

COUNCIL OF THE CITY OF PHILADELPHIA
COMMITTEE ON RULES

Room 400, City Hall
Philadelphia, Pennsylvania
Wednesday, October 15, 2014
10:15 a.m.

PRESENT:

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

BILLS 130879, 140487, 140633, 140646, 140647,
140648, 140652, and 140719

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COUNCILMAN GREENLEE: Good morning, everyone. Sorry. We're just slightly late here. This is the Committee on Rules. We have established a quorum: Councilman Kenney, Vice Chair of the Committee; Councilman Goode; Councilwoman Bass; Councilman Henon; and myself, Bill Greenlee.

Ms. Marconi, will you please read the title of the first bill before us today.

THE CLERK: Bill No. 130879, an ordinance amending Title 14 of The Philadelphia Code, entitled "Zoning and Planning," by revising certain provisions relating to the City Avenue Overlay District as it pertains to signage.

COUNCILMAN GREENLEE: Thank you.

And, Mr. Kramer, before you start, I understand this is going to be your last hearing before us today?

MR. KRAMER: It is likely to be. I will be retiring at the end of the

1 10/15/14 - RULES - BILL 130879, ETC.

2 year and have some time I have to run.

3 So it's not set in stone, but it's likely
4 to be, and it has been a pleasure.

5 COUNCILMAN GREENLEE: Well, the
6 pleasure is certainly ours.

7 (Applause.)

8 COUNCILMAN GREENLEE: You've
9 always worked with us very well, very
10 professionally, and we all appreciate
11 that, sir.

12 MR. KRAMER: Thank you, sir.

13 COUNCILMAN GREENLEE: Let's see
14 what we can beat you up on today.

15 MR. KRAMER: Let us move the
16 legislative process forward.

17 Good morning, Chairman Greenlee
18 and members of the Rules Committee. I am
19 William Kramer, Division Director of the
20 Development Division of the Philadelphia
21 City Planning Commission. I am here
22 today to testify on Bill No. 130879,
23 which was introduced into City Council
24 November 21st, 2013 by Councilmember
25 Jones.

1 10/15/14 - RULES - BILL 130879, ETC.

2 Bill No. 130879 amends the
3 Philadelphia Zoning Code by amending
4 Section 14-500 of the Code, entitled
5 "Overlay Zoning Districts," specifically
6 the City Avenue Overlay District. The
7 change would establish that the tenant
8 and not the building are to be used to
9 determine the size and number of signs.

10 The Philadelphia City Planning
11 Commission at its meeting of December 10,
12 2013 considered Bill No. 130879 and
13 recommended approval, finding that this
14 bill is an item in accord with previous
15 policy. This legislation reverts the
16 language of the overlay to what was
17 originally approved and seen by the
18 Planning Commission in February of 2009.

19 I'd be happy to answer any
20 questions you may have.

21 COUNCILMAN GREENLEE:

22 Mr. Kramer, just briefly, just explain a
23 little bit. You said the change would
24 establish that the tenant and not the
25 building are to be used.

1 10/15/14 - RULES - BILL 130879, ETC.

2 MR. KRAMER: When the current
3 Code was written and adopted, one of the
4 changes they made was limiting the number
5 to the building itself. The original
6 overlay said you could have a sign per
7 tenant. So if you had three tenants in a
8 building, you could have three -- each of
9 them could have a sign on it, and that
10 basically is what this reverts it to.

11 COUNCILMAN GREENLEE: Okay.

12 COUNCILMAN KENNEY: It has
13 nothing to do with the size of the sign?

14 MR. KRAMER: No, sir, it does
15 not.

16 COUNCILMAN KENNEY: The tenant
17 doesn't determine the size?

18 MR. KRAMER: No. The size
19 numbers stay the same. It's just how
20 many you can have.

21 COUNCILMAN KENNEY: Okay.
22 Thank you.

23 COUNCILMAN GREENLEE: The
24 record will reflect Councilwoman Reynolds
25 Brown, a member of the Committee, is

1 10/15/14 - RULES - BILL 130879, ETC.

2 present and Councilman Squilla, our new
3 member of the Rules Committee. Welcome,
4 sir.

5 COUNCILMAN SQUILLA: Thank you.

6 COUNCILMAN GREENLEE: Any other
7 questions for Mr. Kramer on the first
8 bill here?

9 (No response.)

10 COUNCILMAN GREENLEE: Seeing
11 none, anyone else here to testify on Bill
12 No. 130879?

13 (No response.)

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

16 MR. KRAMER: Bill No. 140487,
17 an ordinance amending Title 14 of The
18 Philadelphia Code, entitled "Zoning and
19 Planning," by changing the street
20 frontage requirements for lots with
21 multi-street frontage in certain
22 residential zoning districts, all under
23 certain terms and conditions.

24 COUNCILMAN GREENLEE: Thank
25 you.

1 10/15/14 - RULES - BILL 130879, ETC.

2 Mr. Kramer.

3 MR. KRAMER: Good morning,
4 Chairman Greenlee and members of the
5 Rules Committee. I am William Kramer,
6 Division Director of the Development
7 Division of the Philadelphia City
8 Planning Commission. I am here today to
9 testify on Bill No. 140487, which was
10 introduced into City Council May 22nd,
11 2014 by Councilmember Quinones-Sanchez.

12 Bill No. 140487 amends the
13 Philadelphia Zoning Code by amending
14 Section 14-701(2)(b) by adding
15 dimensional requirements for lots with
16 multiple street frontages in the "RSA-5"
17 Residential Single Attached and the
18 "RM-1" Residential Multi-Family
19 Districts. The purpose of the bill is to
20 clarify which property lines are to be
21 used to determine front, rear, and side
22 yards depending on the number of existing
23 street frontages.

24 The Planning Commission staff
25 has worked with the Councilmember's

1 10/15/14 - RULES - BILL 130879, ETC.
2 office and the Building Industry
3 Association to suggest a technical
4 amendment to this bill. The change would
5 be in the text for "Corner Lots" where
6 references to "side" yard would be
7 changed to be "rear" yard. This was
8 agreed upon in order to provide maximum
9 flexibility to property owners while
10 maintaining appropriate separation from
11 adjoining properties and retaining open
12 space requirements. I respectfully
13 submit the amendment for your
14 consideration.

15 The Philadelphia City Planning
16 Commission at its meeting of August 19th,
17 2014 considered Bill No. 140487 and
18 recommended approval with the proposed
19 technical amendments.

