

CITY MANAGER'S AGENDA

1. A communication transmitted from Yi-An Huang, City Manager, relative to a federal update including an update on relevant court cases. (CM25#282) [[text of report](#)]
2. A communication transmitted from Yi-An Huang, City Manager, relative to a request for approval to seek authorization from the Massachusetts Office of the Inspector General (the "IG") for the City to use the Construction Manager at Risk ("CMaR") procurement and construction method (the "CMaR Method") in connection with the DPW Salt Shed Replacement Project. (CM25#283) [[text of report](#)] [[DPW Salt Shed](#)] [[CMaR details](#)]
3. Transmitting Communication from Yi-An Huang, City Manager, relative to the appropriation of a grant for the Center for Families program in the amount of \$71,428. Funds will be used to assist families with resource navigation, parent leadership development, food access and distribution, and concrete supports, as well as connecting with families through resource fairs and community partners. (CM25#284)
4. A communication transmitted from Yi-An Huang, City Manager, relative to Awaiting Report Item Number 25-46, regarding use of the garden area between St. James Episcopal Church and the Beech Street Condominiums. (CM25#285)
5. A communication transmitted from Yi-An Huang, City Manager, relative to Awaiting Report Item Number 25-63, which requested public open-house meetings with Eversource regarding heat and electricity bills. (CM25#286)
6. A communication transmitted from Yi-An Huang, City Manager, relative to Awaiting Report Item Number 25-59, regarding 25 Lowell Street. (CM25#287) [[text of report](#)]
7. A communication transmitted from Yi-An Huang, City Manager, relative to updates to institutional use regulations. (CM25#288) [[text of report](#)] [[markup version](#)] [[final version](#)]
8. A communication transmitted from Yi-An Huang, City Manager, relative to revised language for the Mass Ave Zoning Petition. (CM25#289) [[CDD memo](#)] [[markup version](#)] [[final version](#)] [[map](#)] [[description](#)]
9. A communication transmitted from Yi-An Huang, City Manager, relative to revised language for the Cambridge Street Zoning Petition. (CM25#290) [[CDD memo](#)] [[markup version](#)] [[final version](#)]

ORDERS

1. That the City Manager is requested to work with all relevant departments, boards, and commissions to strive to publish, whenever practicable, meeting agendas and all supporting documents, presentations, and related materials sufficiently in advance of public meetings to allow residents time to review and prepare. Mayor Simmons, Councillor Sobrinho-Wheeler, Councillor Toner, Vice Mayor McGovern (PO25#162)

2. That the City Manager is requested to work with the Community Development Department and the Inspectional Services Department staff to streamline the permitting process, including but not limited to creating a central role dedicated to the permitting process, the creation of a unified online permitting portal, and standardized timelines. Councillor Azeem, Councillor Zusy, Councillor Toner, Vice Mayor McGovern (PO25#163)
3. That the City Manager is requested to direct the Community Development Department (CDD) and Law Department to prepare a draft of a separate zoning petition to strengthen Active Use requirements on Cambridge Street and the Porter Square PUD subdistricts for sites that redevelop as single parcels. Councillor Siddiqui, Vice Mayor McGovern, Councillor Azeem, Councillor Sobrinho-Wheeler (PO25#164)
4. That the City Manager is requested to instruct the Community Development Department to reduce the recommendations for the Inman Square zoning sub-district (CAM-10) from a maximum of 10 stories to 8 stories with ground floor active use/retail as consistent with the majority of the Cambridge Street corridor. Councillor Toner, Councillor Nolan, Councillor Wilson (PO25#165)
5. Policy Order regarding Interim City Clerk position extension. Mayor Simmons, Vice Mayor McGovern (PO25#166)
6. Home Rule Petition for a Real Estate Transfer Fee. Councillor Nolan, Councillor Siddiqui, Councillor Sobrinho-Wheeler (PO25#167)
7. That the City Council go on record in support of Lesley University faculty in their fight for a fair contract and urging President Steinmayer and Lesley University administration to support a just contract for its workers. Councillor Sobrinho-Wheeler, Councillor Siddiqui, Councillor Wilson (PO25#168)
8. That the City Council go on record urging the Massachusetts General Court to pass and for the Governor to sign legislation that would adopt Erin's Law statewide to ensure that all children receive the education, support, and protections necessary to prevent sexual abuse and promote safe learning environments. Councillor Wilson, Mayor Simmons, Councillor Siddiqui (PO25#169)

ON THE TABLE

1. A communication transmitted from Yi-An Huang, City Manager, relative to Awaiting Report Item Number 25-22, regarding a request to work with the School Department, the Department of Public Works, and other relevant departments to open the publicly owned parking at the King Open/Cambridge Street Upper School Complex for either residential free parking or commercial parking opportunities during "off" hours. [Tabled – May 5, 2025] (CM25#113)

2. That the City Manager is requested to explore with the Government Operations Committee whether the functions of the Peace Commission may be improved and enhanced by bringing them within another City Commission or Department, such as the Human Rights Commission, and report back in a timely manner. [Charter Right – Simmons, May 19, 2025; Tabled June 2, 2025] (PO25#76)
3. That the City Council go on record thanking SEIU 32BJ for their vigilance, partnership and advocacy on behalf of unionized workers. [Charter Right – Simmons, June 16, 2025; Tabled – June 23, 2025]

