

COUNCIL OF THE CITY OF PHILADELPHIA
COMMITTEE ON RULES

Room 400, City Hall
Philadelphia, Pennsylvania
Tuesday, February 27, 2024
10:04 a.m.

PRESENT:

COUNCILWOMAN CINDY BASS, CHAIR
COUNCILWOMAN NINA AHMAD
COUNCILWOMAN JAMIE GAUTHIER
COUNCILWOMAN KATHERINE GILMORE RICHARDSON

ALSO PRESENT:

COUNCILMAN JIM HARRITY

BILLS: 240020, 240063, 240064, 240065
240066

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2 COUNCILWOMAN BASS: Good
3 morning. This hearing is called to
4 order. Members and guests, please
5 take their seats. This is the
6 Committee on Rules and today is
7 Tuesday, February 27, 2024.

8 I'm going to ask Madam
9 Clerk will you please call the roll
10 to attendance. Members that are in
11 attendance, please indicate that
12 you are present when your name is
13 called.

14 THE CLERK: Councilmember
15 Squilla.

16 (No response.)

17 THE CLERK: Councilmember
18 Gilmore Richardson.

19 (No response.)

20 THE CLERK: Councilmember
21 O'Neill.

22 (No response.)

23 THE CLERK: Councilmember
24 Thomas.

25 (No response.)

1 THE CLERK: Councilmember
2 Gauthier.

3 COUNCILWOMAN GAUTHIER:
4 Present.

5 THE CLERK: Councilmember
6 Ahmad.

7 COUNCILWOMAN AHMAD:
8 Present.

9 THE CLERK: Councilmember
10 Harrity.

11 COUNCILMAN HARRITY:
12 Present.

13 THE CLERK: Thank you. A
14 quorum of the Committee is present
15 and this hearing is now called to
16 order. This is the public hearing
17 of the Committee on Rules regarding
18 Bill Nos. 240020, 240063, 240064,
19 240065 and 240066.

20 Madam Clerk, will you
21 please read the titles of the
22 bills.

23 THE CLERK: Bill No.
24 240020, amending Title 14 of The
25 Philadelphia Code, entitled "Zoning

1 and Planning," all under certain
2 terms and conditions.

3 Bill No. 240063, amending
4 Title 14 of The Philadelphia Code,
5 entitled "Zoning and Planning," to
6 create a distinction between
7 hospitals and alcohol or substance
8 use rehabilitation facilities.

9 Bill No. 240064, to amend
10 the Philadelphia Zoning Maps by
11 changing the zoning designations of
12 certain areas of land located
13 within an area bounded by Salmon
14 Street, Ontario Street, Richmond
15 Street and Westmoreland Street.

16 Bill No. 240065, to amend
17 the Philadelphia Zoning Maps by
18 changing the zoning designations of
19 certain areas of land located
20 within an area bounded by Holme
21 Avenue, Academy Road and Willits
22 Road.

23 And Bill No. 240066, to
24 amend the Philadelphia Zoning Maps
25 by changing the zoning designations

1 of certain areas of land located
2 within an area bounded by Wood
3 Street, 4th Street, Vine Street and
4 Lawrence Street.

5 COUNCILWOMAN BASS: Thank
6 you. And I do want to take a
7 moment and acknowledge that we've
8 been joined by Councilwoman
9 Katherine Gilmore Richardson.
10 Thank you, Councilwoman.

11 Before we begin, I want to
12 announce for the record that Bill
13 No. 240063 is being held at the
14 request of the sponsor.

15 Madam Clerk, will you
16 please call the first panel that we
17 have to testify this morning on
18 Bill No. 240020.

19 THE CLERK: Michael Gall,
20 Senior Legislative Planner of
21 Philadelphia City Planning
22 Commission; Rachel J. Pritzker,
23 Esquire; and Judith Robinson.

24 COUNCILWOMAN BASS: Please
25 approach the Witness table if your

1 name's been called.

2 Queen Judith Robinson.

3 (Witness approached Witness
4 table.)

5 MR. GALL: Good morning,
6 Chair, members of Council.

7 COUNCILWOMAN BASS: Yes.
8 Okay. Please state your name for
9 the record and proceed with your
10 testimony.

11 MR. GALL: Thank you. Good
12 morning, members of the Rules
13 Committee. My name is Michael A.
14 Gall. I'm the Senior Planner on
15 the Legislative Team for the
16 Philadelphia City Planning
17 Commission. I'm here to testify on
18 Bill No. 240020 introduced into
19 City Council on January 25, 2024 by
20 Councilmembers Bass, Phillips,
21 Lozada and Brooks.

