of public participation and it
18 is a real problem that has increasingly
19 been brought to light and putting some
20 community groups in not just jeopardy of
21 losing resources, both as an organization
22 and financially personally, it's an
23 ongoing problem.

24 So I'm going to hold it on the
25 floor pending ongoing and positive

1 6/12/18 - RULES - BILL 180295, ETC.
2 conversations that we're having with the
3 Administration.

4 So thank you.

5 COUNCILMAN GREENLEE: Thank
6 you, Councilman.

7 Mr. Gregorski, please.

8 MR. GREGORSKI: Good morning.
9 Marty Gregorski with the Philadelphia
10 City Planning Commission. I'm here to
11 testify on Bill No. 180504, which was
12 introduced into City Council on May 17th
13 of this year by Councilmember Henon.

14 Bill No. 180504 amends the
15 Philadelphia Zoning Code by revising
16 Section 14-303(11A), entitled "Registered
17 Community Organization," by providing
18 funding for limited insurance coverage
19 for Registered Community Organizations.

20 This bill proposes three
21 changes to the code. It allows the
22 Director of Finance to provide funding to
23 help offset the cost of directors and
24 officers insurance premiums for the
25 Registered Community Organizations, RCOs.

1 6/12/18 - RULES - BILL 180295, ETC.

2 It requires yearly reporting to the
3 Council President and Chief Clerk of City
4 Council regarding distribution of funds
5 from the previous fiscal year at the time
6 of submission of the proposed operating
7 budget to Council. And it includes PCPC
8 regulations to create guidelines
9 regarding the disbursement of the funds.

10 In the Zoning Code, RCOs are
11 required to hold meetings with Zoning
12 Board applicants. At these meetings,
13 community members' opinions are presented
14 regarding the project, which can
15 influence the timeline for the projects
16 or whether it moves forward. This role
17 opens RCOs up to lawsuits by developers.
18 Most RCOs do not have insurance to
19 protect them against such lawsuits, also
20 known as Strategic Lawsuits Against
21 Public Participation, or SLAPPs. RCOs
22 that do have insurance pay for it
23 themselves, which can present a
24 significant burden to groups. There are
25 currently 290 Registered Community

1 6/12/18 - RULES - BILL 180295, ETC.
2 Organizations, with the potential for
3 this number to increase, so the bill has
4 the potential to pose a significant
5 burden to the City as well.

6 The Philadelphia City Planning
7 Commission is considering Bill No. 180504
8 at its meeting today and the staff plans
9 to request 45 days to review and confer
10 with the Administration and Council
11 office on the feasibility of this bill.

12 And I'd be happy to answer any
13 questions.

14 COUNCILMAN GREENLEE: Thank
15 you, Mr. Gregorski. And as the sponsor
16 said, he would request this bill move
17 today, but he is certainly open to
18 meetings, and it sounds like that will at
19 least cover those 45 days, because it
20 will be over the summer. So okay. Very
21 good.

22 Councilwoman Reynolds Brown,
23 you have a question?

24 COUNCILWOMAN BROWN: Yes. I do
25 have a few questions.

1 6/12/18 - RULES - BILL 180295, ETC.

2 Is this -- maybe this is a
3 point of information I should offer up to
4 the sponsor. Is this unprecedented, this
5 ask that is being put forth? Who will be
6 providing the coverage?

7 MR. GREGORSKI: It would be the
8 City will pay for it. I presume the way
9 it reads, that they would get their own
10 coverage. I don't believe it's going to
11 be the City insurance.

12 COUNCILWOMAN BROWN: You
13 presume. Has there been a legal opinion
14 saying that that is indeed the case?

15 MR. GREGORSKI: Not that I'm
16 aware of.

17 COUNCILWOMAN BROWN: So there
18 will be a third party managing this
19 provision or no?

20 MR. GREGORSKI: The City would
21 pay the funds out, but I believe the
22 individual RCOs will be getting their own
23 insurance, the way it reads, the way I
24 read it.

25 COUNCILMAN HENON: So if I can

1 6/12/18 - RULES - BILL 180295, ETC.

2 have a point of information.

3 Councilwoman, there is an
4 increase in frivolous lawsuits that have
5 been filed against community groups,
6 especially in neighborhoods that have
7 increased development and where they do
8 not have the technical support or the
9 wherewithal to defend themselves when
10 indeed they are volunteers.

11 Not every RCO has insurance.
12 Some of the more wealthier RCOs are
13 fortunate that do that. Not many in my
14 neighborhood have insurance. But there
15 is a precedent of umbrella insurances for
16 Risk Management. So Risk Management and
17 the City of Philadelphia are now taking a
18 look at the impact on providing umbrella
19 insurances now.

20 Some of the conversation for
21 the record isn't just not requiring or
22 providing full insurance for every RCO in
23 the City of Philadelphia, but where there
24 is an increase due to a lawsuit, possibly
25 some of the differences in the increase

1 6/12/18 - RULES - BILL 180295, ETC.
2 of their premiums. In some cases --
3 we've had hearings on this and I've had
4 public hearings, not just here but out in
5 the community with other RCOs across the
6 City, not just my district. But when you
7 have a lawsuit, frivolous lawsuit, that's
8 filed against a community organization,
9 their premiums go up. Now, they are a
10 volunteer organization. Their premiums
11 go up to somebody like that's going on
12 helicopter rides or somebody has provided
13 bungee jumping and amusement rides. The
14 risk is extremely high and unnecessarily
15 and, in fact, almost -- it puts public
16 concerned citizens out of business.

17 So we are taking a look at
18 every option in every form and fashion.
19 This way we can protect our people, who
20 are governed by zoning law.

21 COUNCILWOMAN BROWN: So that is
22 helpful. However, I need the answer to
23 the question, how many lawsuits have been
24 filed and will the City ultimately be
25 responsible for any kind of insurance for

1 6/12/18 - RULES - BILL 180295, ETC.
2 RCOs, whether they're volunteer or no?
3 Who is going to be -- who is going to
4 bear the weight? Who is going to carry
5 the bill for insurance, full coverage or
6 partial coverage?

7 MR. GREGORSKI: I don't know
8 the answers to either of those questions.

9 COUNCILWOMAN BROWN: I'm sorry?

10 MR. GREGORSKI: I don't know
11 the answers to either of those questions,
12 and I suspect that's what's going to be
13 worked out over the summer as this bill
14 is held. But truthfully I'm a zoning
15 guy. That's finance information that I
16 probably won't even be in the room for
17 those conversations.

