

COUNCIL OF THE CITY OF PHILADELPHIA
COMMITTEE ON RULES

Room 400, City Hall
Philadelphia, Pennsylvania
Wednesday, May 21, 2025
10:25 a.m.

PRESENT:

COUNCILWOMAN CINDY BASS, CHAIR
COUNCILMAN MARK SQUILLA, VICE-CHAIR
COUNCILWOMAN JAMIE GAUTHIER
COUNCILMAN CURTIS JONES, JR.
COUNCILMAN BRIAN J. O'NEILL
COUNCILMAN ISAIAH THOMAS

BILLS: 250041, 250175, 250371, 250372,
250378, 250436, 250438

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2 COUNCILWOMAN BASS: Good
3 morning. Good morning. This
4 hearing is called to order.
5 Members and guests will please take
6 their seats. The hearing is now
7 called to order. This is the
8 Committee on Rules on Wednesday,
9 May 21, 2025.

10 And the Clerk will now
11 call the roll.

12 THE CLERK: Chairmember
13 Bass.

14 COUNCILWOMAN BASS:
15 Present.

16 THE CLERK:
17 Councilmember Thomas.

18 COUNCILMAN THOMAS:
19 Present.

20 THE CLERK:
21 Councilmember Gauthier.

22 COUNCILWOMAN GAUTHIER:
23 Present.

24 THE CLERK:

1 Councilmember O'Neill.

2 COUNCILMAN O'NEILL:

3 Present.

4 THE CLERK:

5 Councilmember Squilla.

6 (No response.)

7 THE CLERK:

8 Councilmember Gilmore Richardson.

9 (No response.)

10 COUNCILWOMAN BASS: A
11 quorum of the Committee is present
12 and this is the public hearing on
13 the Committee on Rules regarding
14 Bill Nos. 250041, 250175, 250371,
15 250372, 250378, 250436, 250438.

16 Will the Clerk please
17 read the titles of these bills.

18 THE CLERK: Bill No.
19 250041, an ordinance amending
20 Section 14-303, of The Philadelphia
21 code, entitled "Common Procedures
22 and Requirements" by authorizing
23 the Zoning Board of Adjustment to
24 condition zoning approval upon

1 provision of affordable housing,
2 under certain terms and conditions.

3 Bill No. 250175, an
4 ordinance amending Chapter 14-516
5 of The Philadelphia Code, entitled
6 "/WST, West Overlay District" by
7 providing for new digital sign
8 controls; all under certain terms
9 and conditions.

10 Bill No. 250371, an
11 ordinance to amend the Philadelphia
12 Zoning Maps by changing the zoning
13 designations of certain areas of
14 land located within an area bounded
15 by Powelton Avenue, Preston Street,
16 Filbert Street and 41st Street, and
17 to amend Title 14 of The
18 Philadelphia Code by adding Section
19 14-544, entitled /CSI CSI Forensic
20 Laboratory Overlay District, and
21 making other related changes, all
22 under certain terms and conditions.

23 Bill No. 250372, an
24 ordinance amending Section 14-533

1 of The Philadelphia Code, entitled
2 "/MIN, Mixed Income Neighborhoods
3 Overlay District" to expand
4 applicable areas of the overlay in
5 the vicinity of 49th Street and
6 Woodland Avenue.

7 Bill No. 250378, an
8 ordinance to amend the Philadelphia
9 Zoning Maps by changing the zoning
10 designations of certain areas of
11 land located within an area bounded
12 by Fox Chase Road, Castor Avenue,
13 Hoffnagle Street and Alma Street.

14 Bill No. 250436, an
15 ordinance amending Chapter 14-600
16 of The Philadelphia Code, entitled
17 "Use Regulations" and Chapter
18 14-700, entitled "Development
19 Standards" to establish use
20 requirements for aboveground
21 garages owned by a public entity,
22 and new development standards
23 applicable to certain areas of land
24 located within an area bounded by

1 10th Street, Chestnut Street, 11th
2 Street and Ludlow Street, all under
3 certain terms and conditions.

4 Bill No. 250438, an
5 ordinance to amend the Philadelphia
6 Zoning Maps by changing the zoning
7 designations of certain areas of
8 land located within an area bounded
9 by Emily Street, 4th Street, Mercy
10 Street and 5th Street.

11 There are no other bills
12 under consideration today.

13 COUNCILWOMAN BASS:
14 Thank you, Madam Clerk. And will
15 we have the Clerk please call the
16 first panel of witnesses to testify
17 on Bill No. 250041.

18 THE CLERK: Will Paula
19 Brumbelow Burns, Director of
20 Legislation for the Philadelphia
21 City Planning Commission, and Ian
22 Hegarty, Executive Director for the
23 Philadelphia Zoning Board of
24 Adjustment, please come to the

1 witness table.

2 (Witnesses approached
3 Witness table.)

4 COUNCILWOMAN BASS: And
5 while we're waiting for them to
6 begin, I want to acknowledge the
7 presence of the Committee's Vice-
8 Chair Councilmember Mark Squilla.

9 And to the witnesses,
10 you can please state your name for
11 the record and proceed.

12 MS. BRUMBELOW BURNS:
13 Hi. Good morning, Chairperson Bass
14 and members of the Rules Committee.
15 I am Paula Brumbelow Burns,
16 Director of Legislation for the
17 Philadelphia City Planning
18 Commission. I am here to testify
19 on Bill No. 250041. Introduced
20 into City Council on January 30,
21 2025 by Councilmember Gauthier.

22 Bill No. 250041, amends
23 the Philadelphia Zoning Code by
24 amending Section 14-303 of The

1 Philadelphia Code, "Common
2 Procedures and Requirements" by
3 authorizing the Zoning Board of
4 Adjustment to condition zoning
5 approval upon provision of
6 affordable housing.

7 This bill would allow
8 for the Zoning Board to issue
9 provisos based on residential
10 applications providing at least 10%
11 of dwelling units priced, at a
12 minimum, in accordance with the
13 Area Median Income, AMI, thresholds
14 for either moderate income or low
15 income rental units for a term of
16 not less than 50 years.

17 Although the Commission
18 supports encouraging housing
19 affordability unit type based on
20 ownership versus rental and the
21 level of rent may not be able to be
22 imposed as a condition of approval
23 for a zoning variance, as it's not
24 required as part of the Code.

1 The Philadelphia City
2 Planning Commission considered Bill
3 No. 250041 at its public meeting on
4 February 21, 2025 and held the case
5 in order to continue working with
6 the Council office. And we have
7 not taken this back to our
8 Commission for an action as the
9 amendments were still being
10 discussed. I'll be happy to answer
11 any questions at this time.