22 Bill No. 240020 amends the
23 Philadelphia Zoning Code by
24 amending Chapter 14-300,
25 Administration and Procedures.

1 This bill will amend the Registered
2 Community Organizations sections by
3 clarifying that RCO leadership in
4 the 8th and 9th Council Districts
5 must be a full-time permanent
6 resident or residents whose primary
7 address is within the geographic
8 area of question.

9 While we understand the
10 intent of the bill, we have
11 questions on how this shift would
12 impact different categories of
13 community-serving entities about
14 how leadership is defined and
15 regarding the practicalities of how
16 RCOs will be identified as meeting
17 the requirements.

18 The Planning Commissioners
19 voiced specific concern at the
20 February meeting about the unequal
21 distribution of the bill's impact
22 which will now create two sets of
23 rules for RCOs in different
24 geographic areas, specifically
25 without addressing the issues with

1 RCOs that overlap multiple
2 districts.

3 They raised practical
4 questions regarding the program
5 administration and implementation
6 by PCPC staff, including the issues
7 surrounding the inequity of
8 changing the requirements part of
9 the way through the RCOs' two-year
10 registration terms.

11 Additionally, the
12 Commissioners question the lack of
13 specificity in defining leadership,
14 especially in light of the diverse
15 variety of civic groups, political
16 wards, commercial CDCs and other
17 types of entities that are
18 currently permitted to register as
19 RCOs.

20 While the Planning
21 Commission staff is investigating
22 the bill as introduced, there are
23 ongoing and productive
24 conversations regarding potential
25 amendments that the Council Office

1 is drafting. The Philadelphia City
2 Planning Commission considered Bill
3 No. 240020 at its public meeting on
4 February 15, 2024 and held the bill
5 for a 45-day review. I'll be happy
6 to answer any questions at this
7 time.

8 COUNCILWOMAN BASS: Thank
9 you. We're going to hold the
10 questions until all the testimony
11 is heard.

12 Councilwoman --
13 Ms. Pritzker, please state your
14 name for the record and proceed
15 with your testimony. I gave you a
16 promotion there. I think it was a
17 promotion.

18 MS. PRITZKER:
19 Councilwomen, Rachel Pritzker. I'm
20 the CEO of the Pritzker Law Group,
21 the City's only certified
22 women-owned law firm focused in
23 real estate, business and
24 government relations. I'm here
25 today as a member of the Board of

1 Directors for the Building Industry
2 Association as an attorney who has
3 practiced land use and land
4 development in this City for over a
5 decade.

6 The BIA is in support of
7 Bill 240020, introduced by
8 Councilwoman Cindy Bass and
9 Councilman Phillips and applauds
10 their efforts to make the
11 Registered Community Organization,
12 RCO, process more transparent, fair
13 and consistent requiring that RCO
14 leadership actually reside in areas
15 in which they are hosting meetings
16 and advocating and influencing
17 community members related to
18 various government projects in our
19 city.

20 With investment leaving our
21 city and the housing crisis
22 consistently being spoken of,
23 efforts like this help make our
24 city-imposed processes seem more
25 fair, transparent and align with

1 the spirit of inclusivity and
2 community that we are trying to
3 lift up.

4 The BIA welcomes efforts
5 like this and is hopeful that other
6 changes to the development process
7 and the RCO process in the City
8 will be looked at by this body as
9 well and will include much needed
10 change for the betterment of all
11 involved. We look forward to
12 working with you and supporting
13 these efforts. Thank you for this
14 first step.

15 COUNCILWOMAN BASS: Thank
16 you. Thank you for your testimony.

17 We do want to call forward
18 Queen Judith Robinson at this
19 point. While she's coming forward,
20 I do want to note for the record to
21 my colleagues that there are
22 productive conversations as was
23 mentioned by Mr. Gall, that there
24 are productive conversations that
25 are happening now between our

1 office and the City Planning
2 Commission so that we can make some
3 changes.

4 There are amendments that
5 have been circulated which you'll
6 find in your documentation there,
7 and we will continue to have
8 conversations to make it a more
9 perfect bill. Thank you. Okay.