18 COUNCILWOMAN BROWN: So the
19 Administration is putting this forth and
20 we don't have answers to those questions
21 that may indeed impact our city budget?

22 MR. GREGORSKI: The
23 Administration is asking for more time to
24 make sure that we can answer all these
25 questions.

1 6/12/18 - RULES - BILL 180295, ETC.

2 COUNCILWOMAN BROWN: Oh, okay.

3 Do you think -- and because it's still in
4 its infancy stage, do you believe
5 successful implementation of this measure
6 may result in the establishment of more
7 RCOs?

8 MR. GREGORSKI: It's entirely
9 possible. I know there are some RCOs who
10 don't register because of the problems
11 they may have with SLAPP lawsuits, and
12 there have been some, before they were
13 RCOs, community groups that disbanded for
14 this very reason.

15 COUNCILWOMAN BROWN: I'm sorry.
16 Repeat that last statement.

17 MR. GREGORSKI: There were
18 groups who disbanded because of SLAPP
19 lawsuits that were involved in the
20 process and no longer are.

21 COUNCILWOMAN BROWN: All right.
22 So you cannot answer the question how
23 many lawsuits have been filed already,
24 except to say that there has been an
25 increase, but that increase could be

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2 five, it could be ten, it could be 100,
3 right?

4 MR. GREGORSKI: It could be. I
5 can check with my folks and see if we
6 have numbers on that. I just don't know.

7 COUNCILWOMAN BROWN: Well, we
8 should. So I need answers to all those
9 questions, and the answers to those
10 questions will indeed determine my
11 position for the last and final vote. At
12 this juncture, I'm deeply uncomfortable
13 putting the City at risk, the City's
14 budget at risk, which is already
15 stretched where we can't honor many of
16 the chartered responsibilities we have.
17 And so now to move to a place where we
18 may be possibly responsible for community
19 groups and the City carrying the weight
20 of community groups on its face makes me
21 very uncomfortable, and I need to put
22 that on the record.

23 Thank you.

24 COUNCILMAN GREENLEE: Thank
25 you, Councilwoman.

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2 Councilman Johnson.

3 COUNCILMAN JOHNSON: Yes. So

4 I've dealt with this issue in the past,
5 primarily in the Point Breeze area.

6 There's a significant amount of
7 development that's taking place, and I
8 know there was another incident that took
9 place in Old City, but in the overall
10 grand scheme of things, I think the
11 concept is good, because when you see how
12 developers operate -- and I've witnessed
13 this firsthand. If a community group
14 opposes, legitimately opposes, a
15 development project and the developer has
16 the wherewithal to intimidate, and it all
17 comes down to intimidation, of community
18 members to not express how they feel
19 about a particular development project,
20 the first thing the developer will do is
21 use their power to say, I'll sue you,
22 I'll hire a lawyer.

23 And so for us to go in this
24 direction, I think it's a good thing. I
25 don't know if we go about capping the

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2 amount, but I think at least starting the
3 discussion to protect those that are more
4 vulnerable, particularly when you're
5 dealing with levels of development.

6 This isn't my bill, but I just
7 know about dealing with this firsthand.
8 I know how these developers operate, and
9 they aren't legitimate lawsuits. It's
10 just basically a tool to shut you up, to
11 shut down your organization, to get
12 people to cower.

13 COUNCILWOMAN BROWN: You say
14 they are or are not? They tend to be not
15 legitimate?

16 COUNCILMAN JOHNSON: Not
17 legitimate. They're used as tools to
18 intimidate the community leaders and the
19 groups to not advocate against a
20 particular project. And when you hear
21 the threat of a lawsuit, some people just
22 shut down and say, you know what, I'm not
23 going to say anything, and the developer
24 gets to flex and build the project and
25 the community group usually just goes

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2 about doing their day-to-day business. I
3 know there was one in Old City.

4 Now, in terms of numbers, I
5 know Larry Farnese was working on
6 something similar in the past, but I
7 think in the grand scheme of things, I
8 don't think the number will be something
9 that would basically at the end of the
10 day create like a major -- what's the
11 word I want to use? At the end of the
12 day, it ain't going to be a burden on our
13 budget. I mean, it happens, but I don't
14 think to the point where it's like so
15 significant that it's going to be a
16 burden. We can maybe come up with a way
17 to cap a number.

18 But I do believe that the
19 average community person, from me
20 witnessing this, they have to have a tool
21 to fight back. Because once you get a
22 lawsuit, everybody gets scared, no one
23 wants to go to court, and the next thing
24 you know, they walk away, but that
25 developer gets to flex and move forward.

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2 So I just wanted to comment on
3 it, only because I witnessed it. I
4 watched it. And for it to come up in
5 this body, and I know we usually fight
6 for the underdogs, I think it's at least
7 something worthy of a discussion in terms
8 of moving the ball forward to protect
9 those people who just at the end of the
10 day want to have a say so against
11 big-time developers who come and build
12 inside their neighborhood.

13 So I just wanted to say that
14 for the record.

15 COUNCILMAN GREENLEE: Thank
16 you, Councilman.

17 Councilman Henon, you want --

18 COUNCILWOMAN BROWN: All those
19 points are well taken, and his remarks
20 punctuate my interest in knowing how many
21 and actually how many have been put forth
22 and how many are dropped, because it then
23 supports the sponsor's and the
24 Councilman's position that it's used as a
25 tactical tool to shut down local

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2 citizens.

3 COUNCILMAN GREENLEE: And we
4 can get that.

5 Mr. Gregorski, we can work
6 maybe with the Law Department to figure
7 that out. If we get that information,
8 we'll spread it to all members of Council
9 actually.

10 Councilman Henon.

11 COUNCILMAN HENON: Thank you,
12 Mr. Chair.

13 And the questioning is great.
14 I mean, we did have a hearing a few
15 months ago. We had a full hearing for a
16 couple hours on the community groups
17 coming in to talk about ones that have
18 been dissolved because of lawsuits.

19 This really isn't going to have
20 a significant or much of an impact on the
21 budget whatsoever. We do a lot of
22 mandates around here that has a
23 tremendous burden on the budget. This is
24 about protecting people, all kinds of
25 people, whether you're a middle-class

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2 neighborhood and poor, underserved
3 neighborhoods. This is a people
4 protection type of spirit legislation
5 that tries to force us to come up with a
6 creative way to ensure that neighborhoods
7 are represented without being put out of
8 business by people who are bad actors,
9 and there's a lot of bad actors that are
10 out there who are full of greed and not
11 taking into consideration the little
12 people who are just trying to be block
13 captains and serve as civic leaders in
14 their communities.

