# CITY PLANNING COMMISSION DISPOSITION SHEET

SPECIAL PUBLIC MEETING: MONDAY, JANUARY 21, 2020 1:00 P.M. NYC CITY PLANNING COMMISSION HEARING ROOM, LOWER CONCOURSE, 120 BROADWAY Yvette V. Gruel, Calendar Officer 120 Broadway, 30<sup>th</sup> Floor New York, New York 10271 (212) 720-3370

	CONCOURSE, 120 ORK, NEW YORK 10		ΑY							(212	) /20-3	370						
CAL NO.		PROJECT NAME								C.P.C. ACTION								
1	C 200061 ZSM	(	GO BROOME STREET DEVELOPMENT								Withdrawn							
2		n n							Favorable Report Adopted									
3																		
4	п								11 11									
	5 N 200066 ZAM 3					n n							Authorization Approved					
6													" "					
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7	M 790721(B) ZSM		" "								Modification Approved							
COMMISSION ATTENDANCE: Present (P) Absent (A)					COMMISSION VOTING RECORD: In Favor - Y Oppose - N Abstain - AB Recuse - R													
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Marisa Lago, Chair P Kenneth J. Knuckles, Esq., Vice Chairman						Υ	Υ	Υ	Υ	Υ	Υ						┼	┼
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David Burney P Allen P. Cappelli, Esq.				w	Υ	Υ	Υ	Υ	Υ	Υ						—	<del>                                     </del>	
Alfred C. Cerullo, III				1	Υ	Υ	Υ	Υ	Υ	Υ						<u> </u>	-	
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Michelle R. De La Uz P Joseph I. Douek				Н	Υ	Υ	Υ	Υ	Υ	Υ						—	1	
Richard W. Eaddy				D												┼	1	
Hope Knight					R	Υ	Υ	Υ	Υ	Υ	Υ						—	
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Anna Hayes Levin P					w	Υ	Υ	Υ	Υ	Υ	Υ						—	
Orlando Marin					N	Υ	Υ	Υ	Υ	Υ	Υ							<del> </del>
Larisa Ortiz  A																	—	<del>                                     </del>
Raj Rampershad, Commissioners						Υ	Υ	Υ	Υ	Υ	Υ						<u> </u>	<u> </u>

MEETING ADJOURNED AT: 1:06 PM

NOTE: Commissioner Cerullo was not present for the votes.

## COMPREHENSIVE CITY PLANNING CALENDAR

of

The City of New York

**CITY PLANNING COMMISSION** 

**TUESDAY, JANUARY 21, 2020** 

SPECIAL MEETING AT 1:00 P.M.

NYC CITY PLANNING COMMISSION HEARING ROOM
LOWER CONCOURSE, 120 BROADWAY

NEW YORK, NEW YORK



# Bill de Blasio, Mayor City of New York Prepared by Yvette V. Gruel, Calendar Officer

To view the Planning Commission Calendar and/or the Zoning Resolution on the World Wide Web, visit the Department of City Planning (DCP) home page at:

nyc.gov/planning

## CITY PLANNING COMMISSION

## GENERAL RULES OF PROCEDURE AS PERTAINING TO PUBLIC MEETINGS

- 1. A quorum shall consist of seven members.
- 2. Final action by the Commission shall be by the affirmative vote of not less than seven members.
- 3. Except by unanimous consent, matters upon which public hearing are required by law shall lie over until the next meeting following the public hearing.
- 4. Matters not on the calendar may be considered by unanimous consent.

**NOTE** - Matters scheduled for public hearing by the City Planning Commission usually appear in three calendars: in Section I, (Scheduling Dates for Future Public Hearings), in Section II, (Reports), and in Section III, (Public Hearings). Matters scheduled for public hearing by Community Boards appear in a separate calendar available in the Calendar Information Office.

**NOTICE--CALENDARS:** City Planning Commission calendars and disposition sheets are now available on the Department of City Planning's web site (<u>www.nyc.gov/planning</u>). The availability of these documents on-line will occur earlier than the current printed documents.

If you wish to be notified of the web site availability of calendars and disposition sheets, please send your name, organization and E-mail address to the address listed below.

For Calendar Information: call (212) 720-3370.

**Note to Subscribers:** Notify us of change of address including E-mail by writing to:

**City Planning Commission**Calendar Information Office

120 Broadway – 31<sup>st</sup> Floor New York, New York 10271

For Additional Calendar Information: call (212)720-3370.