10 Queen Judith Robinson,
11 state your name for the record and
12 proceed.

13 MS. ROBINSON: Thank you.
14 Judith Robinson for this hearing
15 today on Bill No. 240020. Thank
16 you so much for the opportunity.
17 I'm going to say something. This
18 is amazing. I've been testifying
19 here in City Council since I was in
20 my, like, 30s, 30 years, you all.
21 I'm probably the citizen who's
22 testified more than any other
23 citizen in modern times. Okay. I
24 call myself the Town Crier, yeah,
25 whatever. But this is the first

1 time that a Councilperson has
2 called me to testify. Usually I'm
3 doing it on my own volition, so I
4 appreciate that. I thank you.
5 That's a first. Okay.

6 COUNCILWOMAN BASS:
7 Absolutely.

8 MS. ROBINSON: So I'm
9 Judith Robinson here as a citizen
10 of North Philly, y'all know I love
11 North Philly, and as a real estate
12 broker of nearly 40 years. They
13 say I wear many hats. I do. I
14 believe in having citizens be self-
15 sufficient so I do try to do
16 everything I can in my North Philly
17 neighborhood where I love, born and
18 raised, you know. I bring all my
19 experience of my many years and I'm
20 a senior now. And I'm just happy
21 to be alive to witness, you know,
22 like I'm going to say this
23 transition.

24 So I'm going to talk about
25 my experience as a facilitator for

1 the 32nd Ward RCO. That's why I
2 brought this today, you all. You
3 see this big ole award. I don't
4 get many awards. We don't get many
5 awards. Black women don't get many
6 awards. But this big ole award
7 came from Preservation Alliance.

8 And I brought it here
9 today, lugged it here today so that
10 I can tell you all my experience
11 and culminate my testimony with
12 what the heck is going on right now
13 with Preservation Alliance, 32nd
14 Ward police facility, all that. So
15 let me get to it because I
16 appreciate the time.

17 So I'm going to say after
18 all of these years of being a
19 facilitator and being a very
20 conscious person, well-read, I love
21 to do all of these things as it
22 relates to the RCO and any other
23 things as it relates to our great
24 city and moving forward, per se.

25 So when the RCO process was

1 first announced through the
2 Planning Commission I really was
3 against it. If you go back to
4 testimony, we had a big hearing
5 over at the Free Library and it was
6 a long line of us saying, no, it's
7 going to take away our voice, you
8 know. And I wanted to make certain
9 that it did not take away my voice
10 as a citizen because I didn't need
11 anybody to give me permission to
12 come and testify or to show up at a
13 City Council meeting, a Planning
14 Commission meeting, and I always
15 encourage people to follow through
16 and come through also because here
17 is where public participation is so
18 important. That's what I say to
19 everybody. I continue to say that.

20 I am a talk show enthusiast
21 I'll call it, okay, under Jamilah.
22 People know me by my voice more
23 than my face because they would
24 hear me telling them, yeah, come
25 down here, you all, let me tell you

1 about this, that or whatever. So
2 to have this process of RCO wrap us
3 around advocacy I'm going to say
4 was kind of curious to me.

5 And a family member who's
6 studying economics at Georgia State
7 said, listen, yeah, they're just
8 trying to wrap you all up, you
9 know, because we talked about this
10 in class, how they going to pick
11 y'all off like this. I said, oh,
12 really, don't worry about it, I'm
13 going to still have my advocacy,
14 whatever.

15 So fastforward to we get
16 the process started, you pass the
17 bills and we're under Susquehanna
18 Clean-up Pickup, we're just an
19 interest-based group. Didn't do
20 all the meetings, we just got
21 documents all over the City, so
22 they cut that out just
23 unceremoniously. Just cut out the
24 interest-based groups.

25 So we flipped over just

1 about this time through some
2 strangeness. I became a committee
3 person for the first time in
4 history. I never was a committee
5 person. I was always maybe on the
6 outer side of the politricks I'm
7 going to say. So I became a
8 committee person. My ward, 32nd
9 Ward. They were going through
10 issues with the Ward leader.

11 I went to them and said,
12 hey, listen, this RCO process is
13 here, we need to get in where we
14 fit in, we need to make that we are
15 trying this process that's new.
16 All right. So two things happened:
17 The Zoning Code changed at the same
18 time that this was going on. And
19 then the Zoning Code gave the
20 developers 38 fee, fees that
21 citizens were not even aware of.

22 So I'm going to give some
23 solutions because I don't want to
24 get too far off of that without
25 doing that. So I'm going to say

1 everybody needs notification.
2 There's no way you should be
3 holding this information to a small
4 group of people who I say do not
5 have the expertise. I'm rare in
6 that I'm coming to this process
7 with 40 years or 10 years or any
8 amount of years with real estate
9 background where I can decipher
10 what's going on.