20 I'd be happy to answer any
21 questions you may have.

22 COUNCILMAN GREENLEE: Thank
23 you, Mr. Kramer, and we have the
24 amendment with us.

25 Any questions for Mr. Kramer on

1 10/15/14 - RULES - BILL 130879, ETC.

2 this bill?

3 (No response.)

4 COUNCILMAN GREENLEE: Seeing

5 none, anyone else here -- I think

6 Ms. Fadullon wanted to testify on this,

7 please.

8 THE CLERK: And also Lorna Katz

9 Lawson.

10 COUNCILMAN GREENLEE: If that

11 person could also come up.

12 (Witnesses approached witness

13 table.)

14 COUNCILMAN GREENLEE:

15 Ms. Fadullon, please identify yourself

16 for the record and proceed.

17 MS. FADULLON: My name is Anne

18 Fadullon. I am President of the Building

19 Industry Association, which represents

20 the region's residential home builders,

21 residential contractors and suppliers.

22 I'd like to thank Chairman Greenlee and

23 the members of the Rules Committee for

24 allowing us to testify on Bill No.

25 140487, which allows for development of

1 10/15/14 - RULES - BILL 130879, ETC.
2 townhouse style multi-family housing
3 units in certain residential zones.

4 The BIA strongly supports
5 Council President's 1500 New Affordable
6 Housing Units Initiative to creatively
7 finance affordable housing projects
8 across the City. One of the most needed
9 types of affordable housing is family
10 style affordable housing, which under the
11 Pennsylvania Housing Finance
12 Association's funding laws require that
13 they come in a townhouse style. I think
14 it's kind of been proven that a high-rise
15 or apartment style unit for family is not
16 the most appropriate. So their design
17 guidelines really call for a townhouse
18 style development. Unfortunately, our
19 current Zoning Code does not allow this
20 type of development by right.

21 Another part of the
22 Pennsylvania Housing Finance Association
23 design guidelines is that you have to
24 have some sort of community space, which
25 means oftentimes these developments are

1 10/15/14 - RULES - BILL 130879, ETC.
2 not just kind of fee simple townhouse
3 style and usually have some kind of rear
4 parking courtyard, plus a community
5 space, and so it doesn't quite fit in
6 with the existing Code. Bill No. 140487
7 corrects that shortcoming, which is a
8 critical step providing adequate
9 affordable housing development.

10 As many of you know, a lot of
11 times these non-profit groups that are
12 often the ones -- community development
13 corporations developing this type of
14 housing don't have the resources to fight
15 a zoning appeal, if that comes up, and
16 right now the Code really doesn't allow
17 for this type of development to happen by
18 right. By conforming the Code to PHFA's
19 requirements, this legislation makes it
20 easier and more cost effective to develop
21 affordable housing in Philadelphia.

22 Bill No. 140487 is a
23 commonsense change to an inadvertent but
24 important oversight of the new Code. The
25 members of the Building Industry

1 10/15/14 - RULES - BILL 130879, ETC.

2 Association thank Councilwoman Sanchez
3 for introducing this bill, and we ask the
4 Rules Committee to approve the bill and
5 support its passage through Council.

6 Thank you.

7 COUNCILMAN GREENLEE: Thank
8 you. And just for the record, as
9 Mr. Kramer said, the BIA supports the
10 amendment?

11 MS. FADULLON: Yes. We have no
12 problem with any of the amendments.

13 COUNCILMAN GREENLEE: Thank
14 you.

15 First, any questions for
16 Ms. Fadullon?

17 (No response.)

18 COUNCILMAN GREENLEE: Seeing
19 none, ma'am, please identify yourself for
20 the record and proceed.

21 MS. LAWSON: My name is Lorna
22 Katz Lawson. I'm from Society Hill Civic
23 Association.

24 COUNCILMAN GREENLEE: A little
25 bit closer to the microphone, maybe pull

1 10/15/14 - RULES - BILL 130879, ETC.
2 it down.

3 MS. LAWSON: Sorry. This chair
4 is very low.

5 My name is Lorna Katz Lawson
6 and I am the Chair for the Zoning and
7 Historic Preservation Committee for
8 Society Hill Civic Association.

9 The one issue -- well,
10 generally I have to also say I am not
11 here to speak for the Crosstown
12 Coalition, but we had a meeting last
13 night with Anne about the other bill, and
14 this -- we also discussed this bill, but
15 since we just found out about it, it's
16 another thing where we really have had no
17 prior notice and --

18 COUNCILMAN GREENLEE: Can I
19 just interrupt? I'm sorry.

20 MS. LAWSON: Yeah.

21 COUNCILMAN GREENLEE: We're
22 talking about this bill, 140487?

23 MS. LAWSON: Right.

24 COUNCILMAN GREENLEE: Because
25 there seems to be maybe a thought that

1 10/15/14 - RULES - BILL 130879, ETC.
2 we're talking about --

3 MS. LAWSON: Well, Councilman
4 Squilla is aware that this is a similar
5 process where the community was not
6 alerted to this. We haven't considered
7 it, but since I am always working in
8 zoning, my --

9 COUNCILMAN GREENLEE: I just
10 want to make clear we're talking about
11 the same bill. Okay. Go ahead.

12 MS. LAWSON: Okay. We would be
13 highly impacted by the two-street
14 property, because that could create, as
15 it's stated here, basically a wall of
16 building mid block. Being an older
17 community, we have a lot of irregular
18 lots, not only in terms of size but also
19 how they've been developed over the
20 years. So we have existing overbuilds or
21 peculiar builds that need to be worked
22 around. We feel like making this a
23 blanket thing for the whole City is not a
24 good idea, that it really needs to be
25 considered at a more fine-grained level.

1 10/15/14 - RULES - BILL 130879, ETC.

2 Also it's a different thing
3 than what Anne was discussing how it
4 would impact us. So I'm opposed to going
5 ahead with it without further
6 consideration, because I think this
7 potentially could cut down significantly
8 on light and air. It would eliminate
9 backyards. Basically it would be a big
10 building street to street in the middle
11 of the block.

12 The other thing is on the --
13 well, we're not really impacted by the
14 four or more streets, but I would like to
15 have a more complete explanation of what
16 requirements for coverage and open space
17 remain the same. How do you have open
18 space if you're allowing frontage on
19 every street? It doesn't fit into any --
20 the only thing you can do is pull the
21 building back from one street. Then you
22 have to go and get a variance because
23 you're in the Center City District and
24 you have to build to the street.

25 So I don't really see how this

1 10/15/14 - RULES - BILL 130879, ETC.
2 adequately describes something, and
3 you're introducing another variance
4 situation clearing up some other.