## CITY PLANNING COMMISSION

120 Broadway, 31st Floor, New York, N.Y. 10271

MARISA LAGO, Chair
KENNETH J. KNUCKLES, Esq., Vice Chairman
DAVID BURNEY
ALLEN P. CAPPELLI, Esq.
ALFRED C. CERULLO, III
MICHELLE R. DE LA UZ
JOSEPH I. DOUEK
RICHARD W. EADDY
HOPE KNIGHT
ANNA HAYES LEVIN
ORLANDO MARIN

RAJ RAMPERSHAD, Commissioners YVETTE V. GRUEL, Calendar Officer

LARISA ORTIZ

The regular public meetings of the Commission shall be held twice monthly on Wednesday at 10:00 a.m. in NYC City Planning Commission Hearing Room, Lower Concourse, 120 Broadway, Manhattan, unless otherwise ordered.

## TABLE OF CONTENTS

TUESDAY, JANUARY 21, 2020									
coll Call1									
Reports1									
I. Schedule of Meetings: January 1, 2020 - December 31, 202014									

# Community Board Public Hearing Notices are available in the Calendar Information Office, 31st Floor, 120 Broadway, New York, N.Y. 10271

The next regular public meeting of the City Planning Commission is scheduled for January 22, 2020.

## **JANUARY 21, 2020**

## I. REPORTS

## **BOROUGH OF MANHATTAN**

Nos. 1-7

## GO BROOME STREET DEVELOPMENT

No. 1

CD 3 C 200061 ZSM

IN THE MATTER OF an application submitted by GO Broome LLC and The Chinatown Planning Council Housing Development Fund Company, Inc. pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 78-312 of the Zoning Resolution to modify the height and setback requirements of Section 23-66 (Height and Setback Requirements for Quality Housing Buildings) and the distance between buildings requirements of Section 23-711 (Standard Minimum Distance Between Buildings), in connection with a proposed mixed use development on property located on the southerly side of Broome Street between Norfolk Street and Suffolk Street (Block 346, Lots 1, 37 & 75), within an existing large-scale residential development bounded by Broome Street, Suffolk Street, Grand Street and Essex Street (Block 346, Lots 1, 37, 75 & 95; and Block 351, Lot 1), in R8 and R9-1/C2-5\* Districts.

\*Note: The site is proposed to be rezoned by changing an existing R8 District to an R9-1/C2-5 District under a concurrent related application for a change in the Zoning Map (C 200064 ZMM).

Plans for this proposal are on file with the City Planning Commission and may be seen at 120 Broadway, 31<sup>st</sup> Floor, New York, N.Y. 10271-0001.

(On November 13, 2019, Cal. No. 2, the Commission scheduled December 4, 2019 for a public hearing. On December 4, 2019, Cal. No. 10, the hearing was closed.)

CD 3 C 200061(A) ZSM

IN THE MATTER OF an application submitted by GO Broome LLC and The Chinatown Planning Council Housing Development Fund Company, Inc. pursuant to Sections 197-c and 201 and proposed for modification pursuant to Section 2-06(c)(1) of the Uniform Land Use Review Procedure of the New York City Charter for the grant of a special permit pursuant to Section 78-312 of the Zoning Resolution to allow floor area permitted by the applicable district regulations to be distributed without regard for zoning lot lines, to modify the height and setback requirements of Section 23-66 (Height and Setback Requirements for Quality Housing Buildings) and the distance between buildings requirements of Section 23-711 (Standard Minimum Distance Between Buildings), in connection with a proposed mixed use development on property located on the southerly side of Broome Street between Norfolk Street and Suffolk Street (Block 346, Lots 1, 37 & 75), within an existing large-scale residential development bounded by Broome Street, Suffolk Street, Grand Street and Essex Street (Block 346, Lots 1, 37, 75 & 95; and Block 351, Lot 1), in R8 and R9-1/C2-5\* Districts.

\*Note: The site is proposed to be rezoned by changing an existing R8 District to an R9-1/C2-5 District under a concurrent related application for a change in the Zoning Map (C 200064 ZMM).

Plans for this proposal are on file with the City Planning Commission and may be seen at 120 Broadway, 31<sup>st</sup> Floor, New York, N.Y. 10271-0001.

