

1 COUNCIL OF THE CITY OF PHILADELPHIA
2 COMMITTEE ON RULES

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Room 400, City Hall
Philadelphia,
Pennsylvania
Friday, May 3, 2024

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PRESENT:

COUNCILMEMBER CINDY BASS
COUNCILMEMBER JAMIE GAUTHIER
COUNCILMEMBER KATHERINE GILMORE RICHARDSON
COUNCILMEMBER BRIAN J. O'NEILL
COUNCILMEMBER MARK SQUILLA

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BILLS 240220 and 240281

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1 5/3/24 - RULES - BILL 240220, ETC.

2 COUNCILMEMBER BASS: Good morning.

3 This hearing is called to order. Members and
4 guests will please take their seats. Madam
5 Clerk, please call the roll to take attendance.
6 Members that are in attendance will please
7 indicate that you are present when your name is
8 called.

9 THE CLERK: Councilmember Gauthier.

10 COUNCILMEMBER GAUTHIER: Present.

11 THE CLERK: Councilmember Gilmore
12 Richardson.

13 COUNCILMEMBER RICHARDSON: Present.

14 THE CLERK: Councilmember O'Neill.

15 COUNCILMEMBER O'NEILL: Present.

16 THE CLERK: A quorum has been met.

17 COUNCILMEMBER BASS: Thank you. A
18 quorum of the committee is present, and this
19 hearing is now called to order. This is the
20 public hearing of the Committee on Rules
21 regarding bills number 240220 and 240281. Madam
22 Clerk, please read the title of the bills.

23 THE CLERK: Bill number 240220, to
24 amend the Philadelphia zoning mounts by changing
25 the zoning designations of certain areas of land

1 5/3/24 - RULES - BILL 240220, ETC.
2 located within an area bounded by Red Lion Road,
3 the Montgomery County Line, the Bucks County
4 Line, and Roosevelt Boulevard. And bill number
5 240281, to amend the Philadelphia zoning maps by
6 changing the zoning designations of certain areas
7 of land located within an area bounded by
8 Montgomery Avenue, 10th Street, Girard Avenue,
9 and 13th Street.

10 COUNCILMEMBER BASS: Thank you. And
11 Madam Clerk, please call the first panel. We
12 have to testify this morning on bill number
13 240220.

14 THE CLERK: Paula Brumbelow Burns,
15 director of legislation, Philadelphia City
16 Planning Commission.

17 COUNCILMEMBER BASS: Good morning.
18 Please state your name for the record and proceed
19 with your testimony. And I do want to
20 acknowledge that we've been joined by Vice Chair
21 Squilla. Good morning.

22 MS. BURNS: Good morning, members of
23 the Rules Committee. I am Paula Brumbelow Burns,
24 director of legislation for the Philadelphia City
25 Planning Commission. I am here to testify on

1 5/3/24 - RULES - BILL 240220, ETC.

2 bill number 240220 introduced into City Council

3 on March 21st, 2024 by Councilmember O'Neill.

4 Bill number 240220 amends the Philadelphia zoning
5 maps by changing the zoning in an area bounded by

6 Red Lion Road, the Montgomery County Line, the

7 Bucks County Line, and Roosevelt Boulevard in the

8 Somerton neighborhood of the far northeast

9 planning district.

10 This bill proposes to rezone part of
11 all of four shopping centers in the Somerton

12 neighborhood in the upper far northeast planning

13 district. The proposed change will impact the

14 commercial areas at 5501 Bustleton Avenue, 11685

15 Bustleton Avenue, 10000 to 10050 East Roosevelt

16 Boulevard, and 11000 East Roosevelt Boulevard.

17 These properties are proposed for CA-1 auto

18 oriented commercial zoning. Each of these

19 changes matches the existing land use to the

20 appropriate zoning district.

