

COUNCIL OF THE CITY OF PHILADELPHIA
COMMITTEE ON RULES

Room 400, City Hall
Philadelphia, Pennsylvania
Tuesday, June 18, 2019
10:39 a.m.

PRESENT:

COUNCILMAN WILLIAM K. GREENLEE, CHAIR
COUNCIL PRESIDENT DARRELL L. CLARKE
COUNCILWOMAN CINDY BASS
COUNCILMAN KENYATTA JOHNSON
COUNCILMAN DAVID OH
COUNCILMAN AL TAUBENBERGER

BILLS 170985 and 190406

- - -

1 6/18/19 - RULES - BILL 190406

2 COUNCILMAN GREENLEE: Good
3 morning. It's not yet afternoon,
4 thankfully. This is the Committee on
5 Rules. We have attained a quorum with
6 Council President Clarke, Councilman
7 Johnson, Councilman Taubenberger, and
8 Councilman Oh has been appointed to the
9 Committee for the hearing.

10 Just for the record, Bill No.
11 170985, which is the bill dealing with
12 Children's Hospital, will not be heard
13 today at the request of the sponsor.
14 That will be held to the call of the
15 Chair.

16 Ms. Marconi, our one bill for
17 today, please.

18 THE CLERK: Bill No. 190406, an
19 ordinance to amend the Philadelphia
20 Zoning Maps by changing the zoning
21 designations of certain areas of land
22 located within an area bounded by Aspen
23 Street, 26th Street, and Pennsylvania
24 Avenue.

25 COUNCILMAN GREENLEE: Ms. Not

1 6/18/19 - RULES - BILL 190406

2 Marty Gregorski. Good morning.

3 MS. BURNS: Well, I'm not Marty

4 Gregorski. Good morning. I am Paula

5 Burns with the Development Division of

6 the Philadelphia City Planning

7 Commission. I am here to testify on Bill

8 No. 190406 introduced on May 16th, 2019

9 by Councilmember Greenlee for Council

10 President Clarke.

11 Bill No. 190406 amends the

12 Philadelphia Zoning Code by changing the

13 zoning designations of 2601 Pennsylvania

14 Avenue from "RM-4" Residential

15 Multi-Family to "RMX-3" Residential

16 Mixed-Use. This rezoning was requested

17 by the owner of the property, 2601

18 Pennsylvania Condominium Associates, to

19 better reflect the current use of the

20 property, which includes residential and

21 retail spaces.

22 The Philadelphia City Planning

23 Commission considered Bill No. 190406 at

24 its meeting on June 11th, 2019 where it

25 was recommended for approval.

1 6/18/19 - RULES - BILL 190406

2 I will be happy to answer any
3 questions at this time.

4 COUNCILMAN GREENLEE: Thank you
5 very much.

6 Just for the record, as the
7 Council President knows, this is in my
8 home area, and it is something that just
9 totally makes sense, because the folks at
10 2601, which is a great condo building in
11 our area, has had to go to the Zoning
12 Board numerous times, never any problem
13 with the community, and the community I
14 know is 100 percent in favor of this bill
15 also. So thank you.

16 Any questions?

17 (No response.)

18 COUNCILMAN GREENLEE:

19 Ms. Nordstrom, did you want to say
20 anything?

21 MS. NORDSTROM: Sure.

22 COUNCILMAN GREENLEE: Just
23 quickly. Thank you. Just identify
24 yourself for the record and proceed.

25 (Witness approached witness

1 6/18/19 - RULES - BILL 190406

2 table.)

3 MS. NORDSTROM: I do have some
4 copies here of my testimony, if you'd
5 like.

6 Good afternoon, Mr. Chair,
7 members of the Committee. My name is
8 Angela Nordstrom. I am the Community
9 Manager for 2601 Parkway Condominium, and
10 I'm joined by Christopher Varano, the
11 President of the Condominium Board at
12 2601 Parkway. We are here today in
13 support of Bill No. 190406.