15 So this is not an
16 administrative piece of legislation or
17 bill. This is a Council-driven piece of
18 legislation that has been brought to us
19 by members of communities across the City
20 of Philadelphia. So I look forward to
21 coming to some sort of resolve that makes
22 sense for all parties involved.

23 So thank you.

24 COUNCILMAN GREENLEE: Thank
25 you, Councilman.

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2 Councilman Taubenberger.

3 COUNCILMAN TAUBENBERGER:

4 Mr. Chairman, thank you very much, and
5 just a quick comment. I could not agree
6 more with what Councilman Henon has just
7 stated. I think it's essential to help
8 these small community groups and
9 volunteer associations as well, because I
10 think they do a lot of work for our city
11 safeguarding people's interest, but more
12 importantly, a lot of the groups also
13 that are involved in this kind of thing
14 work in helping the park system and so
15 on.

16 So I'm very, very supportive,
17 and I thank Councilman Henon for his lead
18 on this issue.

19 Thank you.

20 COUNCILMAN GREENLEE: Thank
21 you, Councilman.

22 And as was stated, more work
23 will be done with this over the summer,
24 so the Councilman is not requesting this
25 to be -- he's requesting it to come out

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2 of Committee today, but he said he would
3 hold it on the Calendar over the summer.

4 Thank you.

5 Anyone else here to testify on
6 this bill?

7 Why don't you both come up,
8 please.

9 (Witnesses approached witness
10 table.)

11 COUNCILMAN GREENLEE:

12 Mr. Huntington, state your name again for
13 the record and proceed.

14 MR. HUNTINGTON: Sure. Steve
15 Huntington. I'm Vice Chair of the
16 Crosstown Coalition here to thank
17 Councilman Henon for his hearings on this
18 issue. The Crosstown Represents 31 RCOs.
19 Insurance and exposure to lawsuits were
20 one of the four items we identified when
21 we incorporated in 2014 to work on. We
22 literally drafted, working with Senator
23 Farnese, the anti-SLAPP bill that's been
24 stalled in Harrisburg for the last two
25 years.

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2 And in response to Councilwoman
3 Reynolds Brown's appropriate questions
4 about the number of lawsuits, I can only
5 suggest that a single lawsuit can sink an
6 RCO, because in my previous career, I was
7 a lawyer specializing in representing
8 insurance companies. The cost of the
9 defense can drive up the premiums to make
10 insurance unaffordable. So that
11 Councilman Henon's suggestion of somehow
12 giving a hand to purchasing private
13 insurance is certainly a way to go, an
14 option that could be explored.

15 I think there are a number of
16 ways to address this problem, and I'm
17 hopeful that over the summer we'll be
18 able to come up with some good solutions.

19 COUNCILMAN GREENLEE: Thank
20 you.

21 Reverend Williams, you want to
22 just state your name and proceed.

23 REVEREND WILLIAMS: Reverend
24 Chester Williams, President and founder
25 of the Chew and Belfield Neighborhood

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2 Organization.

3 Just to touch on that issue
4 about insurance, I know things change
5 from time to time with different elected
6 officials, but the Chew and Belfield
7 Neighborhood Organization has been around
8 since 1981, and we weren't told that we
9 had to have liability insurance to be an
10 RCO, and we fought to get liability
11 insurance. And we ask our members every
12 year to donate \$20 because of our cost of
13 income. But I say there is a way. If
14 the City can help us by paying this, that
15 will be a blessing, but we were told --
16 and we have it from 1981. We've been
17 paying for liability insurance that
18 covers our organization.

19 So I'd like to talk with you.
20 Maybe you can help us on this. I don't
21 know if you know we had it, but I just
22 had to say something. Please help us,
23 because we don't want to be a sinking
24 ship if something do happen that someone
25 want to sue the Chew and Belfield because

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2 we have liability insurance.

3 Thank you.

4 COUNCILMAN GREENLEE: Thank
5 you, Reverend Williams.

6 Any questions?

7 (No response.)

8 COUNCILMAN GREENLEE: Seeing
9 none, anyone else here that wants to
10 testify on Bill No. 180504?

11 (No response.)

12 COUNCILMAN GREENLEE: Seeing
13 none, Ms. Marconi, our last bill of
14 today, which I think a lot of people are
15 here for.

16 THE CLERK: Bill No. 180295, an
17 ordinance amending Title 14 of The
18 Philadelphia Code, entitled "Zoning and
19 Planning," by amending the One Year Rule;
20 modifying certain public notice
21 requirements and making related changes;
22 all under certain terms and conditions.

23 COUNCILMAN GREENLEE: Thank
24 you.

25 Before we hear from

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2 Mr. Gregorski, the Chair recognizes
3 Councilwoman Bass, the sponsor of the
4 bill, please.

5 COUNCILWOMAN BASS: Thank you,
6 Mr. Chairman.

7 Good morning, everyone. And I
8 wanted to thank everyone for attending
9 this very important conversation and to
10 hear about this piece of legislation.

11 As a District Councilmember, I
12 often encounter zoning issues that easily
13 could have been avoided simply by closing
14 an existing loophole, and that is the
15 purpose of this bill.

16 When we were reformed zoned in
17 about 2013, 2014, I believe we got most
18 of it right. However, over the years I
19 have been made aware of the loopholes
20 that less scrupulous developers and their
21 agents have used to go around the
22 community and force a project on a
23 neighborhood.

24 This bill is the RCO
25 protections bill. It protects

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2 developers, it protects communities, and
3 it is simply an update of the work that
4 was done years ago on the Zoning Code
5 reform. Let me explain.

6 There are essentially five
7 things that this bill will do. Number
8 one, it will extend and expand the One
9 Year Rule. Current law allows applicants
10 that are dismissed or withdrawn to
11 re-file immediately. Only denied
12 applications must wait one year. This
13 prevents RCOs -- or this prevents
14 developers from a practice that we've
15 seen in our district where you'll have a
16 project where a particular attorney may
17 know that it won't get through this
18 particular RCO, so they'll shop it around
19 and let's go to another RCO. And so
20 instead of getting it denied, let's just
21 withdraw it and then we can go to another
22 RCO and we can see what they think, and
23 if they like it, then we'll go there and
24 ask them to have the hearing, and if not,
25 then we'll go to another, and so forth

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2 and so on.