5 COUNCILMAN GREENLEE: All
6 right. First, let me recognize
7 Councilman Squilla.

8 COUNCILMAN SQUILLA: Yes.
9 Lorna, are you then mainly concerned
10 about the process of how the bills were
11 introduced? They are actually put out
12 when the hearings would be for a
13 particular bill, but you're saying nobody
14 is notifying either the Crosstown
15 Coalition or Society Hill that these
16 changes are going into effect?

17 MS. LAWSON: Right.

18 COUNCILMAN SQUILLA: What would
19 you suggest would be a way for us, as a
20 bill is introduced, that your group and
21 other groups would know what's being
22 introduced at that time? Because this
23 public hearing is the time to actually go
24 through them and hopefully have
25 discussions with -- because I know they

1 10/15/14 - RULES - BILL 130879, ETC.
2 actually had discussions with
3 Councilwoman Sanchez's office and the BIA
4 and the Planning Commission on this, but
5 you're saying that the Crosstown
6 Coalition and other community groups
7 haven't --

8 MS. LAWSON: The people who are
9 impacted have not been engaged in the
10 discussion.

11 COUNCILMAN SQUILLA: So that's
12 my question. What would you suggest the
13 best way to -- every bill that's
14 introduced actually there's a docket on
15 the City website. Would there be a
16 better way to promote or show those bills
17 as they are introduced so that you'd be
18 more aware of them ahead of time and then
19 had questions, could have more input?

20 MS. LAWSON: That would be
21 good. I mean, because otherwise we have
22 to go in and pull up -- you know how, for
23 instance, zoning, L&I sends out a zoning
24 notice twice a week usually saying what
25 were the automatically approved zoning

1 10/15/14 - RULES - BILL 130879, ETC.
2 permits, and it's done by district. I
3 mean, that might be one way to say what
4 bills are coming up and what districts it
5 would affect.

6 COUNCILMAN SQUILLA: Have you
7 ever been able to go on the website to
8 see what bills are actually introduced or
9 to see what hearings are coming up, or
10 that's not something that --

11 MS. LAWSON: I don't
12 generally -- I don't think most of the
13 people who are doing zoning work --

14 COUNCILMAN SQUILLA: Do that.

15 MS. LAWSON: Do that, yeah.

16 COUNCILMAN SQUILLA: So you
17 think we need to do a better job of
18 reaching out to the community to let them
19 know what is being introduced that may
20 affect their communities at that time?

21 MS. LAWSON: I would appreciate
22 it, yeah. It's painful for, you know,
23 you to have to go through things three
24 times as well and inefficient when we
25 could all be at the table to begin with.

1 10/15/14 - RULES - BILL 130879, ETC.

2 COUNCILMAN SQUILLA: Okay.

3 Thank you.

4 MS. LAWSON: Thank you. I just
5 want to say we had a very productive
6 coalition zoning committee with Anne's
7 group, Anne yesterday, and we had some
8 creative ideas of alternative ways to
9 basically -- different way to skin the
10 cat, get a good result for everybody.

11 COUNCILMAN GREENLEE: If I
12 could just ask real quickly, just so I'm
13 clear here, is your problem more with the
14 process or does this affect Society Hill,
15 this kind of bill?

16 MS. LAWSON: Well, the corner
17 property -- you know, this is the thing:
18 The corner property buildup pretty much
19 wouldn't be that much of an issue for us,
20 but this through property is. We don't
21 have any four-side properties, so I don't
22 want to speak to that. And the three
23 streets, I don't think we have any of
24 those.

25 COUNCILMAN GREENLEE: So it's

1 10/15/14 - RULES - BILL 130879, ETC.
2 really the process you had a problem
3 with, not --

4 MS. LAWSON: The process and
5 that particular one, because that would
6 have big impact. We have --

7 COUNCILMAN GREENLEE: What
8 particular one? I'm sorry.

9 MS. LAWSON: Well, this thing
10 of running through the street. Like a
11 lot of our Spruce to Cypress, Pine to
12 Addison, there are properties that could
13 become just hulks in the middle of these
14 streets next to much smaller houses. So
15 I think it's not appropriate.

16 COUNCILMAN GREENLEE: Okay.
17 Any other questions?

18 (No response.)

19 MS. LAWSON: Our quality of our
20 neighborhood is light and air and trees
21 and, you know. That's why people want to
22 live there.

23 COUNCILMAN GREENLEE: Okay.
24 Thank you.

25 MS. LAWSON: Thank you.

1 10/15/14 - RULES - BILL 130879, ETC.

2 COUNCILMAN GREENLEE: Any other
3 questions?

4 (No response.)

5 COUNCILMAN GREENLEE: Anyone
6 else here to testify on Bill No. 140487?

7 (No response.)

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

10 THE CLERK: Bill No. 140633, an
11 ordinance to amend the Philadelphia
12 Zoning Maps by changing the zoning
13 designations of certain areas of land
14 located within an area bounded by 15th
15 Street, Cecil B. Moore Avenue, Ridge
16 Avenue, 25th Street, and Diamond Street.

17 COUNCILMAN GREENLEE: Thank
18 you.

19 Mr. Kramer, please.

20 MR. KRAMER: Good morning,
21 Chairman Greenlee and members of the
22 Rules Committee. I am William Kramer,
23 Division Director of the Development
24 Division of the Philadelphia City
25 Planning Commission. I am here today to

1 10/15/14 - RULES - BILL 130879, ETC.
2 testify on Bill No. 140633, which was
3 introduced into City Council September
4 11th, 2014 by Councilmember Greenlee on
5 behalf of Council President Clarke.

6 Bill No. 140633 amends the
7 Philadelphia Zoning Maps by rezoning an
8 area bounded by 15th Street, Cecil B.
9 Moore Avenue, 25th Street, Ridge Avenue,
10 and Diamond Street. It contains
11 corrective changes to match the existing
12 land use of the area, as well as changes
13 which focus development towards the
14 commercial corridors. The bill's primary
15 objective is to revise the zoning of
16 blocks of single-family homes near Temple
17 University's main campus to prevent their
18 conversion to inappropriate uses. On
19 blocks which are predominantly
20 multi-family, the current zoning allowing
21 multiple dwelling units will remain
22 unchanged. The bill also removes
23 obsolete commercial zoning where
24 commercial activity is no longer
25 conducted and rezones the Cecil B. Moore

1 10/15/14 - RULES - BILL 130879, ETC.
2 Recreation Center to reflect its current
3 use.