12 COUNCILWOMAN BASS:

13 Thank you very much for your
14 testimony.

15 Before we proceed to the
16 next witness, the Councilwoman, the
17 sponsor of the bill, would like to
18 say a few words. So, Councilwoman
19 Gauthier.

20 COUNCILWOMAN GAUTHIER:

21 Thank you so much, Madam Chair.

22 Good morning, everyone.

23 I appreciate the opportunity to
24 speak about Bill No. 250041. This

1 bill concerns affordable housing,
2 which is a topic that we've been
3 talking a lot about in these
4 chambers recently. So I want to
5 jump right into how this bill can
6 help us to get more affordable
7 units after completing Phase 1 of
8 my Defying Displacement Campaign,
9 which culminated in voters
10 approving my ballot measure by
11 almost 75% yesterday.

12 In Phase 2, I wanted to
13 beef up the mechanisms we already
14 have to guarantee affordable
15 housing and new private
16 development. The Zoning Board of
17 Adjustment is one such opportunity.

18 My District colleagues
19 especially know that we are always
20 told that in order to keep unit
21 costs low, developers need extra
22 density. Bigger buildings
23 typically mean going to the Zoning
24 Board for a variance and telling

1 the community that they need this
2 extra density in the name of
3 keeping housing costs affordable.

4 I know that critics or
5 some critics bash RCOs by claiming
6 they're anti-development, but I
7 don't find that to be true in most
8 cases. What neighbors really want
9 is to have comfort and assurance
10 that the good things the developer
11 is telling them they will do at the
12 community meeting that will
13 minimize the adverse impacts of
14 their project are actually going to
15 be followed through on.

16 As we all know, unless
17 it's written down somewhere many of
18 these commitments don't actually
19 pan out. And this leads to
20 mistrust in the zoning process and
21 RCOs being understandably
22 suspicious of large developments
23 because they've been burned too
24 many times. My bill closes this

1 loophole so that promises made by
2 developers are promises kept.

3 I wanted to just give an
4 example that I know I've been in
5 many times as a Councilmember. I'm
6 sure that many of my colleagues can
7 relate. On the one side, you have
8 a community that wants to see new
9 housing better match what is
10 actually affordable to residents.

11 On the other hand, you
12 have a developer who says the right
13 things and makes that commitment
14 verbally at the RCO meeting. But
15 what happens after that verbal
16 commitment? Unless the RCO has
17 their own legal counsel, which most
18 don't because they tend to be
19 volunteers, there's no way to make
20 the commitment real.

21 And while I've heard
22 some people say that affordable
23 housing isn't a zoning issue in
24 Philadelphia, it very much is. My

1 bill provides a solution to this
2 problem. It offers a bridge in
3 these scenarios by giving ZBA the
4 authority to authorize an
5 affordable housing requirement
6 through what are called provisos,
7 which are conditions that the ZBA
8 can put on their approvals that are
9 meant to minimize anticipated
10 adverse impacts of the proposal.

11 So instead of a
12 developer just saying take my word
13 for it, the ZBA can vote to approve
14 a variance that authorizes more
15 density with the proviso that there
16 be a minimum 10% affordable housing
17 requirement onsite when the
18 building is built. This
19 requirement would be included in
20 the final paperwork the developer
21 receives from the Zoning Board and
22 would be a part of their zoning
23 permit requirements. That way
24 everyone has protection and written

1 confirmation about this agreement
2 instead of just relying on a
3 handshake agreement. We also have
4 amendments introduced today related
5 to enforcement and clarifying that
6 ZBA cannot just add affordable
7 housing requirements arbitrarily or
8 at will.

9 So I just wanted to take
10 a few minutes to explain that. And
11 thank you for the opportunity,
12 Madam Chair.

13 COUNCILWOMAN BASS:

14 Well, we thank you for the
15 explanation and for the detailed
16 information.

17 And can we have our
18 witness please state his name for
19 the record and proceed with his
20 testimony.

21 MR. HEGARTY: Thank you.
22 Good morning, Chairperson Bass and
23 members of the Committee on Rules.
24 I'm Ian Hegarty, Executive Director

1 for the Zoning Board of Adjustment.
2 Thank you for the opportunity to
3 testify on Bill No. 250041, which
4 was introduced by Councilmember
5 Gauthier on January 30th.

6 This bill amends Section
7 14-303 of the zoning code, which
8 authorizes the Zoning Board to
9 place conditions, commonly called
10 provisos, on the approval of
11 variances and special exceptions.
12 This bill specifically authorizes
13 provisos related to deed-restricted
14 affordable housing.

15 The Board understands
16 the intent and the spirit of the
17 legislation to increase the
18 availability of deed-restricted
19 affordable housing, and we also
20 appreciate the opportunity to work
21 with the staff of Councilmember
22 Gauthier's office and for their
23 staff responding to our concerns
24 with this bill earlier this year.

1 As those of you who
2 regularly attend our hearings of
3 the Zoning Board know, zoning
4 appellants occasionally offer a
5 measure of affordability in
6 proposed residential projects in
7 exchange for support from neighbors
8 or other stakeholders.

9 The zoning code already
10 contains a legal mechanism for
11 ensuring long-term affordability,
12 which is an enforceable restrictive
13 covenant on the property. However,
14 this mechanism is not available in
15 every zoning district in the zoning
16 permit process.

17 This bill aims to bridge
18 that gap by allowing the Board to
19 include deed restrictions as
20 provisos on its approval. And so,
21 we applaud the intent here.
22 However, the bill does present some
23 operational challenges that I want
24 to highlight for the Committee.

1 The Zoning Board has
2 several concerns with compelling
3 the City and the appellant to join
4 in their restrictive covenant. The
5 Board regularly adds provisos such
6 as reducing the proposed height or
7 number of dwelling units that limit
8 the scope of the variance or the
9 original proposal. Such provisos
10 are justified in that they limit
11 the impact of the variance.

12 However, the Board
13 generally avoids incorporated
14 agreements between parties as part
15 of the provisos for a couple
16 reasons: First, the Board is not
17 empowered to mandate that parties
18 enter into those agreements are
19 deed restrictions. The Zoning
20 Board doesn't have staff to track
21 and enforce deed restrictions. We
22 would be depending on Department of
23 Planning and Development and
24 potentially Licenses and

1 Inspections to handle the
2 administrative burden of obtaining
3 the deed interest in the property
4 and enforcing this interest over
5 the lifespan of the restriction.

6 And second, the deed
7 restrictions contemplated in this
8 bill are not necessarily related to
9 the zoning issues that the Board is
10 considering at the time. Where
11 affordable housing should be
12 allowed, maximum rents, the
13 proportion of rent-capped units in
14 mixed-income development, these are
15 policy decisions that are not
16 within the purview of the Zoning
17 Board.