3 This prevents RCO shopping and
4 it also allows those that are dismissed,
5 withdrawn or denied to wait one year. It
6 requires affected property owners -- that
7 developers will make sure that affected
8 property owners will receive a
9 certificate of mailing informing them of
10 the date and time of the meeting. This
11 eliminates the complaint, I wasn't
12 notified. There is proof. There is
13 verification. This is one of the biggest
14 issues that we have as a District Council
15 office, that people say, I was not
16 notified, and this is something I believe
17 is easily fixable.

18 The third thing that this piece
19 of legislation would do is require a
20 large sign on the front of the property.
21 Signage, information, it's always a good
22 thing. And, again, this is protection
23 for both the developer and the community.

24 So one of the concerns that we
25 heard from the Administration is, well,

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2 how can we distribute these signs? We're
3 going to a system where you can print
4 your sign from home. That's the way the
5 technology is moving and that is what the
6 future and the vision is for zoning, is
7 that you'll be able to print your
8 document out at home.

9 I'm assuming that the City
10 isn't going to be providing the bright
11 orange paper that is provided right now
12 when you have your document that's to be
13 posted. And so my question is, is it
14 just going to be a white sheet of paper
15 that's posted that's supposed to provide
16 adequate notice and says that there is a
17 hearing, there's information about this
18 project? That is not the kind of
19 notification that we need. We need to
20 give people every opportunity to attend
21 hearings and to attend RCO meetings, and
22 that is what we are attempting to do
23 here.

24 The sign has to be up 21 days
25 before the hearing. That's the fourth

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2 thing that we wanted to address. So
3 basically right now if I apply for zoning
4 January 1st and receive my refusal, I may
5 have my RCO meeting with the community on
6 February 1st. My zoning hearing might
7 not be until June 21st. And so I don't
8 have to post my sign until June 1st.
9 That's 120 days from the date of the RCO
10 meeting to the zoning hearing. That's
11 way too much time. People are left out
12 of the loop and need to know what's
13 happening in their communities.

14 Last, but not least, we are
15 requiring the City Planning Commission to
16 notify by regular mail all property
17 owners whose base zoning district is
18 changed by Council ordinance. Again,
19 this is about notification. This is
20 easy. The City notifies you individually
21 or publicly when we do pretty much
22 everything else regarding your taxes, if
23 you have to move your car, if there's a
24 change in or if there's utility work in
25 the neighborhood, if there are street

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2 closures. We post signs we're closed for
3 holidays. We can certainly give notice
4 that we are rezoning your property. This
5 is a consumer notice.

6 And so we don't think that any
7 of these things are out of the boundaries
8 or a burden to the City of Philadelphia.

9 I did want to jump ahead of
10 Mr. Gregorski's testimony a little bit.
11 One of the things that you noticed or
12 that you made note of in your testimony
13 was that there could be a citywide
14 notification to every property owner, and
15 the bill has been amended. We have
16 offered an amendment, so that would no
17 longer be the case.

18 Also, there was a concern about
19 additional costs to the City for the
20 cardboard placards that would need to be
21 posted. We did a price check on what
22 signage would cost roughly, just checking
23 on our own. It was something to the
24 effect of \$3.84, and we think that this
25 is a cost that we would ask -- it's a

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2 slight cost, and we would ask the
3 applicant to absorb the \$3.84 as the cost
4 of doing business, and we don't think
5 that that is burdensome.

6 And so when we say that the
7 City Planning Commission is in favor of
8 increased transparency and better
9 communication to communities that are
10 impacted by zoning changes, we would
11 certainly always want to work with you,
12 but we haven't seen what is being done to
13 address these issues. And so this bill
14 is an exact reflection of that, that we
15 haven't seen what has been proposed by
16 the Planning Commission. And so we offer
17 this bill and its amendments so that we
18 can get the change that we need when it
19 comes to zoning.

20 This is very, very important.
21 Zoning follows the property, and we just
22 can't have things that fall through the
23 crack. We can't have the loopholes, and
24 we certainly hope that everyone can
25 understand that this is about consumers

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2 and consumer protection.

3 So thank you, Mr. Chairman, for
4 the time.

5 COUNCILMAN GREENLEE: Thank
6 you, Councilwoman. If I could just ask,
7 I know the amendments have a lot in here.
8 Are a lot of those in reference or in
9 answer to some of the concerns that were
10 raised by the Administration?

11 COUNCILWOMAN BASS: Yes.

12 COUNCILMAN GREENLEE: All
13 right. Thank you.

14 I think before, Councilman
15 Johnson, you wanted to -- Councilman
16 Johnson.

17 COUNCILMAN JOHNSON: Yeah.
18 Good job, Councilwoman. I just do have a
19 question. Can you just clarify for me
20 the certified mail component and how does
21 that work. I know a lot of times when
22 you have certified mail, a recipient has
23 to sign for it. And so I know when
24 you're covering your particular area for
25 a development project, sometimes people

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2 are home, sometimes people aren't home.
3 So what happens on that process? And I'm
4 assuming because of it is certified mail,
5 there's proof that the developer did
6 their due diligence to notify everyone.
7 So just clarify that component for me,
8 please.

9 COUNCILWOMAN BASS: Certainly.
10 So it's not actually certified mail.
11 It's a certificate of mail, which
12 basically -- we use the "certified" word,
13 which is a little bit confusing, but it's
14 essentially the post office guaranteeing
15 that they have delivered the mail to your
16 address. So you don't have to be there.
17 You don't have to sign for it. But
18 essentially you're paying to ensure that
19 this mail is going to be delivered to
20 your property, to your address, that you
21 have received it. But no one has to sign
22 for it.

23 COUNCILMAN JOHNSON: Okay. And
24 there's another component, because I've
25 dealt -- we deal with this a lot as well.

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2 And so that takes out the way of a
3 developer who says they want to have --
4 because a lot of times they'll hire
5 people in the neighborhood, right, to put
6 signs on people's doors. So that process
7 is no longer a part of this process,
8 because now you're going to do an
9 official notification process to make
10 sure everyone got notified for the
11 record?

12 COUNCILWOMAN BASS: Well, we
13 would encourage them to do both. We want
14 the law to be that there's guaranteed
15 proof --

16 COUNCILMAN JOHNSON: Guaranteed
17 proof.

18 COUNCILWOMAN BASS: -- that you
19 have received this notification. And,
20 again, it's to protect the developer so
21 that people cannot come into zoning
22 hearings and say, you never notified me.
23 And they can say, oh, yes, we did, here's
24 the verification right here.

25 But we would encourage them to,

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2 again, follow the law, do the certificate
3 of mailing, and also they can still hire
4 folks from the neighborhood to go out and
5 canvas and to make people aware of their
6 project.