11 This is about land use in
12 the middle of gentrification and
13 they wrap us up in these little
14 groups with no expertise, check
15 them out and see. So notification
16 for everyone. Everyone should have
17 notifications. It's no way you
18 should be holding it with some
19 groups that do not even tread the
20 information. We're not equal in
21 that regard.

22 I learned something very
23 early from going to Planning
24 Commission when Rich Redding was
25 here, some of you old-timers might

1 remember him. He always talked to
2 me about public participation,
3 public participation. So if you're
4 trying to get the public to
5 participate, why are you holding it
6 now to some small groups?

7 People are not paying
8 attention or if they are, they're
9 picking and choosing. They're
10 pitting people against each other.
11 Groups against each other in small
12 groups, small neighborhoods is
13 dangerous. It's dangerous.

14 COUNCILWOMAN BASS: I'm
15 sorry. I don't mean to cut you
16 off, but I do want to ask you a
17 question.

18 MS. ROBINSON: I do. Let
19 me just please get through this,
20 please.

21 COUNCILWOMAN BASS: Okay.

22 MS. ROBINSON: It's
23 dangerous because freedom of
24 information and freedom of speech
25 are being hampered. Okay. So the

1 Zoning Code is about land use so we
2 need education. We need education
3 of everybody, all citizens who are
4 interested who -- or make it more
5 prominently, we need more
6 information and education. We are
7 encountering things like
8 underpinnings and zoning code
9 changes, land use that we don't
10 have information on. And I'm
11 saying that for people who are not
12 as well-educated.

13 The Planning Commission,
14 I'm glad the Mayor is requesting
15 that these groups come back.
16 There's a lot of shenanigans going
17 on over Zoom. We're being cut off.
18 Jack Camore is very dangerous. I'm
19 going to call names. Yes, I am
20 going to say that because these
21 folks are in one group and then
22 they're running over to our
23 Commission and shutting people
24 down. It's a lot of dangerous
25 stuff going on. And COVID, I'm

1 going to call it the COVID phase or
2 whatever.

3 I'm going to do this and
4 say this, finish up because I
5 really appreciate your time, I do.
6 But I want to get this out because
7 in the hearings we get a chance to
8 really let you hear what's going
9 on. So Licenses and Inspections,
10 people don't have the expertise
11 about underpinnings and all these
12 dangerous things going on.

13 And land use, I'm going to
14 get to this. So here we run this
15 award June of 2021 because we saved
16 our historic corridor Diamond
17 Street, the first historic corridor
18 in the whole city of Philadelphia
19 when history is selling and tourism
20 is a billion dollar business.

21 So we have this historic
22 corridor. We thought we saved it.
23 They said in this award booklet,
24 Judith Robinson, under her
25 leadership of the 32nd Ward RCO --

1 I'm calling myself 32nd RCO
2 Representative Emeritus because now
3 our ward, the 32nd Ward RCO doesn't
4 exist under the process of RCOs
5 because of the political
6 shenanigans to try to put a police
7 station on our historic corridor.
8 They have done everything to shut
9 our community down. It's
10 political. So we've got to be
11 careful of the RCO process.

12 If you can take out me, the
13 person who has more knowledge of
14 real estate I'm going to say in my
15 little ward -- let me say this in
16 my 13th Division of 32nd Ward, let
17 me just go right there, 300 feet
18 where the police station was
19 proposed, they did everything they
20 could to try to usurp my expertise.
21 It's not going to work. We have
22 them under appeal for our historic
23 corridor.

24 The BLIR is under appeal.
25 We'll meet them in Common Pleas

1 Court. We're ready to battle for
2 North Philly. To be continued you
3 all because I appreciate your time
4 so very much.

5 COUNCILWOMAN BASS: Thank
6 you.

7 MS. ROBINSON: But you need
8 to understand we are in the middle
9 of gentrification.

10 COUNCILWOMAN BASS: Yes.

11 MS. ROBINSON: You cannot
12 play games with White fragility,
13 okay, because they have many, many
14 tricks to battle us, to take away
15 the basic human rights. Black
16 women are 70 percent of
17 Philadelphia yearly evictions.
18 We're walking past PHA houses that
19 are boarded up. We need to do more
20 to really unwind these issues.
21 Thank you very much. Thank you
22 very much.