(On November 13, 2019, Cal. No. 3, the Commission scheduled December 4, 2019 for a public hearing. On December 4, 2019, Cal. No. 11, the hearing was closed.)

For consideration.

No. 3

CD 3 C 200064 ZMM

**IN THE MATTER OF** an application submitted by GO Broome LLC and The Chinatown Planning Council Housing Development Fund Company, Inc. pursuant to Sections 197-c and 201 of the New York City Charter for the amendment of the Zoning Map, Section No. 12c:

- 1. changing from an R8 District to an R9-1 District property bounded by Broome Street, Suffolk Street, Grand Street, and Norfolk Street; and
- 2. establishing within the proposed R9-1 District a C2-5 District bounded by Broome Street, Suffolk Street, Grand Street, and Norfolk Street;

Community District 3, as shown on a diagram (for illustrative purposes only) dated August 26, 2019, and subject to the conditions of CEQR Declaration E-548.

(On November 13, 2019, Cal. No. 4, the Commission scheduled December 4, 2019 for a public hearing. On December 4, 2019, Cal. No. 12, the hearing was closed.)

For consideration.

No. 4

CD 3 N 200065 ZRM

**IN THE MATTER OF** an application submitted by GO Broome LLC and Chinatown Planning Council Development Fund, Inc., pursuant to Section 201 of the New York City Charter, for an amendment of the Zoning Resolution of the City of New York, modifying the Quality Housing provisions of Article II, Chapters 3 and 8, and related provisions, and APPENDIX F for the purpose of establishing a Mandatory Inclusionary Housing area.

Matter <u>underlined</u> is new, to be added; Matter <u>struck out</u> is to be deleted; Matter within # # is defined in Section 12-10; \*\*\* indicates where unchanged text appears in the Zoning Resolution.

## ARTICLE II RESIDENCE DISTRICT REGULATIONS

## Chapter 3

**Residential Bulk Regulations in Residence Districts** 

\* \* \*

## 23-011

**Quality Housing Program** 

R5D R6A R6B R7A R7B R7D R7X R8A R8B R8X R9A R9D R9X R10A R10X

(a) In R6A, R6B, R7A, R7B, R7D, R7X, R8A, R8B, R8X, R9A, R9D, R9X, R10A or R10X Districts, any #building or other structure# shall comply with the #bulk# regulations for #Quality Housing buildings# set forth in this Chapter and any #building# containing #residences# shall also comply with the requirements of Article II, Chapter 8 (Quality Housing Program). However, the provisions of Article II, Chapter 8, shall not apply to #buildings converted# pursuant to Article I, Chapter 5.

In R5D Districts, only certain requirements of Article II, Chapter 8, shall apply as set forth in Section 28-01 (Applicability of This Chapter).

## R6 R7 R8 R9 R10

- (b) In the districts indicated without a letter suffix, the #bulk# regulations applicable to #Quality Housing buildings# may, as an alternative, be applied to #zoning lots# where #buildings# are #developed# or #enlarged# pursuant to all of the requirements of the Quality Housing Program. Such #buildings# may be subsequently #enlarged# only pursuant to the Quality Housing Program. In these districts, the Quality Housing #bulk# regulations may apply to #developments# or #enlargements# on #zoning lots# with existing #buildings# to remain, if:
  - (1) the existing #buildings# contain no #residences# and the entire #zoning lot# will comply with the #floor area ratio# and density standards applicable to #Quality Housing buildings#; or
  - (2) the existing #buildings# contain #residences#, and:
    - (i) such #buildings# comply with the maximum base heights and maximum #building# heights listed in the tables in Section 23-662 for the applicable district, and the entire #zoning lot# will comply with the #floor area ratio# and #lot coverage# standards applicable to #Quality Housing buildings#; or
    - (ii) for #developments# or #enlargements# on #zoning lots# meeting the criteria set forth in paragraph (a) of Section 23-664 (Modified height and setback regulations for certain Inclusionary Housing buildings or affordable independent residences for seniors):