7 COUNCILMAN JOHNSON: And just
8 the last thing. Just for Planning, will
9 you guys be coordinating with the
10 developer with the certificate component
11 for the record as a part of the package
12 that says -- like normally we would get a
13 letter from you, an e-mail from Planning
14 saying these RCOs need to be notified
15 that XYZ development is taking place in
16 the neighborhood, so you also have a copy
17 of the certificate just for the record
18 stating that everyone has been notified
19 in a particular area.

20 MR. GREGORSKI: We think it
21 will be part of the Zoning Board record.
22 So it will be all in the folders for
23 each.

24 COUNCILMAN JOHNSON: Good.
25 Good.

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2 Now, I'm going to follow up,
3 because I know Henon had some work
4 regarding the area of notification from
5 RCOs. And so I know I held off on my
6 bill. I'll follow with my staff, because
7 my biggest thing is making sure within a
8 certain area -- it's like one time a
9 development project was going on where
10 half of my block knew and the other half
11 didn't know, and it kind of did make
12 sense because the project was like pretty
13 much in the middle. And so it created a
14 whole lot of discontent on the block,
15 because at the end of the day, people do
16 want to be notified about what's going
17 on.

18 Okay. Cool. Cool beans.

19 COUNCILMAN GREENLEE: Thank
20 you.

21 COUNCILWOMAN BASS: Thank you,
22 Councilman.

23 COUNCILMAN GREENLEE: Thank
24 you.

25 Sorry. Mr. Gregorski, I know

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2 you haven't officially put your statement
3 in, so please proceed.

4 MR. GREGORSKI: Marty Gregorski
5 with the Philadelphia City Planning
6 Commission here to testify on Bill No.
7 180295, which was introduced into City
8 Council on April 5th of this year by
9 Councilmember Bass.

10 Bill No. 180295 amends Chapter
11 14-300 Administration and Procedures
12 section of the Zoning Code, by increasing
13 the scope of the One Year Rule which
14 requires a time restriction before cases
15 refused by the Zoning Board of Adjustment
16 can reapply to L&I. This bill would add
17 cases that are dismissed by the ZBA to
18 the list of cases covered by the One Year
19 Rule. This bill would also require
20 notification of affected properties by
21 all zoning bills passed. For some
22 proposed bills, this could be a citywide
23 notification of every property owner.
24 There are several proposed changes to the
25 Registered Community Organization

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2 process, including the determination of
3 the coordinating group, how notices are
4 sent to impacted neighbors, and what
5 information should be provided in the
6 notification letter and on an additional
7 corrugated cardboard zoning poster.

8 The City Planning Commission is
9 in favor of increased transparency and
10 better communication to communities that
11 are impacted by zoning changes and new
12 development in their neighborhood.
13 However, many of the proposed changes
14 would be onerous to the average homeowner
15 seeking de minimis variances. The
16 notification process proposed includes
17 additional costs to both the applicants
18 and the City. Given these outstanding
19 issues, the City Planning Commission
20 staff is working with Councilmember Bass
21 and her staff to try to address the
22 concerns of the City Planning Commission
23 staff and of the development community.

24 The City Planning Commission
25 considered Bill No. 180295 at its meeting

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2 of May 15th of this year and recommended
3 that it not be approved.

4 And I'd be happy to answer any
5 questions.

6 COUNCILMAN GREENLEE: Thank
7 you, sir. On the amendments -- and I
8 asked Councilwoman Bass this -- some of
9 the amendments -- you saw the amendments?

10 MR. GREGORSKI: I've seen, I
11 think, what I have is the most recent
12 amendments, and some of our concerns are
13 addressed.

14 COUNCILMAN GREENLEE: Some have
15 been, okay. All right. Thank you.

16 Any other questions for
17 Mr. Gregorski?

18 (No response.)

19 COUNCILMAN GREENLEE: Seeing
20 none, I know we do have some people -- we
21 got you, Reverend Williams. Relax. We
22 got you.

23 Ms. Marconi, we'll call up
24 three at a time. You want to call up the
25 names we have, please.

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2 THE CLERK: Gary Jonas, Al
3 Girard, and Chris Bordelon.

4 (Witness approached witness
5 table.)

6 COUNCILMAN GREENLEE: I assume
7 you're -- Mr. Maransky, you're going to
8 speak for BIA?

9 Why don't we call a couple more
10 names, because I don't see the other two
11 coming up.

12 THE CLERK: Reverend Chester
13 Williams, Sloan Folks.

14 (Witness approached witness
15 table.)

16 COUNCILMAN GREENLEE: Sloan
17 Folks?

18 (No response.)

19 COUNCILMAN GREENLEE: We got a
20 lot of names, but they're not here.

21 The next name, Ms. Marconi.

22 THE CLERK: Eric Brice.

23 COUNCILMAN GREENLEE: We got
24 Eric Brice here?

25 There we go. So we got three.

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2 We got three, okay. Come on up.

3 (Witness approached witness
4 table.)

5 COUNCILMAN GREENLEE:

6 Mr. Maransky, why don't you start. Just
7 state your name for the record and
8 proceed, please.

9 MR. MARANSKY: James Maransky,
10 President of the BIA. Thank you,
11 Chairman Greenlee and the members of the
12 Rules Committee for the opportunity to
13 comment on Bill No. 180295.

14 The BIA is a trade association
15 of residential and mixed-use developers
16 working throughout Philadelphia as well
17 as professionals that provide the
18 development industry with products and
19 services. I'm here today to express
20 BIA's concern over Bill 180295 introduced
21 by Councilwoman Bass to make significant
22 changes to the notification process by
23 developers to the community.

24 The BIA was the first
25 organization to come to Council over a

1 6/12/18 - RULES - BILL 180295, ETC.
2 decade ago and asked for modernization of
3 the Zoning Code. We helped make that a
4 reality with several of our members on
5 the Zoning Code Commission. We are proud
6 of our part to initialize and working on
7 and pushing for this critical reform.
8 Any good developer wants to build
9 something that's supported by the
10 community. Zoning reform provided
11 critical community input and notice for
12 the development process and, in return,
13 helped provide certainty for developers.

14 We understand that
15 Councilmembers are frustrated with their
16 constituents who are complaining that
17 they had no idea of various projects
18 occurring in their neighborhood, even
19 after many current notifications in the
20 code -- modifications in the code. But
21 developers need to know when their
22 outreach is done and when they can
23 proceed with their project.

24 Increasing the various
25 notifications required will create

1 6/12/18 - RULES - BILL 180295, ETC.
2 unnecessary delays in the development
3 process and, thus, increase the
4 difficulty of residential building in
5 many parts of the City. Further, it will
6 not guarantee neighbors' participation in
7 the process.