4 This bill follows the
5 recommendation of the Lower North
6 District Plan adopted on May 20th, 2014,
7 which is in Phase 2 of the City's
8 Comprehensive Plan.

9 In preparing for this hearing,
10 a technical correction is required for
11 Map B-3 Proposed Zoning, as one block
12 indicated two different zoning
13 designations for the same area. I have
14 the amended map with me and respectfully
15 submit it for your consideration.

16 The Philadelphia City Planning
17 Commission at its meeting of October
18 21st, 2014 will consider Bill No. 140633
19 with a staff recommendation of approval.

20 I'd be happy to answer any
21 questions you may have.

22 COUNCILMAN GREENLEE: Thank
23 you, Mr. Kramer.

24 Any questions?

25 (No response.)

1 10/15/14 - RULES - BILL 130879, ETC.

2 COUNCILMAN GREENLEE: Seeing
3 none, anyone else here to testify on Bill
4 No. 140633?

5 (No response.)

6 COUNCILMAN GREENLEE: Seeing
7 none, Ms. Marconi, our next bill, please.

8 THE CLERK: Bill No. 140646, an
9 ordinance amending Chapter 14-600 of The
10 Philadelphia Code, entitled "Use
11 Regulations," to revise the boundaries of
12 "Area 1" and "Area 2" as defined in the
13 code.

14 COUNCILMAN GREENLEE:
15 Mr. Kramer.

16 MR. KRAMER: Good morning,
17 Chairman Greenlee, members of the Rules
18 Committee. I am William Kramer, Division
19 Director of the Development Division of
20 the Philadelphia City Planning
21 Commission. I am here today to testify
22 on Bill No. 140646, which was introduced
23 into City Council on September 11th, 2014
24 by Councilmembers O'Neill and Henon.

25 Bill No. 140646 amends the

1 10/15/14 - RULES - BILL 130879, ETC.
2 Philadelphia Zoning Code by updating
3 Section 14-603(5)(a)(.2). This section
4 of the Code applies specific limits on
5 the provision of family day care uses in
6 two areas of the City which correspond to
7 the Tenth and Sixth Councilmanic
8 Districts. The purpose of the bill is to
9 have the boundaries of the two districts
10 updated to reflect the existing
11 boundaries of those districts.

12 The Philadelphia City Planning
13 Commission considers Bill No. 140646 to
14 be an item in accord with previous policy
15 and, accordingly, recommends its
16 approval.

17 I'd be happy to answer any
18 questions you may have.

19 COUNCILMAN GREENLEE: Thank
20 you, Mr. Kramer.

21 Councilman Kenney.

22 COUNCILMAN KENNEY: Thank you,
23 Mr. Chairman.

24 I assume -- Area 1 and 2, could
25 you define them? Is that districts?

1 10/15/14 - RULES - BILL 130879, ETC.

2 MR. KRAMER: Yes.

3 COUNCILMAN KENNEY: So it's the
4 two districts in the Northeast?

5 MR. KRAMER: Yes, sir.

6 COUNCILMAN KENNEY: That's it.

7 Thank you.

8 MR. KRAMER: In the Code
9 they're actually listed by wards, but
10 it's essentially the same thing.

11 COUNCILMAN KENNEY: It's a
12 minor question, but do you have any
13 history of why they just wouldn't put a
14 district in there as opposed to Area 1,
15 Area 2?

16 MR. KRAMER: I remember having
17 a discussion when the ZCC was writing
18 this, and for whatever reason, they --
19 somebody believed it was more clear to
20 put it by wards. Why? They didn't
21 answer.

22 COUNCILMAN KENNEY: But I guess
23 the district designation includes all the
24 wards, so --

25 MR. KRAMER: It would have done

1 10/15/14 - RULES - BILL 130879, ETC.
2 the same. In terms of saving typing with
3 my hands, I would have done it the other
4 way, but --

5 COUNCILMAN KENNEY: Especially
6 confusing with Area 1 you think and
7 District 1. It's not; it's District 10.
8 Area 1 is 10 or District --

9 MR. KRAMER: I'd have to look.

10 COUNCILMAN KENNEY: Councilman
11 Henon's district.

12 MR. KRAMER: I don't know which
13 one is which, but I know they both refer
14 to the Sixth and the Tenth Councilmanic
15 Districts.

16 COUNCILMAN KENNEY: Thank you.

17 COUNCILMAN GREENLEE: Thank
18 you, Councilman.

19 Any other questions?

20 (No response.)

21 COUNCILMAN GREENLEE: Seeing
22 none, anyone else here to testify on Bill
23 No. 140646?

24 (No response.)

25 COUNCILMAN GREENLEE: Seeing

1 10/15/14 - RULES - BILL 130879, ETC.

2 none, Ms. Marconi.

3 THE CLERK: Bill No. 140647, an
4 ordinance to amend the Philadelphia
5 Zoning Maps by changing the zoning
6 designations of certain areas of land
7 located within an area bounded by Spruce
8 Street, 4th Street, Pine Street, 2nd
9 Street, South Street, 3rd Street, Lombard
10 Street, 5th Street, Pine Street, and 6th
11 Street.

12 COUNCILMAN GREENLEE:

13 Mr. Kramer.

14 MR. KRAMER: Good morning,
15 Chairman Greenlee, members of the Rules
16 Committee. I am William Kramer, Division
17 Director of the Development Division of
18 the Philadelphia City Planning
19 Commission. I am here today to testify
20 on Bill No. 140647, which was introduced
21 into City Council on September 11th, 2014
22 by Councilmember Squilla.

23 Bill No. 140647 amends the
24 Philadelphia Zoning Maps by changing the
25 zoning designations of certain areas of

1 10/15/14 - RULES - BILL 130879, ETC.
2 land within an area bounded by Spruce
3 Street, 4th Street, Pine Street, 2nd
4 Street, South Street, 3rd Street, Lombard
5 Street, 5th Street, Pine Street, and 6th
6 Street.

7 It contains two corrective
8 changes to match the zoning to the
9 existing land uses. These changes occur
10 along 5th Street between Spruce and Pine,
11 changing the designation from "CA-1"
12 Commercial Auto to "CMX-2" Commercial
13 Mixed Use, and between 2nd and 3rd Street
14 north of South Street where a blockface
15 of "RM-1" Residential Multi-Family is to
16 be changed to "RSA-5" Residential Single
17 Family Attached. Both areas were
18 identified during the Central District
19 planning process. The Central District
20 Plan included three public meetings, a
21 series of steering committee meetings,
22 and two presentations before the Planning
23 Commission at public meetings.