21 The Planning Commission supported the

22 existing land use at those sites in the 2017 Far

23 Northeast District plan. The Philadelphia City

24 Planning Commission considered bill number 240220

25 at its public meeting on April 18th, 2024 and

1 5/3/24 - RULES - BILL 240220, ETC.
2 recommended the bill for approval. This bill is
3 being amended due to a technical error that had
4 an artifact polygon from prior map that did not
5 belong in this legislation, which created some
6 confusion on the zoning change. The amendment
7 simply removes that polygon for proper rezoning.

8 COUNCILMEMBER O'NEILL: I have a
9 question. I think it's just an error again, but
10 I don't think it's -- it's in your testimony. It
11 may not be in the bill. 5501 Bustleton Avenue.

12 MS. BURNS: Yes, I just omitted it.

13 COUNCILMEMBER O'NEILL: Is there a one
14 in front of it? Is that --

15 MS. BURNS: It may be. I just --

16 COUNCILMEMBER O'NEILL: Because 5501 is
17 way --

18 MS. BURNS: Yes. Then it was supposed
19 to be 15501.

20 COUNCILMEMBER O'NEILL: Beginning of
21 Bustleton Avenue probably. Okay. That's all.
22 If it's not in the bill, it doesn't matter. I
23 just wanted to point it out to you.

24 MS. BURNS: Yes. I think that was a
25 typo on my part.

1 5/3/24 - RULES - BILL 240220, ETC.

2 COUNCILMEMBER O'NEILL: Thank you.

3 COUNCILMEMBER BASS: Thank you very
4 much. Any other questions or comments from
5 members of this committee? No? Councilman, you
6 good?

7 COUNCILMEMBER O'NEILL: I'm good.
8 Thank you for the staff work on this. It was --

9 MS. BURNS: You're welcome.

10 COUNCILMEMBER BASS: There's no one
11 else seeing -- seeing no one else here to
12 testify, okay, Madam Clerk, please call forward
13 the next panel to testify on bill number 240281.

14 THE CLERK: Paula Brumbelow Burns,
15 director of legislation, Philadelphia City
16 Planning Commission.

17 COUNCILMEMBER BASS: And good morning.
18 Please state your name again for the record and
19 proceed.

20 MS. BURNS: Good morning, members of
21 the Rules Committee. I am Paula Brumbelow Burns,
22 director of legislation for the Philadelphia City
23 Planning Commission. I'm here to testify on bill
24 number 240281, introduced into City Council on
25 April 11th, 2024 by Councilmember Young. Bill

1 5/3/24 - RULES - BILL 240220, ETC.
2 number 240281 amends the Philadelphia zoning maps
3 by changing the zoning designations in an area
4 bounded by Montgomery Avenue, 10th Street, Girard
5 Avenue, and 13th Street in the Yorktown
6 neighborhood of the lower north planning
7 district.

8 This bill will correct the zoning in
9 several blocks of Yorktown and the adjacent
10 neighborhood, including one block of single-
11 family homes, Dunbar Elementary School, and the
12 10th and Columbia Field. This bill is consistent
13 with the comprehensive plan's recommendation
14 regarding correctly rezoning playgrounds and
15 schools in this neighborhood. The Philadelphia
16 City Planning Commission considered bill number
17 240281 at its public meeting on April 18th, 2024
18 and recommended the bill for approval. I'll be
19 happy to answer any questions at this time.

20 COUNCILMEMBER BASS: Thank you for your
21 testimony. Any questions from the panel, from
22 the committee?

23 (No response.)

24 COUNCILMEMBER BASS: All right. Seeing
25 that there's no one else here to testify, and

1 5/3/24 - RULES - BILL 240220, ETC.

2 there being no further witnesses, I'll ask again
3 if there's anyone else here in chambers that
4 wishes to testify on any of the bills that came
5 before this committee today?

6 (No response.)

7 COUNCILMEMBER BASS: Seeing that
8 there's none, we are now going to go from our
9 public hearing -- this concludes the public
10 hearing. And we'll now go into our public
11 meeting to consider the action to be taken on the
12 bills before the committee today. And we thank
13 you for your patience. As we now go into that
14 public meeting, I want to recognize Councilmember
15 Squilla for a motion on the amendment to bill
16 number 240220.