23 COUNCILWOMAN BASS: Thank
24 you. And just to clarify, I want
25 to make sure that you were stating

1 that you were in support, opposed
2 to the bill or you're in support of
3 the bill?

4 MS. ROBINSON: Let me say
5 this to you. I never say when I
6 sign up for City Council whether
7 I'm in support -- thank you,
8 whether I'm for or against a bill.

9 COUNCILWOMAN BASS: Okay.

10 MS. ROBINSON: This is for
11 your District. I'm telling you
12 about the 32nd Ward because I
13 cannot really speak on your
14 District. But I did hear testimony
15 from the attorney from Planning
16 Commission, a part of the
17 shenanigans, who said that we
18 shouldn't have different laws or
19 rules for different districts.

20 I agree with that. We're
21 doing a lot of that with the
22 overlays, spot, spot, spot. I was
23 told by Richard Redding you
24 shouldn't be spot zoning, but we're
25 doing a lot of that now. People

1 trying to protect themselves but
2 let's protect everybody. Thank
3 you.

4 COUNCILWOMAN BASS: Okay.
5 Well, thank you for your testimony.
6 And I want to state for the record
7 though that we did offer this bill
8 to all members of Council, all
9 District members of Council. And I
10 know some members are still
11 weighing in on adding their
12 Districts through amendments.

13 It's not a done deal yet.
14 We're still having multiple
15 conversations. And at the end of
16 the day, we think it's most
17 important that the people who live
18 in the community have the ultimate
19 say and have the ultimate right
20 about what's going to happen,
21 what's going to happen in my
22 neighborhood.

23 I just firmly believe that
24 someone in Northeast Philly
25 shouldn't have say about something

1 that's happening in Germantown.
2 And somebody in Germantown should
3 not be telling Northeast Philly
4 what to do and so forth and so on.
5 So that's what this bill is really
6 trying to achieve, and we are
7 continuing to work on the actual
8 language to make it a more perfect
9 bill. So thank you very much.

10 Any questions from the
11 Committee?

12 Councilwoman Gilmore
13 Richardson.

14 COUNCILWOMAN GILMORE
15 RICHARDSON: Yes. I just wanted to
16 thank you, Councilmember Bass, for
17 this legislation. I did have a
18 chance to read through the
19 amendments and understand and have
20 received many complaints from
21 several constituents across the
22 City relative to individuals who do
23 not reside in their neighborhood
24 who are taking positions of
25 leadership and responsibility

1 within RCOs.

2 They are having a say
3 around the development projects
4 that are happening in their local
5 communities where these individuals
6 do not reside. And I think this
7 speaks to a larger issue that we
8 have to continue to address city-
9 wide as development continues to
10 move throughout the City, because
11 neighbors should be able to have a
12 say in the projects in their
13 communities.

14 And lastly, you can't be
15 for us without us. And so, we have
16 to ensure that a local community
17 resident have a say in their area.
18 So I wanted to thank you for this
19 legislation and look forward to the
20 additional information that will be
21 provided as you all continue to
22 talk to other members.

23 COUNCILWOMAN BASS: Thank
24 you very much. Thank you for your
25 support.

1 Is there anyone else to
2 testify? Any other questions,
3 comments from members of the
4 Committee?

5 (No response.)

6 COUNCILWOMAN BASS: Seeing
7 none, we're going to ask Madam
8 Clerk, will you please call the
9 first panel we have to testify this
10 morning on Bill No. 240064.

11 THE CLERK: Michael Gall,
12 Senior Legislative Planner,
13 Philadelphia City Planning
14 Commission.

15 MR. GALL: Good morning,
16 members of the Rules Committee.

17 COUNCILWOMAN BASS: Good
18 morning.

19 MR. GALL: I am Michael A.
20 Gall, Senior Planner on the
21 Legislative Team for the
22 Philadelphia City Planning
23 Commission. I'm here to testify on
24 Bill No. 240064 introduced into
25 City Council on February 1, 2024 by

1 Councilmember Driscoll.

2 Bill No. 240064 amends the
3 Philadelphia Zoning Maps by
4 changing the zoning designations of
5 land in an area bounded by Salmon,
6 Ontario, Richmond and Westmoreland
7 Streets in the Port Richmond
8 neighborhood of the River Wards
9 Planning District.

10 This bill will change the
11 zoning of the Alternative Middle
12 Years or AMY at James Martin School
13 from RSA-5 to the new SP-CIV,
14 Special Purpose - Civic,
15 Educational and Medical District.
16 The change in zoning will allow the
17 Philadelphia School District to
18 reconstruct the school.