14 2601 Parkway Condominium
15 building is a landmark art deco building
16 constructed in the 1930s and located on
17 Pennsylvania Avenue west of 26th Street.
18 The proposed ordinance will rezone the
19 property from RM-4 to RMX-3.

20 First, please understand that
21 the rezoning is not requested in
22 connection with any proposed demolition
23 or new construction. Rather, in addition
24 to its 496 residential units, the
25 building has 11 commercial retail units

6/18/19 - RULES - BILL 190406

on the first floor. The RM-4 zoning classification has presented significant complications and costs to the building and its condominium owners since it requires either a special exception relief or zoning variances for a variety of standard uses for these spaces.

Requested change to RMX-3 will allow for by-right use of these spaces.

Among the current users of the retail commercial spaces are the following: a preschool, a real estate office, a pick-up/drop-off dry cleaners, a restaurant, a chiropractic/wellness clinic, and a convenience store.

Among the types of uses which will be permitted in RMX-3 which are not permitted in RM-4 are day care, professional and business offices, group medical practitioners, convenience stores, restaurants, et cetera. In cases where these types of uses currently exist, either because a variance has been received or because the use pre-existed

1 6/18/19 - RULES - BILL 190406
2 the 2012 Zoning Code adoption, any
3 expansion of the tenant's space requires
4 incremental zoning relief.

5 In summary, we believe the
6 proposed RMX-3 classification is
7 consistent with the current use of the
8 property and will allow for dynamic and
9 efficient use of the commercial and
10 retail spaces so that they can contribute
11 to the vibrancy of the neighborhood,
12 without the tenants incurring undue costs
13 and delay resulting from the zoning
14 appeal process.

15 I'm now happy to answer any
16 questions. We appreciate the assistance
17 and cooperation of Council President
18 Clarke in supporting this ordinance, and
19 we ask you for your support.

20 COUNCILMAN GREENLEE: Thank
21 you, Ms. Nordstrom.

22 Please let the record reflect
23 Councilwoman Bass, a member of the
24 Committee, is present.

25 Any questions for Ms.

1 6/18/19 - RULES - BILL 190406

2 Nordstrom?

3 (No response.)

4 COUNCILMAN GREENLEE: Seeing
5 none, I think, as I said, the community
6 is fully in support of this.

7 Anybody else that wants to
8 testify?

9 (No response.)

10 COUNCILMAN GREENLEE: Seeing
11 none, that completes the hearing of the
12 Rules Committee. We will now go into our
13 public meeting.

14 The Chair recognizes Councilman
15 Taubenberger.

16 COUNCILMAN TAUBENBERGER: Thank
17 you. I move that Bill No. 190406 be
18 moved with a suspension of the rules and
19 first session of Council.

20 (Duly seconded.)

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

23 All in favor?

24 (Aye.)

25 COUNCILMAN GREENLEE: Opposed?

1 6/18/19 - RULES - BILL 190406

2 (No response.)

3 COUNCILMAN GREENLEE: Hearing
4 none, Bill No. 190406 reported out of
5 this Committee favorably with a rules
6 suspension.

7 Thank you all very much for
8 your participation in the hearing.

9 Thank you.

10 MS. NORDSTROM: Thank you.

11 (Committee on Rules concluded
12 at 10:45 a.m.)

13 - - -

CERTIFICATE

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

MICHELE L. MURPHY
RPR-Notary Public

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Committee on Rules
June 18, 2019