18 The Board is a quasi
19 judicial body that decides whether
20 exceptions should be made to zoning
21 code requirements based on specific
22 legal criteria. And so, the Board
23 would prefer a legal approach that
24 addresses these important policy

1 decisions through the zoning code
2 and maps, rather than on an ad hoc
3 basis through provisos.

4 With that said, my
5 colleagues and I at the Department
6 of Planning and Development remain
7 open to coordinating on efforts to
8 increase the supply of affordable
9 housing. Thank you again for the
10 opportunity to testify and I'd be
11 happy to answer any questions.

12 COUNCILWOMAN BASS:
13 Thank you very much for your
14 testimony.

15 Any questions?
16 Councilwoman Gauthier.

17 COUNCILWOMAN GAUTHIER:
18 I would just say that and maybe --
19 I think this has changed since you
20 first saw the bill. We're not
21 specifically saying it has to be a
22 deed restriction. We've left that
23 open. And we are leaning on
24 Planning and Development to

1 enforce, not ZBA, nor are we
2 expecting ZBA to be the party that
3 negotiates these provisos. That
4 would happen among the developer
5 and the coordinating RCO.

6 COUNCILWOMAN BASS: Any
7 additional questions?

8 (No response.)

9 COUNCILWOMAN BASS:
10 Okay. Seeing none, thank you so
11 much for your testimony.

12 Madam Clerk, please call
13 forward the next panel of
14 witnesses.

15 THE CLERK: Will Garrett
16 O'Dwyer of Philadelphia Association
17 of CDCs and Pastor Jay Broadnax of
18 West Powelton Saunders Park RCO
19 please step to the table please.

20 (Witnesses approached
21 Witness table.)

22 COUNCILWOMAN BASS: Good
23 morning.

24 MR. O'DWYER: Good

1 morning, Chairperson Bass, Vice-
2 Chair Squilla and members of City
3 Council's Committee on Rules. My
4 name is Garrett O'Dwyer and I'm the
5 Policy Director for the
6 Philadelphia Association of
7 Community Development Corporations
8 or PACDC. Thank you for the
9 opportunity to offer testimony on
10 Bill No. 250041 that would allow
11 the Zoning Board of Adjustment to
12 impose affordability restrictions
13 on developments with a residential
14 component as a condition for
15 granting of variances.

16 We support the aims of
17 the bill's sponsor Councilmember
18 Gauthier to hold developers
19 accountable for promises they make
20 to provide affordable housing when
21 seeking a zoning variance. PACDC
22 is the leading voice of nonprofit
23 community development organizations
24 in Philadelphia. Our 60 CDC

1 members and over 100 additional
2 associate members are responsible
3 for addressing key affordable
4 housing, social service and
5 economic development needs across
6 the city.

7 They've seen firsthand
8 the double-edged sword that
9 substantial new development can
10 have for neighborhoods, improved
11 building conditions and amenities
12 alongside increased property values
13 and rents that can be unaffordable
14 to existing residents.

15 Increases in housing
16 costs have been outpacing wages in
17 Philadelphia. And according to the
18 most recent Out of Reach Report by
19 the National Low Income Housing
20 Coalition, the average fair market
21 rent for a two-bedroom apartment in
22 Philadelphia is now \$1,737 per
23 month. This is simply unaffordable
24 for too many Philadelphia

1 households.

2 One tool that

3 communities have is to negotiate

4 with developers to include

5 affordable units in return for

6 seeking a variance to allow them to

7 build outside of what the

8 underlying zoning code would

9 normally allow. However, some

10 developers have operated in bad

11 faith and made commitments to

12 affordability that they have failed

13 to honor.

14 Bill No. 250041 would

15 put a check on this practice by

16 allowing the ZBA to explicitly

17 impose agreed-upon affordability

18 requirements as a condition for

19 granting a zoning variance. This

20 will provide teeth to affordability

21 agreements and ensure that

22 developers can be held accountable

23 if they don't follow through on

24 their commitments.

1 We did initially raise
2 some concerns about how such
3 variance conditions could impact
4 federal, state and locally
5 subsidized housing units, which
6 have separate affordability
7 covenants, and we applaud the
8 Councilmember for developing an
9 amendment to address these
10 concerns.

11 Affordable housing
12 developments like those created
13 through the Low Income Housing Tax
14 Credit Program have complex
15 financing requirements and we want
16 to ensure they're not
17 unintentionally impacted when their
18 affordability is already
19 guaranteed.

20 An equitable
21 Philadelphia with safe housing
22 options, affordable to all levels
23 of the income spectrum is what
24 makes welcoming vibrant communities

1 possible when developers take
2 advantage of the system to break
3 affordability promises made to
4 community. That goal becomes more
5 out of reach for all of us.

6 This legislation will
7 help level the playing field.
8 Thank you again for the opportunity
9 to testify this morning in support
10 of Bill No. 250041 with amendments.

11 COUNCILWOMAN BASS: And
12 we thank you for your testimony.

13 Please state your name
14 for the record and proceed.

15 REVEREND BROADNAX:
16 Thank you. My name is Reverend Jay
17 Broadnax and I'm the pastor of Mt.
18 Pisgah A.M.E. Church in West
19 Philadelphia. And I'm here
20 representing the West Powelton
21 Saunders Park, our CEO, as a Board
22 member testifying in support of
23 Bill No. 250041.

24 I'm here because we in

1 the community care about lending
2 more than lip service to actually
3 doing something about
4 gentrification in our communities,
5 and we need to ensure that
6 developers understand that
7 affordable housing requirements are
8 more than just checking a box in
9 getting a building project done,
10 but they're a positive and
11 proactive step in ensuring quality
12 of life in communities and
13 protecting accessibility for those
14 who are sometimes systematically
15 excluded.

16 Time after time the box
17 is checked, but the community is
18 left to enforce the requirement
19 without any real enforcement power.
20 We ask that this Committee take the
21 burden of enforcement off of the
22 shoulders of the community
23 organizations and place it where it
24 belongs.

1 We as a community are
2 not anti-development, but we insist
3 on promises being kept. It's one
4 thing to create a requirement, but
5 in order for the spirit of that
6 requirement to be honored, it must
7 be given teeth enough to ensure
8 compliance. And a proviso from the
9 Zoning Board would help to
10 accomplish that. So let's work
11 together to ensure that all
12 parties' interests are safeguarded.
13 Thank you very much for the
14 opportunity to testify.

15 COUNCILWOMAN BASS: And
16 we thank you for your testimony.

17 Any questions, Council
18 Lady.

19 COUNCILWOMAN GAUTHIER:
20 Just want to thank both of you for
21 being here today, for your
22 testimony, but also more
23 importantly for your work in our
24 communities.