19 The Philadelphia City
20 Planning Commission considered Bill
21 No. 240064 at its meeting on
22 February 15, 2024 and recommended
23 the bill for approval. I will be
24 happy to answer any questions at
25 this time and we have

1 representatives of the Project Team
2 here for any technical questions as
3 well.

4 COUNCILWOMAN BASS: Thank
5 you for your testimony.

6 Any questions, comments
7 from the panel?

8 (No response.)

9 COUNCILWOMAN BASS: Okay.
10 I don't think that anyone would be
11 opposed to changing what's now
12 designated as a home into a school
13 when it's been operating as a
14 school, so thank you very much for
15 your testimony and support of this
16 project.

17 MR. GALL: Thank you,
18 Chair.

19 COUNCILWOMAN BASS: Is
20 there anyone else here to testify
21 on Bill No. 240064?

22 (No response.)

23 COUNCILWOMAN BASS: No?
24 Okay.

25 Seeing none, Madam Clerk,

1 please call the next panel to
2 testify this morning on Bill No.
3 240065.

4 THE CLERK: Michael Gall,
5 Senior Legislative Planner at
6 Philadelphia City Planning
7 Commission.

8 COUNCILWOMAN BASS: Thank
9 you. Please state your name for
10 the record and proceed.

11 MR. GALL: Good morning,
12 members of the Rules Committee.
13 Again, I'm Michael A. Gall, Senior
14 Planner on the Legislative Team for
15 the Philadelphia City Planning
16 Commission. I'm here to testify on
17 Bill No. 240065 as introduced into
18 City Council on February 1, 2024 by
19 Councilmember Driscoll.

20 Bill No. 240065 amends the
21 Philadelphia Zoning Maps by
22 changing the zoning designations of
23 certain areas of land located
24 within an area bounded by Holme
25 Avenue, Academy Road and Willits

1 Road in the Torresdale neighborhood
2 of the Lower Far Northeast Planning
3 District.

4 This bill will change the
5 zoning designations of the Thomas
6 Holme School from RSA-2,
7 Residential Single-Family Attached,
8 to SP-CIV, Special Purpose- Civic,
9 Educational and Medical. This
10 change in zoning designation will
11 allow the Philadelphia School
12 District to reconstruct the school
13 building.

14 The Philadelphia City
15 Planning Commission considered Bill
16 No. 240065 at its public meeting on
17 February 15, 2024 and recommended
18 the bill for approval. I will be
19 happy to answer any questions at
20 this time. And again, we do have
21 members of the panel here in case
22 you have any technical questions.

23 COUNCILWOMAN BASS: Thank
24 you. Thank you for your testimony.

25 Any questions from the

1 panel?

2 (No response.)

3 COUNCILWOMAN BASS: Okay.

4 Seeing none, thank you for your
5 testimony.

6 And is there anyone else
7 here to testify on the bill whose
8 name has not been called?

9 Queen Judith Robinson, you
10 want to step forward?

11 (Witness approached Witness
12 table.)

13 COUNCILWOMAN BASS: Please
14 state your name for the record and
15 proceed with your testimony.

16 MS. ROBINSON: Judith
17 Robinson. You know what, I just
18 want to make sure that we are
19 giving average citizens the time to
20 express ourselves. There are no
21 citizens here. And I want to just
22 take this time to talk about the
23 Planning Commission, education,
24 public participation and public
25 information.

1 Whenever changes are made
2 like the overlays and all of that,
3 it needs to be a wider reach to
4 make certain that citizens know
5 what's going on. You're asking us
6 in the middle of gentrification to
7 kind of fast-track all this
8 information.

9 The Civic -- what is it
10 called -- Citizens Planning
11 Institute, you have to pay. It
12 started off being free. Now, you
13 have to pay. It's no way that
14 should happen. How is someone
15 taking public information and then
16 turning it into their little, I'm
17 going to say, program, okay. I'm
18 calling it a hustle because -- and
19 they're picking and choosing who
20 they allow in.

21 It should be open. It
22 should be more money put into
23 information right now.

24 COUNCILWOMAN BASS: So
25 I -- well, let me --

1 MS. ROBINSON: Making sure
2 citizens get as much information as
3 possible. I'm just taking --

4 COUNCILWOMAN BASS: Well,
5 let me just say I agree with you on
6 those points. But this is a
7 specific hearing for these specific
8 bills so --

9 MS. ROBINSON: I got you.
10 I understand that. That's why I'm
11 just coming to try to add this in.

12 COUNCILWOMAN BASS: Okay.

13 MS. ROBINSON: I came all
14 the way down here for this. I want
15 to make sure you all are clear
16 about what the need is. Not just
17 for me, because I'm okay. But
18 you're asking -- where are the
19 citizens with all these changes,
20 you know? That's all I'm saying.
21 Thank you.