Page 1

A	5:11	5:7 7:24	6:11 7:7	2:2,25 3:9	Marty 3:2,3	Paula 3:4	received 6:25
a.m 1:7 9:12	bounded 2:22	8:12 9:5,11	currently	4:4,18,22	matter 10:7	Pennsylvania	recognizes
accurately	building 4:10	community	6:23	7:20 8:4,10	means 10:22	1:6 2:23	8:14
10:5	5:15,15,25	4:13,13 5:8	D	8:21,25 9:3	medical 6:21	3:13,18	recommend...
addition 5:23	6:4	8:5	DARRELL	Gregorski 3:2	meeting 3:24	5:17	3:25
adoption 7:2	Burns 3:3,5	completes	1:10	3:4	8:13	percent 4:14	record 2:10
afternoon 2:3	business 6:20	8:11	DAVID 1:12	group 6:20	member 7:23	permitted	4:6,24 7:22
5:6	by-right 6:10	complicatio...	day 6:19	H	members 5:7	6:18,19	reflect 3:19
AL 1:12	C	6:4	dealing 2:11	Hall 1:6	MICHELE	Philadelphia	7:22
allow 6:9 7:8	call 2:14	concluded	deco 5:15	happy 4:2	10:14	1:2,6 2:19	relief 6:7 7:4
amend 2:19	care 6:19	9:11	delay 7:13	7:15	Mixed-Use	3:6,12,22	reported 9:4
amends 3:11	cases 6:22	condo 4:10	demolition	heard 2:12	3:16	pick-up/dro...	reporter
and/or 10:23	certain 2:21	condominiu...	5:22	hearing 2:9	morning 2:3	6:14	10:24
Angela 5:8	CERTIFIC...	3:18 5:9,11	designations	8:11 9:3,8	3:2,4	Planning 3:6	reproduction
answer 4:2	10:2	5:14 6:5	2:21 3:13	held 2:14	move 8:17	3:22	10:21
7:15	certification	connection	Development	home 4:8	moved 8:18	please 2:17	request 2:13
Anybody 8:7	10:20	5:22	3:5	Hospital 2:12	8:22	5:20 7:22	requested
appeal 7:14	CERTIFY	considered	direct 10:23	I	Multi-Family	practitioners	3:16 5:21
apply 10:21	10:3	3:23	Division 3:5	identify 4:23	3:15	6:21	6:9
appointed 2:8	certifying	consistent 7:7	dry 6:14	includes 3:20	MURPHY	pre-existed	requires 6:6
appreciate	10:24	constructed	Duly 8:20	incremental	10:14	6:25	7:3
7:16	cetera 6:22	5:16	dynamic 7:8	7:4	N	preschool	residential
approached	Chair 1:10	construction	E	incurring	name 5:7	6:13	3:14,15,20
4:25	2:15 5:6	5:23	efficient 7:9	7:12	neighborho...	present 1:9	5:24
approval	8:14	contained	either 6:6,24	introduced	7:11	7:24	response 4:17
3:25	change 6:9	10:5	estate 6:13	3:8	never 4:12	presented 6:3	8:3,9 9:2
area 2:22 4:8	changing	7:10	et 6:22	J	new 5:23	President	restaurant
4:11	2:20 3:12	control 10:23	evidence 10:4	Johnson 1:11	4:19,21 5:3	1:10 2:6	6:15
areas 2:21	Children's	convenience	exception 6:6	2:7	5:8 7:21 8:2	3:10 4:7	restaurants
art 5:15	2:12	6:16,21	exist 6:24	joined 5:10	9:10	5:11 7:17	6:22
Aspen 2:22	chiropracti...	cooperation	expansion 7:3	June 1:7 3:24	notes 10:6	problem 4:12	resulting 7:13
assistance	6:15	7:17	F	K	numerous	proceed 4:24	retail 3:21
7:16	Christopher	copies 5:4	favor 4:14	K 1:10	4:12	proceedings	5:25 6:12
Associates	5:10	correct 10:8	8:23	KENYATTA	O	10:4	7:10
3:18	CINDY 1:11	costs 6:4 7:12	favorably 9:5	1:11	objections	process 7:14	rezone 5:18
attained 2:5	City 1:2,6 3:6	Council 1:2	first 5:20 6:2	know 4:14	10:4	professional	rezoning 3:16
Avenue 2:24	3:22	1:10 2:6 3:9	8:19	knows 4:7	office 6:14	6:20	5:21
3:14 5:17	Clarke 1:10	4:7 7:17	floor 6:2	L	offices 6:20	property 3:17	RM-4 3:14
Aye 8:24	2:6 3:10	8:19	folks 4:9	land 2:21	Oh 1:12 2:8	3:20 5:19	5:19 6:2,19
B	7:18	Councilman	following	landmark	Opposed 8:25	7:8	RMX-3 3:15
Bass 1:11	classification	1:10,11,12	6:13	5:15	ordinance	proposed	5:19 6:9,18
7:23	6:3 7:6	1:12 2:2,6,7	foregoing	located 2:22	2:19 5:18	5:18,22 7:6	7:6
believe 7:5	cleaners 6:14	2:8,25 4:4	10:7,20	5:16	7:18	public 8:13	Room 1:6
better 3:19	CLERK 2:18	4:18,22	fully 8:6 10:5	M	owners 3:17	10:15	RPR-Notary
bill 2:1,10,11	clinic 6:16	7:20 8:4,10	G	Manager 5:9	owners 6:5	Q	10:15
2:16,18 3:1	Code 3:12 7:2	8:14,16,21	go 4:11 8:12	Maps 2:20	P	questions 4:3	rules 1:3 2:1
3:7,11,23	commercial	8:25 9:3	Good 2:2 3:2	Marconi 2:16	Parkway 5:9	4:16 7:16	2:5 3:1 4:1
4:1,14 5:1	7:9	Councilme...	3:4 5:6		5:12,14	7:25	5:1 6:1 7:1
5:13 6:1 7:1	Commission	3:9	great 4:10		participation	quickly 4:23	8:1,12,18
8:1,17 9:1,4	3:7,23	Councilwo...	Greenlee 1:10		9:8	quorum 2:5	9:1,5,11
BILLS 1:14	Committee	1:11 7:23			R	S	seconded
Board 4:12	1:3 2:4,9	current 3:19			real 6:13		8:20,22