1 COUNCILWOMAN BASS:

2 Okay. Great. All right.

3 And, Madam Clerk, is
4 there anyone else to testify on
5 Bill No. 250041.

6 THE CLERK: There are no
7 other names on the list to testify
8 on that --

9 COUNCILWOMAN BASS: Is
10 there anyone else here who would
11 like to testify on Bill No. 250041?

12 (No response.)

13 COUNCILWOMAN BASS: And
14 seeing none, Madam Clerk, would you
15 please call the witnesses for the
16 next bill.

17 THE CLERK: For Bill No.
18 250175, will Paula Brumbelow Burns,
19 Director of Legislation for the
20 Philadelphia City Planning
21 Commission please come to the
22 witness table.

23 (Witness approached
24 Witness table.)

1 MS. BRUMBELOW BURNS:

2 And just confirming we are on
3 250175?

4 COUNCILWOMAN BASS:

5 Correct.

6 MS. BRUMBELOW BURNS:

7 Thank you. I would hate to start
8 reading the wrong item.

9 COUNCILWOMAN BASS:

10 That's all right.

11 MS. BRUMBELOW BURNS: I
12 am Paula Brumbelow Burns, Director
13 of Legislation for the Philadelphia
14 City Planning Commission. I am
15 here to testify on Bill No. 250175,
16 introduced into City Council on
17 March 6, 2025, by Councilmember
18 Gauthier.

19 Bill No. 250175 amends
20 the Philadelphia Zoning Code by
21 changing the zoning Section 14-516,
22 entitled, "/WST, West Overlay
23 District" by providing for a new
24 digital sign controls in the

1 University City neighborhood of the
2 University/Southwest Planning
3 District.

4 This bill will allow a
5 digital illuminated "news ticker"
6 style sign on buildings within a
7 certain subarea of the WST, West
8 Overlay District in the vicinity of
9 31st and Market Streets. The
10 legislation is specific about the
11 size and hours of operation of the
12 illuminated signage.

13 The City Planning
14 Commission at its meeting of April
15 17, 2025 voted to approve Bill No.
16 250175 with the following
17 amendments: We need to change
18 amended section of code from
19 14-516(d) to 14-516(3)(d) to ensure
20 the bill addressed the appropriate
21 section of the code. And we
22 changed the boundaries of the bill
23 to the east side of John F. Kennedy
24 Boulevard, area bounded by John F.

1 Kennedy Boulevard the railway
2 right-of-way above 31st Street and
3 Market Street to improve clarity of
4 location. This amendment would
5 expand the area from the lot line
6 further east to meet the railway.

7 The Philadelphia City
8 Planning Commission considered Bill
9 No. 250175 at its public meeting on
10 April 17, 2025 and recommended the
11 bill for approval with these
12 amendments. I'll be happy to
13 answer any questions at this time.

14 COUNCILWOMAN BASS:

15 Thank you.

16 And would there be any
17 of the members with a question for
18 this witness?

19 (No response.)

20 COUNCILWOMAN BASS:

21 Seeing none, thank you so much for
22 your testimony.

23 Is there anyone -- or
24 actually, Madam Clerk, please call

1 any additional witnesses to
2 testify.

3 THE CLERK: There are no
4 additional witnesses.

5 COUNCILWOMAN BASS: Is
6 there anyone here to testify on
7 Bill No. 250175?

8 (No response.)

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

12 Madam Clerk, please call
13 up the next bill.

14 THE CLERK: For Bill No.
15 250371, Paula Brumbelow Burns,
16 Director of Legislation for the
17 Philadelphia City Planning
18 Commission.

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

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

1 City Planning Commission. I'm here
2 to testify on Bill No. 250371,
3 introduced into City Council on
4 April 24, 2025 by Councilmember
5 Gauthier.

6 Bill No. 250371 amends
7 the Philadelphia zoning codes and
8 map by changing the zoning
9 designations of certain areas of
10 land located within an area bounded
11 by Powelton Avenue, Preston Street,
12 Filbert Street and 41st Street, and
13 to amend Title 14 of The
14 Philadelphia Code by adding Section
15 14-544, entitled /CSI, CSI Forensic
16 Laboratory Overlay District in the
17 West Powelton Saunders Park
18 Neighborhood of the University
19 Southwest Planning District.

20 This legislation was
21 crafted and introduced in support
22 of the construction of a garage
23 that will service the Philadelphia
24 Police Department's new

1 Philadelphia Forensic Science
2 Center, which was completed in 2023
3 and is located nearby at 41st and
4 Market Streets.

5 The existing zoning is
6 proposed to be changed from the
7 existing CMX-2, Commercial Mixed-
8 Use base zoning to CMX-3,
9 Commercial Mixed-Use. Also, a new
10 zoning overlay is proposed to
11 accommodate specific building
12 requirements for the chain of
13 custody of crime evidence. This
14 overlay, entitled /CSI, Forensic
15 Laboratory Overlay District,
16 provides supplemental use and
17 design regulations for all CMX-3
18 zoned properties within the single-
19 block overlay.

20 The Philadelphia City
21 Planning Commission considered Bill
22 No. 250371 at its public meeting on
23 May 15, 2025 and recommended the
24 bill for approval. I'll be happy

1 to answer any questions at this
2 time.

3 COUNCILWOMAN BASS:

4 Thank you.

5 Any questions from the
6 panel?

7 (No response.)

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

11 Madam Clerk, please call
12 forward any additional witnesses to
13 testify on this bill.

14 THE CLERK: There are no
15 additional witnesses.

16 COUNCILWOMAN BASS:

17 Thank you.

18 Is there anyone else
19 here to testify on Bill No. 250175
20 whose name has not been called?

21 (No response.)

22 COUNCILWOMAN BASS: And

23 seeing none, Madam Clerk, please

24 call for the next witness to

1 testify for Bill No. 250372.

2 THE CLERK: For Bill No.
3 250372, Paula Brumbelow Burns,
4 Director of Legislation for the
5 Philadelphia City Planning
6 Commission.

7 COUNCILMAN SQUILLA:
8 (Inaudible).

9 COUNCILWOMAN BASS: Yes,
10 we are. We'll go back.

11 We'll go back to '371.
12 My apologies. So please state your
13 name for the record and begin your
14 testimony on 250372.

15 MS. BRUMBELOW BURNS:
16 We're on '372?

17 COUNCILWOMAN BASS: You
18 want to go -- we can go to '371,
19 250371.

20 MS. BRUMBELOW BURNS:
21 Thank you. Paula Brumbelow
22 Burns -- oh, I had just read that.
23 Do you want me to reread '371?