22 COUNCILWOMAN BASS: I
23 understand. Absolutely. Thank you
24 for coming down. We appreciate
25 you.

1 Is there anyone else here
2 who wanted to testify whose name
3 has not been called?

4 (No response.)

5 COUNCILWOMAN BASS: Hearing
6 none, I want to thank the witnesses
7 for their participation on Bill No.
8 240065.

9 And now, can we have Madam
10 Clerk please call the first panel
11 we have to testify this morning on
12 Bill No. 240066.

13 THE CLERK: Michael Gall,
14 Senior Legislative Planner,
15 Philadelphia City Planning
16 Commission.

17 MR. GALL: Good morning
18 again, Chair and members of Rules
19 Committee.

20 COUNCILWOMAN BASS: Good
21 morning.

22 MR. GALL: I am Michael A.
23 Gall, Senior Planner for the
24 Legislative Team for the
25 Philadelphia City Planning

1 Commission. I'm here to testify on
2 Bill No. 240066 introduced into
3 City Council on February 1, 2024 by
4 Councilmember Squilla.

5 Bill No. 240066 amends the
6 Philadelphia Zoning Maps by
7 changing the zoning designations of
8 an area of land bounded by Wood,
9 4th, Vine and Lawrence Streets in
10 the Franklin Bridge North
11 neighborhood of the Central
12 Planning District.

13 This bill will change the
14 zoning of a property at 401-19 Vine
15 Street from ICMX, Industrial
16 Commercial Mixed-Use, to CMX-3,
17 Commercial Mixed-Use. The zoning
18 change will align this one property
19 with the surrounding neighborhood
20 that is all currently zoned CMX-3.

21 The Central District Plan
22 also recommended this zoning
23 designation for the property. The
24 Philadelphia City Planning
25 Commission considered Bill No.

1 240066 at its public meeting on
2 February 15, 2024 and recommended
3 the bill for approval. I will be
4 happy to answer any questions at
5 this time.

6 COUNCILWOMAN BASS: Any
7 questions from the panel?

8 (No response.)

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

12 And is there anyone else
13 here to testify on this bill whose
14 name has not been called?

15 (No response.)

16 COUNCILWOMAN BASS: Okay.
17 Seeing none, I want to thank the
18 witness for participation on Bill
19 No. 240066.

20 MR. GALL: Thank you,
21 Chair.

22 COUNCILWOMAN BASS: There
23 being no further witnesses, I will
24 ask if there is anyone else here in
25 chambers that wishes to testify on

1 any of the bills before the
2 Committee today?

3 (No response.)

4 COUNCILWOMAN BASS: Anyone?

5 (No response.)

6 COUNCILWOMAN BASS: Okay.

7 All right. We want to thank
8 everyone for their testimony.

9 And hearing that there's no
10 one else here to testify, this
11 concludes the public hearing. We
12 will now go into a public meeting
13 shortly to consider the action to
14 be taken on the bills before the
15 Committee today. And I want to
16 thank you all for your patience.

17 One moment. Thank you for
18 your patience. We will now go into
19 a public meeting.

20 The Chair recognizes
21 Councilwoman Kathy Gilmore
22 Richardson for an amendment to Bill
23 No. 240020.

24 COUNCILWOMAN GILMORE

25 RICHARDSON: Thank you, Madam

1 Chair.

2 I offer an amendment to
3 Bill No. 240020. A copy of the
4 amendment has been circulated to
5 all members of the Committee. I
6 move that the amendment to Bill No.
7 240020 be approved.

8 (Duly seconded.)

9 COUNCILWOMAN BASS: It has
10 been moved and properly seconded
11 that the amendment to Bill No.
12 240020 be approved.

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

15 (Aye.)

16 COUNCILWOMAN BASS: Is
17 anyone opposed?

18 (No response.)

19 COUNCILWOMAN BASS: The
20 ayes have it and the motion
21 carries.

22 The Chair recognizes
23 Councilwoman Kathy Gilmore
24 Richardson for a motion to Bill No.
25 240020 as amended.

1 COUNCILWOMAN GILMORE

2 RICHARDSON: Thank you, Madam
3 Chair.

4 I move that Bill No. 240020
5 as amended be reported from the
6 Committee with a favorable
7 recommendation and further move
8 that the rules of Council be
9 suspended as to permit first
10 reading of this bill at the next
11 session of Council.