8 Direct community outreach by
9 the RCOs and concerned neighbors
10 continues to be the best way for
11 neighbors to be informed. This
12 legislation puts the notification onus on
13 the developer as opposed to how it is
14 currently shared by the Planning
15 Commission and is a second new obligation
16 on a developer to give notice of the RCO
17 meeting, which has been always done by
18 the coordinating RCO.

19 There is no good reason or good
20 argument to make these changes other than
21 to increase costs to developers, as
22 proposals will not increase participation
23 or raise awareness in any meaningful way.
24 The BIA believes focus should be on
25 streamlining and improving the process of

1 6/12/18 - RULES - BILL 180295, ETC.
2 residential construction in the City, not
3 adding unnecessary and time-consuming
4 steps which do not offer a tangible
5 benefit. Instead, the legislation has
6 the potential to dramatically delay the
7 timeline and many projects throughout the
8 City, inconveniencing builders and local
9 residents and increasing project costs.

10 The BIA has not had sufficient
11 time to consider the full ramifications
12 of the very comprehensive amendments that
13 were just put forth. We caution that
14 they need to be deliberated carefully
15 with the full input of the Planning
16 Commission, L&I, Zoning Board, and the
17 RCO community. The BIA opposes Bill No.
18 180295, and we urge the members of the
19 Committee on Rules to not approve it.

20 Thank you for your
21 consideration.

22 COUNCILMAN GREENLEE: Thank
23 you, sir.

24 Before we move to the next two,
25 I should put on the record because these

1 6/12/18 - RULES - BILL 180295, ETC.
2 names were called, but I think they were
3 just submitting written testimony.
4 Albert Girard of Lower Moyamensing Civic
5 Association and Chris Bordelon, the
6 President of the Somerton Civic
7 Association, both have written testimony
8 in support of this bill.

9 Reverend Williams, I think your
10 name was next. You want to go, please.

11 REVEREND WILLIAMS: Good
12 afternoon once again. I'm representing
13 the Chew and Belfield Neighborhood
14 Organization in Germantown. Councilwoman
15 Cindy Bass is our person of the year. We
16 thank God for her presenting this
17 proposal, because those that do not know
18 who work with RCOs, this is a crisis for
19 us. And to help eliminate the onus, the
20 contractors, we ask you to go out and
21 deliver flyers, because the people tell
22 us in a hearing they have not gotten the
23 notice about the meeting if CBNC did not
24 go door to door and put them.

25 We're not saying to help you be

1 6/12/18 - RULES - BILL 180295, ETC.
2 a burden. What we're saying, work with
3 the people. If the people see that
4 they're not getting it, how are they
5 going to come out and vote yea or nay?
6 And we're saying this proposal is a great
7 blessing, so on time, because we have
8 just been talking this over year after
9 year how can this eliminate the issues
10 that we're going through and be more
11 recognized in the community.

12 I congratulate you once again
13 that Chew and Belfield wanted to come in
14 person and let you know and all of us
15 here, we need this now.

16 COUNCILMAN GREENLEE: Thank
17 you, sir.

18 Councilperson of the year, I
19 like that one. All right. That's a new
20 designation.

21 Mr. Brice, please identify
22 yourself and proceed.

23 MR. BRICE: Good morning,
24 everyone. My name is Eric Brice. I'm
25 the Interim Chair of the Logan Civic

1 6/12/18 - RULES - BILL 180295, ETC.
2 Association RCO Committee, and I'm also
3 on the Board of the 35th District Town
4 Watch.

5 I got this information kind of
6 late, but I had an opportunity to read
7 Councilwoman Bass's amendment on Bill
8 180295. However, before I make my
9 comments, I'd like to say that
10 Councilwoman Bass referred to this as an
11 RCO protection bill, and in light of the
12 previous bill testimony, I think the
13 insurance issue should be added to the
14 RCO protection package, because this RCO
15 legislation as a whole I think needs a
16 lot of work. And I've been following it
17 from the very beginning, and I think
18 there should be an open hearing involving
19 all RCOs on how to make this whole
20 process better, because it is replete
21 with holes.

22 With regards to the amendments,
23 only one comment I have to make. And
24 generally I support these amendments, but
25 one question I must ask is notifying the

1 6/12/18 - RULES - BILL 180295, ETC.
2 certified -- the certificate of mailing
3 piece or notifying the applicants, I
4 think there's an opportunity for some
5 subversion there too and I think that
6 should be really looked at again to
7 tighten that up. I think it can be
8 tightened up, because right off the bat,
9 I can see a way to get around that.

10 But on the whole, I think these
11 amendments are good. They're positive,
12 and it will help make a less-than-perfect
13 process even better.

14 And, Cindy, you've been doing
15 good work trying to make it better, a
16 little bit incremental at a time, but I'm
17 waiting for that big citywide hearing
18 involving all RCOs, because this
19 legislation is replete with problems.

20 With regards to the developers,
21 I'm sorry you guys are inconvenienced. I
22 apologize for that. However, but when
23 you're talking about communities who are
24 invested stakeholders, who have a
25 substantial investment in their

1 6/12/18 - RULES - BILL 180295, ETC.
2 properties and their community, being
3 notified properly in a way that's cost
4 effective and is beneficial to both
5 parties I think needs considerable
6 attention. So I think we need to move
7 forward with better legislation to keep
8 tightening this process up. So I'm
9 supportive of all these amendments as
10 it's been -- except for tightening up the
11 certification piece.

12 COUNCILMAN GREENLEE: Okay.
13 Thank you. Thank you.

14 Thank you all.
15 Councilwoman.

16 COUNCILWOMAN BASS: I want to
17 thank you all for being here today and,
18 Mr. Brice, I would love to have a
19 conversation with you so that we can
20 further explore what your concerns are
21 and address them. We're certainly open
22 to working to strengthen what we have
23 already. So if you or anyone really has
24 any ideas that we think could better
25 protect both the community, the

1 6/12/18 - RULES - BILL 180295, ETC.
2 development community, and our
3 neighborhoods, then we would love to have
4 those conversations. So we're certainly
5 open to talking further.