24 COUNCILWOMAN BASS: Wait

1 a minute. I'm sorry. I'm
2 confused.

3 MS. BRUMBELOW BURNS:

4 '371 was the CSI --

5 COUNCILWOMAN BASS:

6 That's the parking garage?

7 MS. BRUMBELOW BURNS:

8 Yes, the parking garage that --

9 COUNCILWOMAN BASS: Yes,
10 then it is '372. Mark got me --

11 MS. BRUMBELOW BURNS:

12 Okay, thank you. I just wanted to
13 double check.

14 COUNCILWOMAN BASS:

15 Please state your name and proceed.

16 MS. BRUMBELOW BURNS: I
17 am Paula Brumbelow Burns, Director
18 of Legislation for the Philadelphia
19 City Planning Commission. I'm here
20 to testify on Bill No. 250372,
21 introduced into City Council on
22 April 24, 2025 by Councilmember
23 Gauthier.

24 Bill No. 250372 amends

1 the Philadelphia Zoning Code by
2 amending Section 14-533 of The
3 Philadelphia Code, entitled "/MIN,
4 Mixed Income Neighborhood Overlay
5 District" in the vicinity of 49th
6 Street, Woodland -- in the vicinity
7 of 49th Street and Woodland area in
8 the Kingsessing neighborhood of the
9 University Southwest Planning
10 District.

11 This bill will expand
12 the existing Mixed Income
13 Neighborhood Overlay to include the
14 area bounded by Woodland Avenue,
15 49th Street, Kingsessing Avenue,
16 49th Street, Warrington Avenue and
17 48th Street. This will ensure that
18 any qualifying residential
19 developments in the area will
20 preserve or create affordable units
21 in the proposed area.

22 The Philadelphia City
23 Planning Commission considered Bill
24 No. 250372 at its public meeting on

1 May 15, 2025 and recommended the
2 bill for approval. I'll be happy
3 to answer any questions at this
4 time.

5 COUNCILWOMAN BASS:

6 Okay. Any questions from the
7 panel?

8 (No response.)

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

12 Madam Clerk, is there
13 anyone else here to testify on Bill
14 No. 250372?

15 THE CLERK: No, there
16 are no other witnesses to testify.

17 COUNCILWOMAN BASS:

18 Okay.

19 Is there anyone else
20 here whose name has not been called
21 to testify on 250372?

22 (No response.)

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

1 Madam Clerk, please read
2 the title for Bill No. 250378 --
3 oh, no. I'm sorry. Please call
4 the witness Paula.

5 THE CLERK: Will Paula
6 Brumbelow Burns, Director of
7 Legislation of Philadelphia City
8 Planning Commission, please proceed
9 on Bill No. 250378.

10 MS. BRUMBELOW BURNS:
11 I'm Paula Brumbelow Burns, Director
12 of Legislation for the Philadelphia
13 City Planning Commission. I'm here
14 to testify on Bill No. 250378,
15 introduced into City Council on
16 April 24, 2025 by Councilmember
17 O'Neill.

18 Bill No. 250378 amends
19 the Philadelphia Zoning Maps by
20 changing the zoning designations in
21 an area bounded by Fox Chase Road,
22 Castor Avenue, Hoffnagel Street and
23 Alma Street in the Rhawnhurst
24 neighborhood of the Far Northeast

1 Planning District.

2 This bill will allow the
3 change of the zoning designations
4 at Farrell Elementary School at
5 8300 Castor Avenue. The Planning
6 Commission worked with the
7 Philadelphia School District to
8 propose a change from the zoning
9 designation of CMX-4, Commercial
10 Mixed Use, to SP-CIV, Civic,
11 Educational and Medical. This will
12 give the Philadelphia School
13 District continuity of zoning
14 district designation reflecting the
15 longstanding school use.

16 The Philadelphia City
17 Planning Commission considered Bill
18 No. 250378 at its public meeting on
19 May 15, 2025 and recommended the
20 bill for approval. I'll be happy
21 to answer any questions at this
22 time.

23 COUNCILWOMAN BASS:

24 Thank you very much for your

1 testimony.

2 Any questions from
3 the -- Councilman O'Neill.

4 COUNCILMAN O'NEILL:

5 Just a comment. I want to thank
6 the Planning Commission. You did
7 all the work on this one. I just
8 introduced it, but it's good for
9 the community and I'll make sure
10 they know about it. Thank you.

11 MS. BRUMBELOW BURNS:

12 Thank you.

13 COUNCILWOMAN BASS:

14 Thank you, Councilman.

15 Okay. Madam Clerk,
16 please call any other witnesses who
17 have signed up to testify on Bill
18 No. 250378.

19 THE CLERK: There are no
20 additional witnesses.

21 Is there anyone else
22 here who wanted to testify whose
23 name has not been called?

24 (No response.)

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

3 Madam Clerk, please call
4 the witness for 250436.

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

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

12 MS. BRUMBELOW BURNS: I
13 am Paula Brumbelow Burns, Director
14 of Legislation for the Philadelphia
15 City Planning Commission. I'm here
16 to testify on Bill No. 250436,
17 introduced into City Council on May
18 15, 2025 by Councilmember Squilla.

19 Bill No. 250436 amends
20 the Philadelphia Zoning Code by
21 revising Chapter 14-600, "Use
22 Regulations," and Chapter 14-700,
23 "Development Standards," for the
24 area bounded by Ludlow Street,

1 10th, Chestnut and 11th Streets in
2 the Washington Square West
3 neighborhood of the Central
4 Planning District.

5 This bill, as drafted,
6 creates specific standards for the
7 property located at 1025-29
8 Chestnut to facilitate the
9 demolition and replacement of the
10 auto park at Jefferson Parking
11 Garage. The code revision revises
12 three sections of 14-600 "Use
13 Regulations" and 14-700
14 "Development Standards."

15 The first will exempt
16 the above-grade replacement -- the
17 first will exempt the above-grade
18 replacement garage to not need a
19 special exception. Next, the bill
20 will modify the Center City
21 University City, Floor Area Ratio
22 Map that will now include this
23 property and permit a base FAR of
24 1600%. Lastly, it will create a

1 new public enhancement density
2 bonus within Chapter 14-700 to
3 apply to this project.

4 The Philadelphia City
5 Planning Commission considered Bill
6 No. 250436 at its public meeting on
7 May 15, 2025 and recommended that
8 the bill be approved with
9 amendments that were made by the
10 Law Department. I'll be happy to
11 answer any questions at this time.

12 COUNCILWOMAN BASS: And
13 thank you for your testimony.

14 Any questions from the
15 panel?

16 (No response.)