24 The Philadelphia City Planning
25 Commission will consider Bill No. 140647

1 10/15/14 - RULES - BILL 130879, ETC.
2 at its meeting of October 21st, 2014 with
3 a staff recommendation of approval.

4 I'd be happy to answer any
5 questions you may have.

6 COUNCILMAN GREENLEE: Thank
7 you, Mr. Kramer.

8 Any questions?

9 (No response.)

10 COUNCILMAN GREENLEE: Seeing
11 none, thank you. I understand Ms. Katz
12 would like to testify again, please.

13 (Witness approached witness
14 table.)

15 COUNCILMAN GREENLEE: Please
16 for the record just identify yourself
17 again and proceed.

18 MS. LAWSON: Lorna Katz Lawson,
19 Society Hill Civic Association, Zoning
20 and Historic Preservation Chairperson.

21 Agreed these two changes, which
22 seem very minor, are not really -- one is
23 fine, the one on Lombard Street, but the
24 other change doesn't really fit what the
25 community thinks they want. I'm just

1 10/15/14 - RULES - BILL 130879, ETC.
2 giving you this from my committee. We
3 have not had an opportunity to -- I got
4 this in September, and because of the way
5 our meeting schedule goes, I would not be
6 able to get the people who live around
7 that -- flank that piece of 5th Street to
8 a meeting to discuss this. But my
9 committee -- and I have to say, I think
10 it's fine personally. My committee
11 unanimously did not think it was fine.
12 There are ten other people. They don't
13 want the additional height that the
14 "CMX-2" would allow. And the back
15 space -- and to eliminate the parking
16 lot, there would be no way to deliver to
17 the -- there's no opportunity for
18 delivery on the east side of the street
19 other than through the parking lot, and
20 they want the commerce there. They don't
21 want the additional height. Behind it is
22 all single-family homes.

23 So that's all I have to say.

24 COUNCILMAN GREENLEE: Okay. If
25 I could just ask, in Mr. Kramer's

1 10/15/14 - RULES - BILL 130879, ETC.
2 testimony, it says both areas were
3 identified during the Central District
4 planning process.

5 MS. LAWSON: Yes.

6 COUNCILMAN GREENLEE: There
7 were three public meetings, steering
8 committee meetings, two presentations.
9 Were you or your civic association
10 involved?

11 MS. LAWSON: I was involved.
12 Miscellaneous neighbors come to those
13 public hearings, but whether people came
14 specifically from that area, I don't
15 know.

16 There's no -- there's nothing
17 in the new Code that translates exactly
18 to what we have, but this is an increase
19 in density with apartments over
20 commercial and, again, we're looking at
21 other bills that would then also increase
22 that CMX to yet a higher height.

23 COUNCILMAN GREENLEE: Okay. I
24 understand.

25 Any questions?

1 10/15/14 - RULES - BILL 130879, ETC.

2 (No response.)

3 COUNCILMAN GREENLEE: Seeing
4 none, thank you, Ms. Katz.

5 Anyone else here to testify on
6 Bill No. 140647?

7 (No response.)

8 COUNCILMAN GREENLEE: Seeing
9 none, Ms. Marconi, our next one.

10 THE CLERK: Bill No. 140648, an
11 ordinance to amend the Philadelphia
12 Zoning Maps by changing the zoning
13 designations of certain areas of land
14 located within an area bounded by Oregon
15 Avenue, Delaware Expressway, and Front
16 Street.

17 COUNCILMAN GREENLEE:
18 Mr. Kramer.

19 MR. KRAMER: Good morning,
20 Chairman Greenlee, members of the Rules
21 Committee. I am William Kramer, Division
22 Director of the Development Division of
23 the Philadelphia City Planning
24 Commission. I am here today to testify
25 on Bill No. 140648, which was introduced

1 10/15/14 - RULES - BILL 130879, ETC.
2 into City Council on September 11th, 2014
3 by Councilmember Squilla.

4 Bill No. 140648 amends the
5 Philadelphia Zoning Maps by rezoning an
6 area bounded by Oregon Avenue, the
7 Delaware Expressway, and Front Street.
8 The bill will rezone the entire block
9 from an existing zoning designation of
10 "I-2" Industrial to a zoning designation
11 of "CA-2" Commercial Auto. The purpose
12 of this change is to reflect the existing
13 use of this property as a shopping
14 center.

15 The Philadelphia City Planning
16 Commission will consider Bill No. 140648
17 at its meeting of October 21st, 2014 with
18 a staff recommendation of approval.

19 I'd be happy to answer any
20 questions you may have.

21 COUNCILMAN GREENLEE: Thank
22 you, sir.

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

25 (No response.)

1 10/15/14 - RULES - BILL 130879, ETC.

2 COUNCILMAN GREENLEE: Seeing
3 none, anyone else here to testify on Bill
4 No. 140648?

5 (No response.)

6 COUNCILMAN GREENLEE: Seeing
7 none, Ms. Marconi, please, our next bill.

8 THE CLERK: Bill No. 140652, an
9 ordinance to amend the Philadelphia
10 Zoning Maps by changing the zoning
11 designations of certain areas of land
12 located within an area bounded by Cedar
13 Street, Venango Street, Gaul Street, and
14 Tioga Street.

15 COUNCILMAN GREENLEE:
16 Mr. Kramer.

17 MR. KRAMER: Good morning,
18 Chairman Greenlee, members of the Rules
19 Committee. I am William Kramer, Division
20 Director of the Development Division of
21 the Philadelphia City Planning
22 Commission. I am here today to testify
23 on Bill No. 140652, which was introduced
24 into City Council on September 11th, 2014
25 by Councilmember Squilla.

1 10/15/14 - RULES - BILL 130879, ETC.

2 Bill No. 140652 amends the
3 Philadelphia Zoning Maps by rezoning an
4 area bounded by Cedar Street, Venango
5 Street, Gaul Street, and Tioga Street.
6 The bill will rezone the westerly side of
7 the block from an existing zoning
8 designation of "ICMX" Industrial
9 Commercial Mixed Use to a zoning
10 designation of partly "CA-2" Commercial
11 Auto and partly "RM-1" Residential
12 Multi-Family. The purpose of the change
13 is to reflect the existing use of this
14 property as a shopping center with a
15 small number of residential units along
16 Gaul Street.

17 The Philadelphia City Planning
18 Commission will consider Bill No. 140652
19 at its meeting of October 21st, 2014 with
20 a recommendation of approval.

21 I will be happy to answer any
22 questions you may have.

23 COUNCILMAN GREENLEE: Thank
24 you, Mr. Kramer.

25 Any questions?

1 10/15/14 - RULES - BILL 130879, ETC.