6 COUNCILMAN GREENLEE: Thank
7 you, Councilwoman.

8 Any other questions?
9 Councilwoman Reynolds Brown.

10 COUNCILWOMAN BROWN: A point of
11 information.

12 Good afternoon, gentlemen. You
13 mentioned that there's going to be a
14 citywide RCO meeting?

15 MR. BRICE: No. I'm waiting
16 for that.

17 COUNCILWOMAN BROWN: Oh, you're
18 waiting for that.

19 MR. BRICE: We need to have
20 that.

21 COUNCILWOMAN BROWN: So is that
22 to say that you believe that there's a
23 strong need for that?

24 MR. BRICE: Absolutely.

25 COUNCILWOMAN BROWN: So you

1 6/12/18 - RULES - BILL 180295, ETC.
2 registered it here formally, and that's a
3 great thing. My recommendation would be
4 that you reduce that terrific idea to
5 writing and make the request officially
6 to City Planning or whatever the
7 appropriate office is so that RCOs
8 collectively can raise the kind of ideas,
9 good, bad and indifferent, on how
10 government can or should do better to
11 serve RCOs.

12 I'm not a District
13 Councilperson. I've learned to honor and
14 respect the space that they have to live
15 in daily, and kudos to District
16 Councilpeople.

17 Thank you very much.

18 COUNCILMAN GREENLEE: Thank
19 you.

20 MR. BRICE: It's hard work.

21 COUNCILMAN GREENLEE: The
22 at-large people work hard too, sir, just
23 for the record.

24 Thank you. Thank you all.

25 Ms. Marconi, I think we had a

1 6/12/18 - RULES - BILL 180295, ETC.
2 couple more names on the record. I don't
3 know if they're here.

4 THE CLERK: Allison Weiss,
5 Sandra Broadus.

6 COUNCILMAN GREENLEE: Are
7 either here?

8 Okay. Please proceed.

9 And is there anyone else that
10 wants to testify on this bill?

11 Come on up.

12 Anyone other than these two
13 want to testify on the bill?

14 Come on up. We got one more.

15 Anybody else?

16 (No response.)

17 COUNCILMAN GREENLEE: This will
18 be our last three, then.

19 (Witnesses approached witness
20 table.)

21 COUNCILMAN GREENLEE: Please,
22 ma'am, identify yourself and proceed.

23 MS. BROADUS: Hello. My name
24 is Sandra Broadus and I represent A
25 Concerned Community Association, which is

1 6/12/18 - RULES - BILL 180295, ETC.
2 one of the original RCOs and we
3 represent -- from the Eighth District.
4 We have been a part of this process from
5 the onset and have been able to witness
6 and help fine tune what has been going on
7 to ensure that the community is informed.

8 What we know is that
9 volunteers -- that community members who
10 are a part of the RCO process should be
11 understood as volunteers who have to
12 spend their own personal time to be a
13 part of this process in this climate of
14 social apathy. That process needs to be
15 supported in every way. We are up
16 against very savvy lawyers, developers
17 who speak legalese and are very
18 intimidating when they contact the RCOs.
19 They are intimidating with regards to
20 timelines, with regards to the law that
21 applies to how we are to proceed, and in
22 the absence of that legal training and
23 the fact that this RCO process is new,
24 many RCOs cower and back down and do not
25 know what they -- do not know what they

1 6/12/18 - RULES - BILL 180295, ETC.

2 are required to do and are, therefore,
3 intimidated by this process.

4 Notification is a big part of
5 that intimidation, and many developers
6 use that as a loophole. They simply
7 don't do it. They find reasons to send
8 out templates that have been provided by
9 the City that contain absolutely no
10 information. They rush the process, so
11 that by the time the meeting -- the
12 zoning hearing comes up, the community
13 meeting has been too early or it has been
14 too late. They are intimidating.

15 So absolutely there should be
16 some form of accountability. Because in
17 order to preserve this process, what
18 happens is the diligent RCOs go ahead and
19 notify anyway. We flyer anyway. We do
20 the work that is actually not required of
21 us to ensure that this process continues
22 and that notification in fact does
23 happen. So giving us some kind of
24 recourse such as a certificate of mailing
25 that guarantees that these notifications

1 6/12/18 - RULES - BILL 180295, ETC.
2 have gone out is at least one safeguard,
3 because we host meetings where there's no
4 one there, where the applicant or the
5 attorney smugly comes in knowing that the
6 community has not been notified, and many
7 RCOs back down.

8 Absolutely we do need some form
9 of insurance so that we do not have to be
10 intimidated. We need more training about
11 how the law actually works for us, but
12 any protection that we can get in that
13 regard is possible.

14 One of the other loopholes is
15 the wearing down of the process. If
16 you're not going to get approved,
17 absolutely the applicant will not show
18 up, and often community members are
19 sitting up in the Zoning Board for hours
20 hearing testimony, only to find that the
21 applicant has not come and the case is
22 denied, which gives them a chance to run
23 back, regroup, and then come back to the
24 process, and often the community
25 organizations are not even notified of

1 6/12/18 - RULES - BILL 180295, ETC.
2 the new date of the continuance, and this
3 goes on and on. This is a loophole that
4 absolutely should be closed, because it
5 does wear down community members, and the
6 savvy lawyers, the savvy developers know
7 this, and we would gladly hope to see
8 legislation that would change some of
9 this process.

10 So I thank you very much.

11 COUNCILMAN GREENLEE: Thank
12 you, ma'am.

13 Whoever would like to go next.
14 Just pull that microphone all the way up
15 to you.

16 MS. TRAH: Hello. My name is
17 Linda Trah. I work for Law Office M. Jen
18 (ph). Attorney Jen couldn't be here
19 today.

20 So one concern my office has is
21 the certificate of mailing. We believe
22 the amendment will hurt small developers
23 because the fees are higher, the cost of
24 mailing individual mails or notification
25 to all individual neighborhoods.

1 6/12/18 - RULES - BILL 180295, ETC.

2 I know the Planning Commission
3 usually send out a list of at least 100
4 neighbors on the list, and if it's \$1.40
5 plus a stamp, it would be \$2, about \$2
6 for each mail. And I guess if the RCO
7 end up cancelling the RCO meeting, we'd
8 like to know who will be in charge of the
9 lost costs.

10 COUNCILMAN GREENLEE: Okay.

11 MS. TRAH: That's it.

12 COUNCILMAN GREENLEE: All
13 right. Thank you.

14 Sir, please state your name and
15 proceed, please.

16 MR. CARN: Sure. Good morning.
17 My name is Charles Carn. I'm 13th Ward
18 RCO. First of all, thank you for
19 inviting me, Councilperson.