17 COUNCILWOMAN BASS:
18 Seeing none, thank you very much
19 for your testimony.

20 Madam Clerk, please call
21 forward any additional witnesses.

22 THE CLERK: Will Louise
23 Giordano please step up to the
24 witness table.

1 (Witness approached
2 Witness table.)

3 COUNCILWOMAN BASS: Good
4 morning.

5 MS. GIORDANO: Good
6 morning.

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

10 MS. GIORDANO: Louise
11 Giordano. Madam Chair and members
12 of the Committee, my name is Louise
13 Giordano. I'm a Senior Vice-
14 President of PMC Property Group.
15 PMC Entities own the properties
16 adjacent to the subject
17 development, 1015-19 Chestnut
18 Street, 1001-13 Chestnut Street.

19 As the most immediately
20 impacted stakeholders, we only
21 learned of this bill earlier this
22 morning and have significant
23 concerns regarding this proposal.
24 We respectfully asked that Bill

1 250436 be held and relisted to June
2 4th to allow for reasonable
3 dialogue between the most vested
4 parties. Thank you very much.

5 COUNCILWOMAN BASS: And
6 we thank you for your -- and we
7 thank you for your testimony.

8 Chair recognizes
9 Councilman Squilla.

10 COUNCILMAN SQUILLA:
11 Thank you and thank you for your
12 testimony. Not sure if you're
13 aware, we had public meetings
14 discussing this. There have been
15 individuals, including myself, that
16 spoke to the owner of PMC about
17 this project, discussing what
18 possible challenges he had with
19 this project.

20 We met with the
21 community to go over the ability
22 whether to have this project move
23 forward as a variance or as an
24 ordinance. The community supported

1 the ordinance process to do this,
2 to codify some of the things that
3 they wanted within the bill.

4 We're happy to continue
5 to talk with Mr. Kaplan moving
6 forward. But I do believe there
7 was plenty conversations about the
8 project before this point. He
9 might not have been aware of the
10 ordinance process of it, but he
11 definitely was aware of the
12 project.

13 MS. GIORDANO: Thank you
14 very much.

15 COUNCILWOMAN BASS:
16 Thank you for your testimony.

17 COUNCILMAN SQUILLA:
18 Thank you.

19 COUNCILWOMAN BASS:
20 Madam Clerk, please call forward
21 the next witness to testify.

22 THE CLERK: (Gestured).

23 COUNCILWOMAN BASS: You
24 didn't see -- okay. Is there

1 anyone else who is here whose name
2 has not been called?

3 Darwin Beauvais and
4 Richie Lazer. Please state your
5 names for the record and proceed.

6 MR. BEAUVAIS: Thank
7 you, Madam Chair, members of the
8 Committee. My name is Darwin
9 Beauvais. I'm with the law firm of
10 Obermayer. I have with me here
11 Mr. Richard Lazer, the Executive
12 Director of the Parking Authority.

13 If we may, I would like
14 for him to go over his testimony
15 and then we can address the prior
16 testimony comments.

17 MR. LAZER: Good
18 morning, Chairperson and members of
19 the Committee. My name is Rich
20 Lazer, Executive Director of the
21 Philadelphia Parking Authority, and
22 I appreciate the opportunity to
23 appear before you today to testify
24 to testify in support of Bill No.

1 250436.

2 The Philadelphia Parking
3 Authority is a public agency
4 established to meet the City's
5 evolving needs around
6 transportation, parking and
7 infrastructure. We are not a
8 private developer. This proposed
9 project and the ordinance that
10 supports it reflects our mission to
11 serve the public interest and are
12 the public and the product of
13 ongoing dialogue between the
14 Authority, Councilman Squilla and
15 community stakeholders.

16 This particular
17 initiative stands out because it
18 integrates critical infrastructure
19 improvements with thoughtful public
20 realm enhancements in a reflection
21 of what we believe is a balanced
22 and collaborative approach to meet
23 both operational and community
24 needs.

1 The proposed ordinance
2 will support much-needed investment
3 along East Market Street, a
4 corridor that plays a vital role in
5 the daily lives of residents,
6 workers and visitors. The plan
7 modernization of the parking
8 facility would direct benefit
9 Jefferson Hospital and its
10 community by providing improved
11 access for patients, visitors and
12 staff.

13 The ordinance also
14 allows for future flexibility. It
15 enables a potential overbuild above
16 the garage, creating opportunities
17 for new housing and mixed-use
18 development. This provision is
19 consistent with the City's broader
20 housing goals, including the
21 Mayor's target of creating 30,000
22 new affordable housing units.

23 In addition to its
24 economic and planning benefits, the

1 project includes a number of direct
2 community improvements. The
3 Parking Authority has committed to
4 installing a shared commercial
5 trash compactor to assist
6 neighboring retailers in managing
7 waste and improving cleanliness and
8 also removing the dumpsters from
9 Ludlow, enhancing the pedestrian
10 experience along Ludlow Street with
11 streetscape improvements subject to
12 review and approval by the Streets
13 Department and the community.

14 Notably, Section 2 of
15 the ordinance requires that these
16 improvements receive approval
17 before any zoning permits can be
18 issued, ensuring that community
19 benefits are delivered early and
20 are not contingent on future phases
21 of this project. We also
22 understand the value and importance
23 of community voice in this process.
24 A local community group has

1 supported this project, and we
2 believe that it reflects a great
3 collaboration amongst ourselves,
4 the Councilperson and the community
5 group as a whole. I'll take any
6 questions at this time. Thank you.

7 COUNCILWOMAN BASS: And
8 thank you so much for your
9 testimony.

10 Any questions? Chair
11 recognizes Councilmember Squilla.

12 COUNCILMAN SQUILLA:
13 Thank you, Mr. Lazer, for that.
14 Can you also speak to I guess the
15 condition of the existing condition
16 of the parking lot and why it's
17 important to have this project?

18 MR. LAZER: Thank you.
19 Yeah, it's a very old -- it's one
20 of our oldest garages. It's in
21 very bad condition. I mean,
22 physically it's in bad condition,
23 but optically it's not a nice-
24 looking garage. So the goal for us

1 is to demo that whole garage and
2 build a state-of-the-art garage
3 that also can support the needs of
4 that neighborhood as well. There's
5 no longer -- its shelf life is over
6 at this point.

7 MR. BEAUVAIS: If I may,
8 if I can add to this.

9 COUNCILMAN SQUILLA:
10 State your name.

11 MR. BEAUVAIS: Darwin
12 Beauvais again. So the ordinance
13 does basically three things, right.
14 Aboveground garages need to go to
15 the Zoning Board for a special
16 exception, we removed that. We
17 also created a bonus where street
18 enhancements along Ludlow Street
19 has to be complied with. The third
20 thing we do, we created that the
21 ordinance gives the garage what is
22 affectionately known as Super CMX.