2 (No response.)

3 COUNCILMAN GREENLEE: Seeing
4 none, anyone else here to testify on Bill
5 No. 140652?

6 (No response.)

7 COUNCILMAN GREENLEE: Seeing
8 none, Ms. Marconi, please, our last bill
9 before us.

10 THE CLERK: Bill No. 140719, an
11 ordinance to amend the Philadelphia
12 Zoning Maps by changing the zoning
13 designations of certain areas of land
14 located within an area bounded by Rising
15 Sun Avenue, Geneva Road, Westford Road,
16 and Tabor Road.

17 COUNCILMAN GREENLEE: Thank
18 you.

19 Mr. Kramer.

20 MR. KRAMER: Good morning,
21 Chairman Greenlee, members of the Rules
22 Committee. I am William Kramer, Division
23 Director of the Development Division of
24 the Philadelphia City Planning
25 Commission. I am here today to testify

1 10/15/14 - RULES - BILL 130879, ETC.
2 on Bill No. 140719, which was introduced
3 into City Council September 25th, 2014 by
4 Councilmember Quinones-Sanchez for
5 Councilmember Tasco.

6 Bill No. 140719 amends the
7 Philadelphia Zoning Maps by rezoning an
8 area bounded by Rising Sun Avenue, Geneva
9 Road, Westford Road, and Tabor Road. The
10 block is currently zoned partly "RSA-3"
11 Residential Single Attached and partly
12 "RSA-5" Residential Single Attached. It
13 is proposed to rezone a portion of the
14 block fronting on Tabor Road from the
15 "RSA-3" designation to an "RM-1"
16 Residential Multi-Family designation.
17 The purpose of this change is to allow
18 for an existing church complex to house a
19 day care center and a school in the
20 existing structures at this location.

21 In discussion with the
22 applicant's representative, it has been
23 determined that the "RM-1" designation
24 would not provide the zoning relief being
25 sought and, accordingly, the applicant is

1 10/15/14 - RULES - BILL 130879, ETC.
2 requesting that the bill be amended to
3 change the zoning designation to "CMX-2"
4 Commercial Mixed Use. This is consistent
5 with the land use patterns on the other
6 three corners adjacent to this site.

7 The Philadelphia City Planning
8 Commission will consider Bill No. 140719
9 at its meeting of October 21st, 2014 with
10 a staff recommendation of approval.

11 That concludes my testimony.
12 I'd be happy to answer any questions you
13 may have.

14 COUNCILMAN GREENLEE: Thank
15 you, Mr. Kramer.

16 Any questions for Mr. Kramer
17 first?

18 (No response.)

19 COUNCILMAN GREENLEE:
20 Mr. Beauvais and others, please approach.

21 (Witnesses approached witness
22 table.)

23 COUNCILMAN GREENLEE: Good
24 morning. Please identify yourself and
25 proceed.

1 10/15/14 - RULES - BILL 130879, ETC.

2 MR. BEAUVAIS: Good morning,
3 Mr. Chairman, members of the Committee.
4 My name is Darwin Beauvais. I'm an
5 attorney at the law firm of Zarwin Baum.
6 I'm here to represent Triumphant Faith
7 International Worship Center. They have
8 made a request of the zoning change.

9 I have with me here Pastor
10 Brown and the first lady, Ms. Sandra
11 Brown. I would like for them to
12 introduce themselves and tell them a
13 little bit about the church, and then
14 I'll explain to you why we are requesting
15 the zoning change as well as the
16 amendment.

17 Pastor Brown.

18 COUNCILMAN GREENLEE: Please
19 identify yourself and then proceed.

20 PASTOR BROWN: Good morning.
21 I'm Pastor Brown. Good morning to the
22 Committee.

23 COUNCILMAN GREENLEE: Good
24 morning.

25 PASTOR BROWN: Glad to meet

1 10/15/14 - RULES - BILL 130879, ETC.
2 you.

3 We are Triumphant Faith
4 International Worship Center. We began
5 in 2000 as a non-profit. In 2002, we
6 secured a building and planted a church
7 there. There's been some good things
8 that's been happening in that
9 neighborhood. We've been able to
10 introduce families to the Lord Jesus
11 Christ, and we're there to preach the
12 gospel, but at the same time, we've been
13 able to meet some of the social needs
14 that are in the community with clothing,
15 with feeding, literacy programs and
16 things of that nature.

17 Our church is located on Rising
18 Sun and Tabor Road, and we purchased that
19 building from Cedar Grove Church, and
20 there was just a lot of wonderful
21 activity already going on there and we've
22 taken over that facility to continue that
23 action. And so we're just a church just
24 doing what we need to do in the community
25 and just trying our best to better the

1 10/15/14 - RULES - BILL 130879, ETC.
2 community as we go along.

3 PASTOR SANDRA BROWN: And I am
4 Pastor Sandra Brown as well. Since we've
5 been there, in the interim of our
6 ministry, we have been very effective in
7 our community as far as meeting people in
8 our community, meeting the needs
9 particularly in some counseling areas for
10 family and children and also very
11 effective in our scholastic programs for
12 literacy and GED since we've been there.

13 COUNCILMAN GREENLEE: Okay.
14 Thank you.

15 Mr. Beauvais.

16 MR. BEAUVAIS: And,
17 Mr. Chairman, members of the Committee,
18 we're here in front of you because the
19 parcel, as the Planning Commission
20 mentioned, is zoned residential and what
21 we were seeking was to get our zoning
22 upgraded. And initially when we talked
23 about the different uses, we have a
24 school as well as a day care, we thought
25 "RM-1" will be sufficient, but then as we

1 10/15/14 - RULES - BILL 130879, ETC.

2 looked closer, the day care would not be
3 allowed. We sat down with the Planning
4 Commission. We all agreed that "CMX-2"
5 would be most appropriate and, as such,
6 we are offering an amendment changing Map
7 B from "RM-1" to "CMX-2," and we ask that
8 the Committee considers the proposed
9 amendment, and also we ask that the rules
10 be suspended.

11 And I just want to just take a
12 moment, if everyone who is in support of
13 Triumphant, if you guys can please stand.

14 (Audience members standing.)

15 MR. BEAUVAIS: As you can see,
16 like Pastor Brown and Pastor Brown have
17 mentioned, they do a lot for the
18 community and they're asking your support
19 to continue that.

20 Thank you.

21 COUNCILMAN GREENLEE: Thank
22 you. The record will reflect about 15 to
23 20 folks stood.

24 Mr. Beauvais, are these members
25 of the community, members of the church

1 10/15/14 - RULES - BILL 130879, ETC.