20 First of all, we got some
21 common issues, and Councilman Johnson
22 also stated, just notification I believe
23 is a joke. I believe no one has a --
24 there's no checks and balances on it.
25 Just recently we just had a meeting last

1 6/12/18 - RULES - BILL 180295, ETC.
2 week. Half the block got a notice and
3 half the block didn't. So in the 13th
4 Ward RCO, what we do is we actually print
5 out our own notifications to the block,
6 because we've come into developers and
7 owners who have not notified the
8 community themselves. So that's one of
9 the issues.

10 One of the things that I want
11 to do personally right now is thank
12 Committee person Bass for having an
13 Eighth Council District RCO meeting up in
14 Germantown. She probably had about maybe
15 40 RCOs in the area, and we all had
16 common problems with developers. So when
17 they come in -- and the young lady next
18 to me was explaining how intelligent the
19 expeditors are and lawyers. They come in
20 with a bullying type attitude, and the
21 language that they're using -- and they
22 have more interpretation of what Planning
23 sends out. And I don't know. The other
24 day we had one about livestock called
25 husbandry. I don't know what that is,

1 6/12/18 - RULES - BILL 180295, ETC.

2 and I don't know if anybody else in the
3 meeting does. So basically -- I was the
4 Chair to the meeting and didn't know.

5 So basically what's happening
6 is, the lawyers and the developers are
7 coming in with their interpretation, and
8 this is what they're telling the
9 community. So when we flyer the
10 neighborhood, and you look at the
11 addresses that the Planning Commission is
12 sending out, maybe we get half a block.
13 I can't figure that out. And some of the
14 ones right directly almost across on the
15 other side of the street, they don't get
16 that notice.

17 So we concur with your
18 amendments. 13th Ward RCO and around in
19 our area, we appreciate you.

20 Thank you.

21 COUNCILMAN GREENLEE: Thank
22 you, sir. Thank you.

23 Councilman Jones.

24 COUNCILMAN JONES: I just want
25 to thank the Councilwoman for bringing up

1 6/12/18 - RULES - BILL 180295, ETC.
2 this very important issue. I have a tale
3 of two districts. I have one part of my
4 district which is in need of a lot of
5 economic development. I have another
6 part of my district that says we've
7 experienced too much of a good thing. So
8 you have to balance that. And with
9 by-right now, there's less of an
10 interaction needed between District
11 Councilpeople and development.

12 People who did the new Zoning
13 Code kind of wanted less interference
14 from elected officials, and I understand
15 how that can happen, until you need it.
16 So this allows, again, greater
17 reinforcement of organizations to put in
18 check some of the development.

19 I went up and did a walking
20 tour of one of my -- and I'm careful not
21 to say which part of my district. But in
22 one part of my district, they wanted to
23 develop an old warehouse, and the
24 developer came in and said, here's what
25 it's going to be. This is what it's

1 6/12/18 - RULES - BILL 180295, ETC.

2 going to look like.

3 And they said, well -- the
4 community group, they said, well, if we
5 don't like that, we don't like the
6 building material, we don't like the
7 density, what happens then?

8 And they said, then we get mean
9 about it.

10 I said, what did they say to
11 you? Get mean?

12 There is a -- and I say this
13 because you said there's a bully
14 mentality, like get down or lay down,
15 this is how it's going to be. And I've
16 got to tell you here and now, that's not
17 how it's going to be. The community is
18 going to have the final say. And, yes,
19 there are laws that give developers
20 certain property rights and things like
21 that, but to the full extent of the law,
22 to the full extent of involvement, we're
23 going to have the community having their
24 say.

25 And so I'm just thankful that

1 6/12/18 - RULES - BILL 180295, ETC.
2 you are empowering these organizations to
3 be able to have their say.

4 COUNCILMAN GREENLEE: Thank
5 you. Thank you, Councilman.

6 Nothing else, no other
7 questions?

8 (No response.)

9 COUNCILMAN GREENLEE: Thank you
10 all very much. Thank you for your
11 participation, your efforts.

12 COUNCILWOMAN BASS: Mr.
13 Chairman, I just want to say thank you so
14 much for coming down and for your
15 testimony today and for all of the hard
16 work that you all do in the community. I
17 see these two in particular, I see them
18 everywhere. So thank you so much.

19 COUNCILMAN GREENLEE: Okay.
20 That completes our public hearing much
21 quicker than I thought. This is great.
22 I thought we'd be here a while longer.

23 Just, again, for the record,
24 Bill Nos. 180515 and 160170 are held to
25 the call of the Chair at the request of

1 6/12/18 - RULES - BILL 180295, ETC.
2 the sponsors.

3 That completes the public
4 hearing and we will go into our public
5 meeting, and the Chair recognizes
6 Councilman Henon for a motion on
7 amendments, please.

8 COUNCILMAN HENON: Thank you,
9 Mr. Chair. I move that the amendments to
10 Bill No. 180423, 180424, 180451, 180496,
11 180498, 180507, 180510, 180511, 180346,
12 and 180463, also 180295, I move that the
13 amendments be adopted.

14 (Duly seconded.)

15 COUNCILMAN GREENLEE: It's been
16 moved and seconded for the adoption of
17 the amendments.

18 All in favor?

19 (Aye.)

20 COUNCILMAN GREENLEE: Opposed?

21 (No response.)

22 COUNCILMAN GREENLEE: Hearing
23 none, all those amendments as read by
24 Councilman Henon are approved.

25 Now, again, the Chair

1 6/12/18 - RULES - BILL 180295, ETC.
2 recognizes Councilman Henon.

3 COUNCILMAN HENON: Thank you,
4 Mr. Chair. I move that all the bills as
5 amended be moved out of this Committee
6 with a favorable recommendation with a
7 rules suspension, 180423 as amended,
8 180424 as amended, 180426, 180427, 180451
9 as amended, 180454, 180496 as amended,
10 180498 as amended, 180501, 180503,
11 180505, 180506, 180507 as amended,
12 180509, 180510, as amended, 180511 as
13 amended, 180517, 180518, 180519, 180346
14 as amended, 180463 as amended, 180504,
15 180295 as amended be reported out of this
16 Committee with a favorable recommendation
17 to be read at our next Council session.

18 (Duly seconded.)

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

21 All in favor?

22 (Aye.)

23 COUNCILMAN GREENLEE: Opposed?

24 (No response.)

25 COUNCILMAN GREENLEE: Hearing

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1 6/12/18 - RULES - BILL 180295, ETC.
2 none, all the bills with the appropriate
3 amendments read by Councilman Henon are
4 reported out of this Committee favorably
5 with a rules suspension.

6 Thank you all very much. We
7 got through all this in a couple hours.
8 Thank you.

9 (Committee on Rules concluded
10 at 12:10 p.m.)

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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

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