23 So CMX-5 typically gets
24 FAR of 1200%. We now will have

1 1600%. Now, the purpose of those
2 three things is to create the
3 opportunity for us to do an over
4 bill. We're looking to sell our
5 air rights where we can -- and we
6 would like to dedicate it to
7 additional housing to be along the
8 lines of the Mayor's initiative.

9 And we are also looking to
10 frontload our community benefits.

11 Again, as Rich Lazer
12 said we are not a private
13 developer. We are a public entity.
14 So signing a community benefit is
15 very difficult for a public entity
16 to do. So we said through
17 negotiations with the Council
18 office as well as the community, we
19 will frontload our community
20 benefits and we will put it in the
21 ordinance. We are requiring that
22 we are being required to put a
23 trash compactor in our garage.

24 That trash compactor has

1 to be available for everyone within
2 the bounded area. We then also
3 have to improve Ludlow Street. Who
4 improves a public right-of-way? We
5 do as a result of this. And in
6 exchange, we will build no more
7 than a 1900 FAR where we will have
8 eight floors of a garage and 11
9 floors of potentially mixed-use or
10 housing. That's what it does.

11 The community sat down
12 with us. They vetted it. I know
13 you, Councilman, is very familiar
14 with Wash West. But for everyone
15 listening, Wash West has a ton of
16 high-rises and they're always,
17 always worried about nefarious
18 developers. I would have to say
19 that with the letters of support
20 that we received, we are probably
21 the first developer in Wash West's
22 recent history that has support for
23 a high Rise without any issues
24 whatsoever. Why? Because we

1 frontloaded our community benefits.

2 COUNCILMAN SQUILLA:

3 Well, thank you. Thank you for
4 that. And it sort of goes to
5 Councilmember Gauthier's
6 legislation and the challenges we
7 have when you go through the
8 variance process where they provide
9 those type of things where
10 developers say they are going to do
11 things, the reason why the
12 community chose the ordinance path
13 was that it could be codified
14 within the ordinance, therefore, it
15 could be enforced by the City.

16 And the reason why this
17 bill is up here today is because it
18 gives you other options to have it
19 codified through the CBA, if that
20 were to pass. But the community
21 felt more comfortable at this point
22 supporting an ordinance process so
23 that we would make sure that the
24 agreements between the developer,

1 the PPA and the community would be
2 codified within the city. Then the
3 city could enforce it.

4 So thank you for that
5 and I appreciate the continued
6 work. I will continue to work with
7 PMC and Mr. Kaplan on their
8 concerns of how we could work with
9 them. And hopefully, we could all
10 work together. And then,
11 Mr. Lazer, I know you have also met
12 with Mr. Kaplan. And hopefully, we
13 can continue to do that to discuss
14 any concerns they may have.

15 COUNCILWOMAN BASS:

16 Thank you.

17 Chair recognizes
18 Councilmember O'Neill.

19 COUNCILMAN O'NEILL: I'd
20 just like to comment that today
21 we've seen two of our District
22 Councilmembers for having
23 legislation passed that took a lot
24 of work, a lot of thought but

1 mainly protecting the community,
2 using the government body to help
3 with that protection.

4 And this particular
5 bill -- so I don't think people
6 appreciate how much work's involved
7 before we get here, to not have a
8 room full that's here against or
9 for something else -- it isn't
10 easy.

11 But I'd really like to
12 highlight, it's an opportunity to
13 highlight something that I've only
14 seen in the last couple of years
15 since Mr. Lazer took over at the
16 Parking Authority. And I'm not
17 knocking any other previous
18 Executive Director going all the
19 way back to the early '80s I guess
20 when it was formed, starting with I
21 think Paul Levy, I think he was the
22 first.

23 But the Parking
24 Authority in a very short period of

1 time during Mr. Lazer's tenure has
2 gone from being something that we
3 kind of had to put up with and
4 would never have been considered a
5 friend of the community in any way,
6 shape or form, they were the bad
7 guys. They now are the good guys.

8 They're helping with
9 things. Mark, I know different
10 Districts have more abandoned cars
11 that the police can't handle
12 anymore because of numbers of
13 officers are short, towing tractor
14 trailers that just run roughshod
15 over a neighborhood, they park in
16 front of homes and across, you
17 know. They're a friend of the
18 community now.

19 When we say Parking
20 Authority, we're talking about how
21 the Parking Authority is going to
22 help us with this, not making an
23 excuse for, well, they're just
24 doing their job, you know, because

1 we were always getting complaints
2 about them. Now, you're getting
3 compliments.

4 And if you had told me
5 through the first 40 years or so
6 that that was ever going to happen,
7 I would have looked at you like
8 you're crazy. But it's happened.
9 I want to thank Mr. Lazer publicly
10 and I know he has a whole team
11 working in unison with his vision.

12 So this is a very
13 complicated but commonsense bill
14 that's in front of us, but it never
15 happens. It's happening now. It
16 didn't come easily. And your civic
17 association, RCO, being an outlier
18 in this case is understandable.

19 Just like the gentleman
20 coming in in Councilmember
21 Gauthier's District earlier, the
22 zoning chair, it's hard work. It's
23 brutal actually. But when you get
24 here, it really should be

1 recognized. And thank you all.

2 MR. LAZER: Thank you,
3 Councilman. I appreciate that.

4 MR. BEAUVAIS: And what
5 was that, his counsel was good too?
6 Oh, thank you. Thank you.

7 (Laughter.)

8 COUNCILWOMAN BASS: What
9 was that? I missed it.

10 COUNCILWOMAN GAUTHIER:
11 He was (inaudible).

12 COUNCILWOMAN BASS: We
13 love you too, Darwin.

14 Okay. All right. Is
15 there anyone else here to testify
16 on Bill No. 250436?

17 (No response.)

18 COUNCILWOMAN BASS: And
19 seeing none, Madam Clerk, please
20 call the witnesses to testify on
21 Bill No. 250438.

22 THE CLERK: For Bill No.
23 250438, Paula Brumbelow Burns,
24 Director of Legislation for the

1 Philadelphia City Planning

2 Commission.

3 (Witness approached

4 Witness table.)

5 COUNCILWOMAN BASS:

6 Thank you. Please state your name

7 for the record and proceed.