12 (Duly seconded.)

13 COUNCILWOMAN BASS: The
14 Chair notes for the record that
15 Councilmember Gauthier seconds the
16 motion.

17 It's been moved and
18 properly seconded that Bill No.
19 240020 as amended be reported from
20 this Committee with a favorable
21 recommendation and further move
22 that the rules of Council be
23 suspended to permit the first
24 reading of this bill at the next
25 session of Council.

1 All those in favor of the
2 motion will signify by saying aye.

3 (Aye.)

4 COUNCILWOMAN BASS: Does
5 anyone oppose?

6 (No response.)

7 COUNCILWOMAN BASS: Okay.

8 The ayes have it and the motion
9 carries.

10 The Chair recognizes
11 Councilwoman Kathy Gilmore
12 Richardson for a motion on Bill No.
13 240064.

14 COUNCILWOMAN GILMORE
15 RICHARDSON: Thank you, Madam
16 Chair.

17 I move that Bill No. 240064
18 be reported from this Committee
19 with a favorable recommendation and
20 further move that the rules of
21 Council be suspended as to permit
22 first reading of this bill at the
23 next session of Council.

24 (Duly seconded.)

25 COUNCILWOMAN BASS: The

1 Chair notes for the record that
2 Councilwoman Gauthier seconds the
3 motion.

4 It's been moved and
5 properly seconded that Bill No.
6 240064 be reported from this
7 Committee with a favorable
8 recommendation and further move
9 that the rules of Council be
10 suspended to permit the first
11 reading of this bill at the next
12 session of Council.

13 All those in favor of this
14 motion will signify by saying aye.

15 (Aye.)

16 COUNCILWOMAN BASS: Any
17 opposed?

18 (No response.)

19 COUNCILWOMAN BASS: Okay.
20 The ayes have it.

21 The Chair recognizes
22 Councilmember Kathy Gilmore
23 Richardson for a motion on Bill No.
24 240065.

25 COUNCILWOMAN GILMORE

1 RICHARDSON: Thank you, Madam
2 Chair.

3 I move that Bill No. 240065
4 be reported from this Committee
5 with a favorable recommendation and
6 further move that the rules of
7 Council be suspended as to permit
8 first reading of this bill at the
9 next session of Council.

10 (Duly seconded.)

11 COUNCILWOMAN BASS: The
12 Chair notes for the record that
13 Councilwoman Gauthier seconds the
14 motion.

15 It's been moved and
16 properly seconded that Bill No.
17 240065 be reported from this
18 Committee with a favorable
19 recommendation and further move
20 that the rules of Council be
21 suspended to permit the first
22 reading of this bill at the next
23 session of Council.

24 All of those in favor of
25 this motion will signify by saying

1 aye.

2 (Aye.)

3 COUNCILWOMAN BASS: The
4 ayes have -- anyone opposed, I
5 should ask?

6 (No response.)

7 COUNCILWOMAN BASS: Okay.
8 The ayes have it and the motion
9 carries.

10 And finally, let the record
11 reflect that Bill No. 240063 is
12 being held at the request of the
13 sponsor.

14 And this concludes our
15 public meeting, the business of the
16 public meeting for the Rules
17 Committee. We want to thank all of
18 you very much for your attendance
19 today. Thank you for coming.

20 COUNCILWOMAN GILMORE
21 RICHARDSON: Thank you, Madam
22 Chair.

23 COUNCILWOMAN BASS: Thank
24 you.

25 (Committee on Rules

1 concluded at 10:40 a.m.)

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

2 I, hereby certify that the proceedings
3 and evidence noted are contained fully and
4 accurately in the stenographic notes taken by
5 me in the foregoing matter, and that this is a
6 correct transcript of the same.
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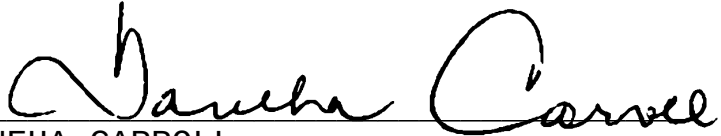
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19 transcript does not apply to any reproduction
20 of the same by any means, unless under the
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22 certifying reporter.)

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TANEHA CARROLL
Court Reporter - Notary Public

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