- (a) the entire #zoning lot# will comply with the #floor area ratio# set forth in Sections 23-154 (Inclusionary Housing) or 23-155 (Affordable independent residences for seniors), as applicable;
- (b) the entire #zoning lot# will comply with the #lot coverage# regulations for the applicable zoning district set forth in Section 23-153 (For Quality Housing buildings); and the #development# or #enlargement#:
  - (1) will comply with the maximum base height and maximum #building# height of the applicable zoning district set forth in Table 1 of paragraph (b) of Section 23-664;
  - (2) in R6, R7, R8 and R9-1 Districts, where the #zoning lot# meets the criteria set forth in paragraph (a)(3) of Section 23-664 will comply with the maximum base height and maximum #building# height of the applicable zoning district set forth in Table 2 of paragraph (c) of Section 23-664; or
  - in R6, R7, R8 and R9-1 Districts, where the #zoning lot# meets the criteria set forth in paragraph (a)(4) of Section 23-664 and is located within 150 feet of the types of transportation infrastructure listed in paragraphs (c)(2)(i) through (c)(2)(iv) of Section 23-664, will comply with the maximum base height and maximum #building# height of the applicable zoning district set forth in Table 2 of paragraph (c) of Section 23-664. Such 150-foot measurement shall be measured perpendicular to the edge of such infrastructure.

All #Quality Housing buildings# shall also comply with additional provisions set forth in Article II, Chapter 8.

## R6 R7 R8 R9 R10

(c) In the districts indicated without a letter suffix, the optional Quality Housing #bulk# regulations permitted as an alternative pursuant to paragraph (b) of this Section, shall not apply to:

- (1) Article VII, Chapter 8 (Special Regulations applying to Large Scale Residential Developments); except that they may be permitted as an alternative to apply within #Large Scale Residential Developments# located:
  - (i) in C2-5 Districts mapped within R9-1 Districts in Community District 3 in the Borough of Manhattan.
- (2) Special Purpose Districts