8 MS. BRUMBELOW BURNS:

9 All right. I'm Paula Brumbelow

10 Burns, Director of Legislation for

11 the Philadelphia City Planning

12 Commission. I am here to testify

13 on Bill No. 250438, introduced into

14 City Council on May 1, 2025 by

15 Councilmember Squilla.

16 Bill No. 250438 amends

17 the Philadelphia Zoning Maps by

18 changing zoning designations in the

19 area of Emily, 4th, Mercy and 5th

20 Streets in the Dickinson Square

21 West neighborhood in the South

22 Planning District.

23 This bill changes the

24 zoning designation for the property

1 at 2014 South 4th Street from
2 RSA-5, Residential Single Family
3 Attached to CMX-2, Commercial Mixed
4 Use. This zoning change will
5 reflect how the property was built
6 as of right, prior to a previous
7 zoning change that occurred in
8 2019.

9 The Philadelphia City
10 Planning Commission considered Bill
11 No. 250438 at its public meeting on
12 May 15, 2025 and recommended the
13 bill for approval. I'll be happy
14 to answer any questions at this
15 time.

16 COUNCILWOMAN BASS:
17 Okay. Are there any questions from
18 members of the Committee?

19 (No response.)

20 COUNCILWOMAN BASS: I
21 see none. Thank you very much for
22 your testimony.

23 Madam Clerk, please call
24 any other witnesses to testify this

1 morning.

2 THE CLERK: There are no
3 other witnesses.

4 COUNCILWOMAN BASS: Is
5 there anyone else here to testify
6 on Bill No. 250438 that your name
7 has not been called?

8 (No response.)

9 COUNCILWOMAN BASS:
10 Okay. Seeing none, thank you so
11 much for your testimony.

12 And before we go into
13 our public meeting, are there any
14 comments or questions by members of
15 the Committee?

16 (No response.)

17 COUNCILWOMAN BASS:
18 Okay. Thank you. We'll now go
19 into the public meeting to consider
20 the action to be taken on the bills
21 before the Committee today.

22 Madam Clerk, please call
23 the roll to check for a quorum.

24 THE CLERK: Chairmember

1 Bass.

2 COUNCILWOMAN BASS:

3 Present.

4 THE CLERK: Vice-Chair

5 Squilla.

6 COUNCILMAN SQUILLA:

7 Present.

8 THE CLERK:

9 Councilmember Gauthier.

10 COUNCILWOMAN GAUTHIER:

11 Present.

12 THE CLERK:

13 Councilmember Thomas.

14 COUNCILMAN THOMAS:

15 Present.

16 THE CLERK:

17 Councilmember O'Neill.

18 COUNCILMAN O'NEILL:

19 Present.

20 THE CLERK:

21 Councilmember Jones and

22 Councilmember Gilmore Richardson.

23 (No response.)

24 COUNCILWOMAN BASS:

1 Okay. We have a quorum. Thank you
2 for your patience.

3 I now note for the
4 record that a quorum is present of
5 this Committee.

6 Chair now recognizes
7 Councilmember Gauthier for a motion
8 on the amendment to Bill No.
9 250041.

10 COUNCILWOMAN GAUTHIER:
11 I offer an amendment to Bill No.
12 250041. A copy of the amendment
13 has been circulated to all members
14 of the Committee. I move that the
15 amendment to Bill No. 250041 be
16 adopted.

17 (Duly seconded.)

18 COUNCILWOMAN BASS: It's
19 been moved and properly seconded
20 that the amendment to Bill No.
21 250041 be adopted.

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

1 (Aye.)

2 COUNCILWOMAN BASS: Is
3 there anyone opposed?

4 (No response.)

5 COUNCILWOMAN BASS: The
6 ayes have it and the motion
7 carries. And the amendment to Bill
8 No. 250041 has been adopted.

9 The Chair now recognizes
10 Councilmember Gauthier for a motion
11 on the amendment to Bill No.
12 250041.

13 THE CLERK: 250175,
14 excuse me.

15 COUNCILWOMAN GAUTHIER:
16 I offer an amendment to Bill No.
17 250175 -- do you want to start
18 again? Sorry.

19 COUNCILWOMAN BASS:
20 Yeah. Chair recognizes
21 Councilmember Gauthier for a motion
22 on the amendment to '175 -- to Bill
23 No. 250175.

24 COUNCILWOMAN GAUTHIER:

1 I offer an amendment to Bill No.
2 250175. A copy of the amendment
3 has been circulated to all members
4 of the Committee.

5 I move that the
6 amendment to Bill No. 250175 be
7 adopted.

8 (Duly seconded.)

9 COUNCILWOMAN BASS:

10 Thank you. It's been moved and
11 properly seconded that the
12 amendment to Bill No. 250175 be
13 adopted.

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

17 (Aye.)

18 COUNCILWOMAN BASS: The
19 ayes have it -- or anyone opposed?

20 (No response.)

21 COUNCILWOMAN BASS: The
22 ayes have it and the motion
23 carries. And the amendment to Bill
24 No. 250175 has been adopted.

1 The Chair now recognizes
2 Councilmember Squilla for a motion
3 on Bill Nos. 250041, as amended,
4 250175 as amended, 250371, 250372,
5 250378, 250436 and 250438.

6 COUNCILMAN SQUILLA:

7 Thank you, Madam Chair.

8 I move that Bill Nos.
9 250041 as amended, 250175 as
10 amended, 250371, 250372, 250378,
11 250436 and 250438 be reported from
12 this Committee with a favorable
13 recommendation and further move
14 that the rules of Council be
15 suspended to submit the first
16 reading of this bill at the next
17 session.

18 (Duly seconded.)

19 COUNCILWOMAN BASS: It's
20 been moved and properly seconded
21 the Bill Nos. 250041 as amended,
22 250175 as amended, 250371, 250372,
23 250378, 250436 and 250438 be
24 reported from this Committee with a

1 favorable recommendation and
2 further move that the rules of
3 Council be suspended to permit
4 first reading of these bills at the
5 next session of Council.

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

8 (Aye.)

9 COUNCILWOMAN BASS:

10 Anyone opposed?

11 (No response.)

12 COUNCILWOMAN BASS:

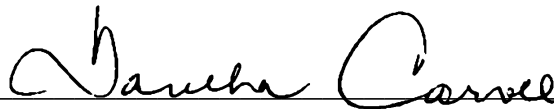
13 Okay. The ayes have it and the
14 motion carries.

15 And if there are no
16 additional remarks from the
17 Committee or our guests, this
18 concludes the business of the
19 Committee on Rules for today.
20 Thank you very much for your
21 attendance.

22 (Committee on Streets
23 and Services concluded at
24 11:20 a.m.)

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

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

A handwritten signature in black ink, reading "Taneha Carroll", is written over a horizontal line.

TANEHA CARROLL
Court Reporter - Notary Public

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\$	3) (d)	2014	68:8, 12	250436	4
\$1,737	30:19	64:1	70:3, 9,	43:4,	40
22:22	14-516(	2019	21	16, 19	61:5
	d)	64:8	250175	45:6	41st
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