2 or some of both?

3 MR. BEAUVAIS: Some of both.

4 COUNCILMAN GREENLEE: Okay. So
5 there have been discussions obviously
6 with the community?

7 MR. BEAUVAIS: Yes. We have
8 been working with District Council Marian
9 Tasco. I believe Derek Green has been
10 instrumental in trying to help us
11 shepherd all of our community outreach.

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

14 About how many children will
15 you have in the day care center, sir?

16 PASTOR BROWN: We know we can
17 house up to about 60. We know that we
18 can house that many, but we're starting
19 off and we'll see how close we get to
20 that number.

21 COUNCILMAN GREENLEE: And the
22 school, what year, grades will they be,
23 the school?

24 PASTOR BROWN: The school is
25 already in place. It's 9th to 12th

1 10/15/14 - RULES - BILL 130879, ETC.
2 grade.

3 COUNCILMAN GREENLEE: So it's a
4 high school.

5 PASTOR BROWN: It's a high
6 school.

7 COUNCILMAN GREENLEE: Very
8 good.

9 Any other questions?
10 (No response.)

11 COUNCILMAN GREENLEE: Thank you
12 very much. Good luck. Thank you for
13 what you're doing in the community.

14 Anyone else here to testify on
15 Bill No. 140719?

16 (No response.)

17 COUNCILMAN GREENLEE: Are you
18 here to testify? No. Okay. So no one
19 else here to testify?

20 (No response.)

21 COUNCILMAN GREENLEE: That
22 concludes our public hearing. We will
23 now go into our public meeting, and the
24 Chair recognizes Councilman Kenney.

25 COUNCILMAN KENNEY: Thank you,

1 10/15/14 - RULES - BILL 130879, ETC.

2 Mr. Chairman. I move that Bill No.
3 130879 be reported out of this Committee
4 with a favorable recommendation and a
5 request made for rules suspension to
6 allow first reading at our next Council
7 session.

8 (Duly seconded.)

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

11 All in favor?

12 (Aye.)

13 COUNCILMAN GREENLEE: Opposed?

14 (No response.)

15 COUNCILMAN GREENLEE: Hearing
16 none, Bill No. 130879 is reported out of
17 this Committee favorably with a rules
18 suspension.

19 Councilman Kenney.

20 COUNCILMAN KENNEY: Thank you,
21 Mr. Chairman. I move that we approve the
22 amendment to Bill No. 140487.

23 (Duly seconded.)

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

1 10/15/14 - RULES - BILL 130879, ETC.

2 All in favor?

3 (Aye.)

4 COUNCILMAN GREENLEE: Opposed?

5 (No response.)

6 COUNCILMAN GREENLEE: Hearing

7 none, the amendment is approved.

8 Councilman Kenney.

9 COUNCILMAN KENNEY: Thank you,

10 Mr. Chairman. I move that Bill No.

11 140487, as amended, be reported out of

12 this Committee favorably and a request

13 made for rules suspension to allow first

14 reading at our next Council session.

15 (Duly seconded.)

16 COUNCILMAN GREENLEE: It's been

17 moved and seconded.

18 All in favor?

19 (Aye.)

20 COUNCILMAN GREENLEE: Opposed?

21 (No response.)

22 COUNCILMAN GREENLEE: Hearing

23 none, Bill No. 140487, as amended,

24 reported out of this Committee favorably

25 with a rules suspension.

1 10/15/14 - RULES - BILL 130879, ETC.

2 COUNCILMAN KENNEY: Thank you,
3 Mr. Chairman. I move that we approve the
4 amendment to Bill No. 140633.

5 (Duly seconded.)

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

8 All in favor?

9 (Aye.)

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

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

14 COUNCILMAN KENNEY: Mr.
15 Chairman, I move that Bill No. 140633, as
16 amended, be reported out of this
17 Committee favorably and a request made
18 for rules suspension to allow for first
19 reading at our next Council session.

20 (Duly seconded.)

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

23 All in favor?

24 (Aye.)

25 COUNCILMAN GREENLEE: Opposed?

1 10/15/14 - RULES - BILL 130879, ETC.

2 (No response.)

3 COUNCILMAN GREENLEE: Hearing
4 none, Bill No. 140633, as amended,
5 reported out of this Committee favorably
6 with a rules suspension.

7 COUNCILMAN KENNEY:
8 Mr. Chairman, I move that Bill No. 140646
9 be reported out of this Committee
10 favorably and a request made for rules
11 suspension to allow first reading at our
12 next Council session.

13 (Duly seconded.)

14 COUNCILMAN GREENLEE: Moved and
15 seconded.

16 All in favor?

17 (Aye.)

18 COUNCILMAN GREENLEE: Opposed?

19 (No response.)

20 COUNCILMAN GREENLEE: Hearing
21 none, Bill No. 140646 reported out of
22 this Committee favorably with a rules
23 suspension.

24 COUNCILMAN KENNEY:
25 Mr. Chairman, I now move that Bill No.

1 10/15/14 - RULES - BILL 130879, ETC.
2 140647 be reported out of this Committee
3 favorably with a request made for rules
4 suspension to allow first reading at our
5 next Council session.

6 (Duly seconded.)

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

9 All in favor?

10 (Aye.)

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

13 COUNCILMAN GREENLEE: Hearing
14 none, Bill No. 140647 reported out of
15 this Committee favorably with a rules
16 suspension.

17 COUNCILMAN KENNEY:

18 Mr. Chairman, I now move that Bill No.
19 140648 be reported out of this Committee
20 favorably and a request made for rules
21 suspension to allow first reading at our
22 next Council session.

23 (Duly seconded.)

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

1 10/15/14 - RULES - BILL 130879, ETC.

2 All in favor?

3 (Aye.)

4 COUNCILMAN GREENLEE: Opposed?

5 (No response.)

6 COUNCILMAN GREENLEE: Hearing

7 none, Bill No. 140648 reported out of

8 this Committee favorably with a rules

9 suspension.

10 COUNCILMAN KENNEY:

11 Mr. Chairman, I now move that Bill No.

12 140652 be reported out of this Committee

13 with a favorable recommendation and a

14 request made for rules suspension to

15 allow first reading at our next Council

16 session.

17 (Duly seconded.)

18 COUNCILMAN GREENLEE: It's been

19 moved and seconded.

20 All in favor?

21 (Aye.)

22 COUNCILMAN GREENLEE: Opposed?

23 (No response.)