17 COUNCILMEMBER SQUILLA: Thank you,
18 Madam Chair -- thank you, Madam Chair. I offer
19 an amendment to bill number 240220. A copy of
20 the amendment has been circulated to all members
21 of the committee. I move that the amendment to
22 bill number 240220 be approved.

23 (Duly seconded.)

24 COUNCILMEMBER BASS: It has been moved
25 and properly seconded that the amendment to bill

1 5/3/24 - RULES - BILL 240220, ETC.

2 number 240220 be approved. All of those in favor
3 of the motion will signify by saying aye.

4 (Aye.)

5 COUNCILMEMBER BASS: Any opposed?

6 (No response.)

7 COUNCILMEMBER BASS: The ayes have it,
8 and the motion carries. Chair recognizes
9 Councilmember Squilla for a motion on bill number
10 240220 as amended.

11 COUNCILMEMBER SQUILLA: Thank you,
12 Madam Chair. I move the bill number 240220, as
13 amended, be reported from this committee with a
14 favorable recommendation and further move the
15 rules of Council be suspended to permit the first
16 reading of this bill at the next session of
17 Council.

18 (Duly seconded.)

19 COUNCILMEMBER BASS: The Chair notes
20 for the record that Councilmembers O'Neill and
21 Gilmore Richardson seconds the motion. It's been
22 moved and properly seconded to bill number
23 240220, as amended, be reported from this
24 committee with a favorable recommendation and
25 further move that the rules of Council be

1 5/3/24 - RULES - BILL 240220, ETC.

2 suspended to permit the first reading of this
3 bill at the next session of Council. All of
4 those in favor of this motion will signify by
5 saying aye.

6 (Aye.)

7 COUNCILMEMBER BASS: Is anyone opposed?

8 (No response.)

9 COUNCILMEMBER BASS: The ayes have it.

10 I now want to recognize Councilmember Squilla for
11 a motion on bill number 240281.

12 COUNCILMEMBER SQUILLA: Thank you,
13 Madam Chair. I move the bill number 240281 be
14 reported from this committee with a favorable
15 recommendation and further move the rules the
16 Council be suspended to permit the first reading
17 of this bill to next session to Council.

18 (Duly seconded.)

19 COUNCILMEMBER BASS: The Chair notes
20 for the record that Councilmember Gilmore
21 Richardson and O'Neill seconds the motion. It's
22 been moved and properly seconded that bill number
23 240159 -- no. It's been moved and properly
24 seconded that bill number 240281 be reported from
25 this committee with a favorable recommendation

1 5/3/24 - RULES - BILL 240220, ETC.

2 and further move that the rules of Council be
3 suspended to permit the first reading of this
4 bill at the next session of Council. All of
5 those who are in favor signify by saying aye.

6 (Aye.)

7 COUNCILMEMBER BASS: Does anyone
8 oppose?

9 (No response.)

10 COUNCILMEMBER BASS: The ayes have it,
11 and the motion carries. And if there are no
12 additional remarks, this concludes the business
13 of the Committee on Rules for the day. Thank you
14 very much for your attendance.

15 COUNCILMEMBER RICHARDSON: Thank you,
16 Madam Chair.

17 COUNCILMEMBER BASS: You're very
18 welcome. Have a great weekend.

19 - - -

20 (Committee on Rules was adjourned.)

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1 5/3/24 - RULES - BILL 240220, ETC.

2 CERTIFICATE OF TRANSCRIPTIONIST

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4 I, AALIYAH PRINCE, Legal Transcriptionist, do
5 hereby certify:

6 That the foregoing is a complete and true
7 transcription of the original digital audio recording
8 of the proceedings captured in the foregoing matter.

9

10 IN WITNESS THEREOF, I have hereunto set my hand
11 this 26th day of May, 2024.

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Aaliyah Prince

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