However, such optional Quality Housing #bulk# regulations are permitted as an alternative to apply in the following Special Purpose Districts:

```
#Special 125th Street District#;

#Special Downtown Brooklyn District#;

#Special Downtown Far Rockaway District#;

#Special Downtown Jamaica District#;

#Special East Harlem Corridors District#;

#Special Grand Concourse Preservation District#;

#Special Harlem River Waterfront District#;

#Special Limited Commercial District#;

#Special Long Island City Mixed Use District#;

#Special Lower Manhattan District#, as modified in Section 91-05;

#Special Ocean Parkway District#;

#Special Transit Land Use District#; or

#Special Tribeca Mixed Use District#.
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#### R6 R7 R8 R9 R10

(d) In the districts indicated, for #Quality Housing buildings# in which at least 50 percent of the #dwelling units# are #income-restricted housing units#, or at least 50 percent of the total #floor area# is a #long-term care facility# or philanthropic or non-profit institution with sleeping accommodation, the applicable #bulk# regulations of this Chapter may be modified for #zoning lots# with irregular site conditions or site planning constraints by special permit of the Board of Standards and Appeals, pursuant to Section 73-623 (Bulk modifications for certain Quality Housing buildings on irregular sites).

## R6 R7 R8 R9 R10

(e) In the districts indicated, where a Special Purpose District modifies the #bulk# regulations for #Quality Housing buildings# set forth in this Chapter, the additional provisions for #Quality Housing buildings# set forth in Article II, Chapter 8 shall continue to apply. In addition, where any Special Purpose District that requires elements of Article II, Chapter 8 to apply to non-#Quality Housing buildings#, all associated #floor area# exemptions shall apply.

\* \* \*

## Chapter 8

**The Quality Housing Program** 

## 28-00

## **GENERAL PURPOSES**

The Quality Housing Program is established to foster the provision of multifamily housing and certain #community facilities# that:

- (a) are compatible with existing neighborhood scale and character;
- (b) provide on-site amenity spaces to meet the needs of its residents; and
- (c) are designed to promote the security and safety of its residents.

## 28-01

## **Applicability of this Chapter**

The Quality Housing Program is a specific set of standards and requirements that, in conjunction with the #bulk# provisions for #Quality Housing buildings# set forth in Article II, Chapter 3, and Article III, Chapter 5, as applicable, apply to #buildings# containing #residences#, #long-term care facilities# or philanthropic or non-profit institutions with sleeping accommodations, or some combination thereof as follows:

- (a) In R6A, R6B, R7A, R7B, R7D, R7X, R8A, R8B, R8X, R9A, R9D, R9X, R10A or R10X Districts, and in the equivalent #Commercial Districts# listed in Sections 34-111 and 34-112, all such #buildings# shall comply with the Quality Housing Program standards and requirements as set forth in this Chapter.
- (b) In other R6, R7, R8, R9 or R10 Districts, and in the equivalent #Commercial Districts# listed in Sections 34-111 and 34-112, all #developments# and #enlargements# of such #buildings# utilizing the Quality Housing #bulk# regulations in Article II, Chapter 3, shall comply with the Quality Housing Program standards and requirements set forth in this Chapter.
- (c) In R5D Districts, only the requirements set forth in Sections 28-12 (Refuse Storage and Disposal), 28-23 (Planting Areas) and 28-43 (Location of Accessory Parking) shall apply.
- (d) In R6 through R10 Districts, and in the equivalent #Commercial Districts# listed in Sections 34-111 and 34-112, for #developments# and #enlargements# of #community facility buildings# containing #long-term care facilities# or philanthropic or non-profit institutions with sleeping accommodations, or portions of #buildings# containing such #uses#, where such #buildings# utilize the #bulk# regulations for #Quality Housing buildings# in Article II, Chapter 3, in R6 through R10 Districts with a letter suffix, or the height and setback regulations for #Quality Housing buildings# in Article II, Chapter 3, in R6 through R10 Districts without a letter suffix, the Quality Housing Program standards and requirements of this Chapter shall apply, except that the provisions of Section 28-12 shall be optional.
- (e) The provisions of Article VII, Chapter 8 (Special Regulations Applying to Large-Scale Residential Developments), are not applicable to #Quality Housing buildings#.
- (fe) The provisions of this Chapter shall not apply to #dwelling units converted# pursuant to Article I, Chapter 5, unless such #conversions# meet the requirements for #residential developments# of Article II (Residence District Regulations).

\* \* \*

## ARTICLE VII ADMINISTRATION

Chapter 8

Special Regulations Applying to Large-Scale Residential Developments

**78-00** 

## GENERAL PURPOSES, DEFINITIONS AND GENERAL PROVISIONS

## **78-01**

## **General Purposes**

The regulations set forth in this Chapter are designed to deal with certain types of problems which arise only in connection with large-scale residential developments and to promote and facilitate better site planning and community planning through modified application of the district regulations in such developments.