Committee on Rules
June 18, 2019

Page 2

Seeing 8:4,10	Tuesday 1:7	3:11,23 4:1					
sense 4:9	types 6:17,23	5:1,13 6:1					
session 8:19		7:1 8:1,17					
significant	U	9:1,4					
6:3	understand	1930s 5:16					
space 7:3	5:20						
spaces 3:21	undue 7:12	2					
6:8,10,12	units 5:24,25	2012 7:2					
7:10	use 3:19 6:10	2019 1:7 3:8					
special 6:6	6:25 7:7,9	3:24					
sponsor 2:13	users 6:11	2601 3:13,17					
standard 6:8	uses 6:8,17,23	4:10 5:9,12					
stenographic		5:14					
10:6	V	26th 2:23					
store 6:16	Varano 5:10	5:17					
stores 6:22	variance 6:24						
Street 2:23	variances 6:7	3					
2:23 5:17	variety 6:7						
summary 7:5	vibrancy 7:11	4					
supervision		400 1:6					
10:23	W	496 5:24					
support 5:13	want 4:19						
7:19 8:6	wants 8:7	5					
supporting	west 5:17						
7:18	WILLIAM	6					
Sure 4:21	1:10	6/18/19 2:1					
suspension	witness 4:25	3:1 4:1 5:1					
8:18 9:6	4:25	6:1 7:1 8:1					
		9:1					
T	X						
table 5:2							
taken 10:6	Y						
Taubenber...							
1:12 2:7	Z						
8:15,16	zoning 2:20						
tenant's 7:3	2:20 3:12						
tenants 7:12	3:13 4:11						
testify 3:7 8:8	6:2,7 7:2,4						
testimony 5:4	7:13						
thank 4:4,15							
4:23 7:20	0						
8:16 9:7,9							
9:10	1						
thankfully	10:39 1:7						
2:4	10:45 9:12						
think 8:5	100 4:14						
time 4:3	11 5:25						
times 4:12	11th 3:24						
today 2:13,17	16th 3:8						
5:12	170985 1:14						
totally 4:9	2:11						
transcript	18 1:7						
10:8,21	190406 1:14						
true 10:7	2:1,18 3:1,8						