24 COUNCILMAN GREENLEE: Hearing

25 none, Bill No. 140652 reported out of

1 10/15/14 - RULES - BILL 130879, ETC.
2 this Committee favorably with a rules
3 suspension.

4 COUNCILMAN KENNEY: I now move,
5 Mr. Chairman, that we approve the
6 amendment to Bill No. 140719.

7 (Duly seconded.)

8 COUNCILMAN GREENLEE: It's been
9 moved and seconded.

10 All in favor?

11 (Aye.)

12 COUNCILMAN GREENLEE: Opposed?

13 (No response.)

14 COUNCILMAN GREENLEE: Hearing
15 none, the amendment is approved.

16 COUNCILMAN KENNEY: Mr.
17 Chairman, I move that we approve, as
18 amended, Bill No. 140719 with a request
19 made for rules suspension to allow for
20 first reading at our next Council
21 session.

22 (Duly seconded.)

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

25 All in favor?

1 10/15/14 - RULES - BILL 130879, ETC.

2 (Aye.)

3 COUNCILMAN GREENLEE: Opposed?

4 (No response.)

5 COUNCILMAN GREENLEE: Hearing

6 none, Bill No. 140719, as amended, is

7 reported out of this Committee favorably

8 with a rules suspension.

9 That concludes the business of
10 the Rules Committee today. Thank you all
11 very much.

12 (Committee on Rules concluded
13 at 10:55 a.m.)

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CERTIFICATE

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

MICHELE L. MURPHY
RPR-Notary Public

(The foregoing certification of this
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certifying reporter.)

A able 18:7 31:6 41:9,13 accord 4:14 25:14 accurately 54:5 action 41:23 activity 22:24 41:21 adding 7:14 Addison 20:12 additional 31:13 31:21 adequate 11:8 adequately 16:2 adjacent 39:6 adjoining 8:11 adopted 5:3 23:6 affect 18:5,20 19:14 affordable 10:5,7 10:9,10 11:9,21 agreed 8:8 30:21 43:4 ahead 14:11 15:5 17:18 air 15:8 20:20 alerted 14:6 allow 10:19 11:16 31:14 38:17 46:6 47:13 48:18 49:11 50:4,21 51:15 52:19 allowed 43:3 allowing 9:24 15:18 22:20 allows 9:25 alternative 19:8 amend 21:11 28:4 33:11 35:9 37:11 amended 23:14 39:2 47:11,23 48:16 49:4 52:18 53:6 amending 2:14 4:3 6:17 7:13	24:9 amendment 8:4 8:13,24 12:10 40:16 43:6,9 46:22 47:7 48:4 48:13 52:6,15 amendments 8:19 12:12 amends 4:2 7:12 22:6 24:25 28:23 34:4 36:2 38:6 and/or 54:22 Anne 9:17 13:13 15:3 19:7 Anne's 19:6 answer 4:19 8:20 23:20 25:17 26:21 30:4 34:19 36:21 39:12 apartment 10:15 apartments 32:19 appeal 11:15 Applause 3:7 applicant 38:25 applicant's 38:22 applies 25:4 apply 54:20 appreciate 3:10 18:21 approach 39:20 approached 9:12 30:13 39:21 appropriate 8:10 10:16 20:15 43:5 approval 4:13 8:18 23:19 25:16 30:3 34:18 36:20 39:10 approve 12:4 46:21 48:3 52:5 52:17 approved 4:17 17:25 47:7	48:13 52:15 area 21:14 22:8 22:12 23:13 24:12,12 25:24 26:14,15 27:6,8 28:7 29:2 32:14 33:14 34:6 35:12 36:4 37:14 38:8 areas 21:13 25:6 28:6,25 29:17 32:2 33:13 35:11 37:13 42:9 asking 43:18 association 8:3 9:19 10:22 12:2 12:23 13:8 30:19 32:9 Association's 10:12 assume 25:24 Attached 7:17 29:17 38:11,12 attorney 40:5 Audience 43:14 August 8:16 Auto 29:12 34:11 36:11 automatically 17:25 Avenue 2:17 4:6 21:15,16 22:9,9 33:15 34:6 37:15 38:8 aware 14:4 17:18 Aye 46:12 47:3,19 48:9,24 49:17 50:10 51:3,21 52:11 53:2 a.m 1:7 53:13	basically 5:10 14:15 15:9 19:9 Bass 1:10 2:8 Baum 40:5 beat 3:14 Beauvais 39:20 40:2,4 42:15,16 43:15,24 44:3,7 began 41:4 behalf 22:5 believe 44:9 believed 26:19 best 17:13 41:25 better 17:16 18:17 41:25 BIA 10:4 12:9 17:3 big 15:9 20:6 bill 2:9,11,13 3:1 3:22 4:1,2,12,14 5:1 6:1,8,11,15 6:16 7:1,9,12,19 8:1,4,17 9:1,2 9:24 10:1 11:1,6 11:22 12:1,3,4 13:1,13,14,22 14:1,11 15:1 16:1,13,20 17:1 17:13 18:1 19:1 19:15 20:1 21:1 21:6,9,10 22:1,2 22:6,22 23:1,4 23:18 24:1,3,7,8 24:22,25 25:1,8 25:13 26:1 27:1 27:22 28:1,3,20 28:23 29:1,25 30:1 31:1 32:1 33:1,6,10,25 34:1,4,8,16,24 35:1,3,7,8,23 36:1,2,6,18 37:1 37:4,8,10 38:1,2 38:6 39:1,2,8 40:1 41:1 42:1 43:1 44:1 45:1 45:15 46:1,2,16	46:22 47:1,10 47:23 48:1,4,15 49:1,4,8,21,25 50:1,14,18 51:1 51:7,11,25 52:1 52:6,18 53:1,6 bills 1:15 16:10 17:16 18:4,8 32:21 bill's 22:14 bit 4:23 12:25 40:13 blanket 14:23 block 14:16 15:11 23:11 34:8 36:7 38:10,14 blockface 29:14 blocks 22:16,19 BLONDELL 1:12 BOBBY 1:11 boundaries 24:11 25:9,11 bounded 21:14 22:8 28:7 29:2 33:14 34:6 35:12 36:4 37:14 38:8 briefly 4:22 Brown 1:12 5:25 40:10,11,17,20 40:21,25 42:3,4 43:16,16 44:16 44:24 45:5 build 15:24 builders 9:20 building 4:8,25 5:5,8 8:2 9:18 11:25 14:16 15:10,21 41:6 41:19 builds 14:21 buildup 19:18 business 53:9 B-3 23:11
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