For large-scale residential developments involving several zoning lots but planned as a unit, the district regulations may impose unnecessary rigidities and thereby prevent achievement of the best possible site plan within the overall density and bulk controls. For such developments, the regulations of this Chapter are designed to allow greater flexibility for the purpose of securing better site planning for development of vacant land and to provide incentives toward that end while safeguarding the present or future use and development of surrounding areas and, specifically, to achieve more efficient use of increasingly scarce land within the framework of the overall bulk controls, to enable open space in large-scale residential developments to be arranged in such a way as best to serve active and passive recreation needs of the residents, to protect and preserve scenic assets and natural features such as trees, streams and topographic features, to foster a more stable community by providing for a population of balanced family sizes, to encourage harmonious designs incorporating a variety of building types and variations in the siting of buildings, and thus to promote and protect public health, safety and general welfare.

\* \* \*

## 78-03

## **Applicability of This Chapter**

#Large-scale residential developments# are governed by all the #use#, #bulk#, off-street parking and loading, and other applicable regulations of this Resolution, except for such special provisions as are specifically set forth in this Chapter and apply only to such #large-scale residential developments#. However, the Quality Housing Program is inapplicable in #large-scale residential development#.

Any #large-scale residential development# having a total of at least 500 #dwelling units# shall be subject to the provisions of Section 78-11 (General Provisions), relating to Provision of Public Facilities in Connection with Large-Scale Residential Developments.

#Large-scale residential developments# within the #waterfront area# shall be subject to the provisions of Section 62-132 (Applicability of Article VII, Chapters 4, 8 and 9).

\* \* \*

## APPENDIX F

**Inclusionary Housing Designated Areas and Mandatory Inclusionary Housing Areas** 

\* \* \*

**MANHATTAN** 

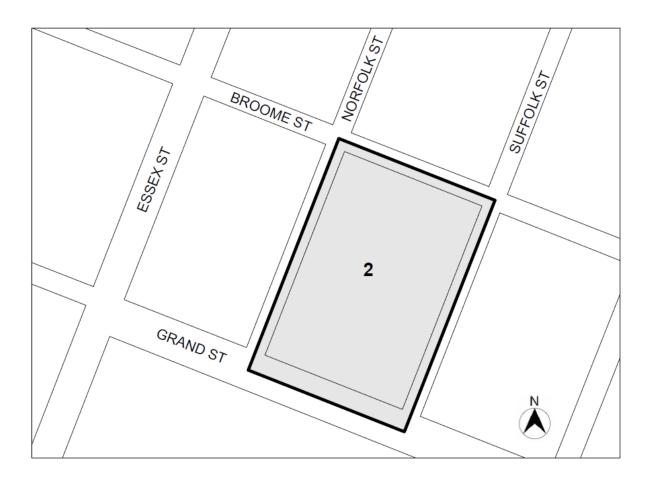
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**Manhattan Community District 3** 

\* \* \*

Map 3 – [date of adoption]

[PROPOSED MAP]



ndatory Inclusionary Housing Program Area see Section 23-154(d)(3)

Area 2 [date of adoption] MIH Program Option 1

## Portion of Community District 3, Manhattan

\* \* \*

(On November 13, 2019, Cal. No. 5, the Commission scheduled December 4, 2019 for a public hearing. On December 4, 2019, Cal. No. 13, the hearing was closed.)

## No. 5

CD 3 N 200066 ZAM

IN THE MATTER OF an application submitted by Go Broome LLC pursuant to Sections 197-c and 201 of the New York City Charter for the grant of an authorization pursuant to Section 78-311 of the Zoning Resolution to modify the height and setback requirements of Section 23-66 (Height and Setback Requirements for Quality Housing Buildings), in connection with a proposed mixed used development, within a large-scale residential development, on property located at 51 Norfolk (Block 346, Lots 1, 37 and 75), in an R9-1/C2-5\* District.

\*Note: The site is proposed to be rezoned by changing an existing R8 District to an R9-1/C2-5 District under a concurrent related application for a Zoning Map change (C 200064 ZMM).

Plans for this proposal are on file with the City Planning Commission and may be seen at 120 Broadway, 31<sup>st</sup> Floor, New York, N.Y. 10271-0001.

For consideration.

No. 6

CD 3 N 200067 ZAM

**IN THE MATTER OF** an application submitted by Go Broome LLC for the grant of an authorization pursuant to Section 13-443 of the Zoning Resolution to eliminate 33 existing parking spaces required by Section 25-23 (Requirements Where Group Parking Facilities Are Provided), in connection with a proposed mixed used development, within a large-scale residential development, on property located at 51 Norfolk (Block 346, Lots 1, 37 and 75), in an R9-1/C2-5\* District.

\*Note: The site is proposed to be rezoned by changing an existing R8 District to an R9-1/C2-5 District under a concurrent related application for a Zoning Map change (C 200064 ZMM).

Plans for this proposal are on file with the City Planning Commission and may be seen at 120 Broadway, 31<sup>st</sup> Floor, New York, N.Y. 10271-0001.

## No. 7

CD 3 M 790721(B) ZSM

**IN THE MATTER OF** an application submitted by Go Broome LLC and The Chinatown Planning Council Housing Development Fund Company, Inc. pursuant to Sections 197-c and 201 of the New York City Charter for a modification to the previously approved large-scale residential development (C 790721 ZSM), as subsequently modified, to update the previously approved plans and zoning calculations, to reflect a proposed mixed use development on parcel 2A-1 (Block 346, Lots 1, 37 & 75) and a commercial development on Parcel 2A-2 Block 346, Lot 95), within an existing large-scale residential development bounded by Broome Street, Suffolk Street, Grand Street and Essex Street (Block 346, Lots 1, 37, 75 & 95; and Block 351, Lot 1), in R8 and R9-1/C2-5\* Districts, Borough of Manhattan, Community District 3.

\*Note: The site is proposed to be rezoned by changing an existing R8 District to an R9-1/C2-5 District under a concurrent related application for a change in the Zoning Map (C 200064 ZMM).

Plans for this proposal are on file with the City Planning Commission and may be seen at 120 Broadway, 31<sup>st</sup> Floor, New York, N.Y. 10271-0001.

## II. CITY PLANNING COMMISSION 2020 SCHEDULE OF MEETINGS

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**Review Sessions** start at 1:00 PM

Public Meetings start at 10:00 AM

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