COMMUNICATIONS

1. Annette LaMond, re: Zoning Matters.
2. Catherine Hoffman, re: more questions raised.
3. Gerald Bergman, re: Recent layoffs and Commission restructuring.
4. Judy Somberg, re: Dismissal of commission staff members.
5. Kathy Roberts, re: Cambridge Residents Rights.
6. Karen Falb, re: Case 4906, Brattle St from Mason St to Fresh Pond Pkwy by City of Cambridge, Review existing two-way bike lanes and related structures (continued from Nov 6).
7. Lee Farris, re: Reinstate Equity & Inclusion staff.
8. Lee Farris, re: Status of city housing voucher allocations and spending.
9. Lida Griffin, re: Concern for Inclusive.
10. Michael Delia, re: Submission: Contract Zoning & Community Benefits – Lessons Learned (320 Charles Street).
11. Michael Grill, re: Electrical upgrades to the Webster Avenue area.
12. Rob Straus, re: Recent abrupt layoffs on Women’s Commission.
13. Shippen Page, re: Recent City staff firings.
14. Young Kim, re: Request to Resolve OML–Related Planning Board Posting Issues Locally.

RESOLUTIONS

1. Congratulations to Joanne Farwell on her retirement from the Cambridge Public School Department. Councillor Toner, Mayor Simmons
2. Congratulations to LiPai Chang on her retirement from the Cambridge Health Alliance. Councillor Toner, Mayor Simmons
3. Congratulations to Neeta Patel on her retirement from the Cambridge Health Alliance. Councillor Toner, Mayor Simmons
4. Congratulations to Michelle Schomacker on her retirement from the Cambridge Health Alliance. Councillor Toner, Mayor Simmons

5. Congratulations to David O’Connor on his retirement from the Information Systems Department. Councillor Toner, Mayor Simmons
6. Congratulations to Lieutenant Bryan O’Neil on his retirement from the Cambridge Fire Department. Councillor Toner, Councillor Wilson, Mayor Simmons
7. Condolences on the death of Olga Milli. Councillor Toner
8. Condolences to the family of Moses Moore. Mayor Simmons
9. Thanking Ellen Semonoff for her years of service to the City of Cambridge. Mayor Simmons
10. Condolences on the death of Catherine Mary Casey. Councillor Toner
11. Condolences on the death of Lee Catherine Brown. Councillor Siddiqui
12. Resolution thanking Ayesha Wilson for her service. Mayor Simmons
13. Resolution on the death of Charles Coe. Councillor Nolan
14. Congratulations to Neal Alpert and Jen Tourtellot on their recent engagement. Mayor Simmons

COMMITTEE REPORTS

1. The **Ordinance Committee** held three public hearings to review and discuss two Zoning Petitions by the Cambridge City Council, the Massachusetts Avenue Zoning Petition (CM25#235) , and the Cambridge Street Zoning Petition (CM25#234). The first hearing was held on Oct 30, 2025 at 5:30pm and recessed. The Committee reconvened and recessed again on Nov 13, 2025 at 5:30pm. The Committee reconvened and adjourned on Dec 2, 2025 at 5:30pm. [[text of report](#)] [[attached communications](#)]

At the Dec 2, 2025 hearing the Ordinance Committee voted favorably on the following:

1. That the City Manager be and hereby is requested to direct the Community Development Department to draft language for amendments to the Massachusetts Avenue Zoning Petition and the Cambridge Street Zoning Petition recommended by the Community Development Department.
2. That the City Manager be and hereby is requested to direct the Community Development Department to amend the hotel language to revert hotels back to the original zoning.
3. To forward the Massachusetts Avenue Zoning Petition to the full City Council with a favorable recommendation.
4. To forward the Cambridge Street Zoning Petition to the full City Council with no recommendation.
 - A. An Ordinance has been received from Interim City Clerk Paula M. Crane, relative to amend the Zoning Map and Articles 2.000, 3.000, 4.000, 5.000, 6.000, 11.000 17.000, and 20.000 of the Cambridge Zoning

Ordinance as follows with the intent of establishing four new zoning districts for the Massachusetts Avenue corridor. (ORD25#16) [[revised Mass Ave petition](#)]

B. An Ordinance has been received from Interim City Clerk Paula M. Crane, relative to amend the Zoning Map and Articles 3.000, 17.000, and 19.000 of the Cambridge Zoning Ordinance as follows with the intent of establishing four new zoning districts for the Cambridge Street corridor. (ORD25#17) [[revised Cambridge St petition](#)]

COMMUNICATIONS & REPORTS FROM CITY OFFICERS

1. A communication was received from Paula Crane, Interim City Clerk, transmitting an update regarding legislative activity. (COF25#152)
2. A communication was received from Mayor Simmons regarding extending the Appointment of the Interim City Clerk. (COF25#153) [[text of report](#)]
3. A communication was received from Interim City Clerk Paula M. Crane, transmitting a memorandum regarding pending Awaiting Reports that it wished to be carried forward to the newly elected City Council for their consideration in the next legislative terms. (COF25#154) [[text of report](#)]

HEARING SCHEDULE

Mon, Dec 8

5:30pm City Council Meeting

Tues, Dec 9

12:00pm The **Public Safety Committee** will hold a public hearing to further discuss the implications of deploying automatic license plate readers (ALPRs) and to discuss whether adjustments should be made related to the deployment of ALPRs since approval in February of this year, CM25#257 in City Council Oct 20, 2025.

Thurs, Dec 11

3:00pm The **Health and Environment Committee** and **Housing Committee** will hold a joint public hearing to review and discuss PO25#137, which asks the Community Development Department to draft zoning language to reduce the impact on solar energy systems, based on the recommendations discussed in the September 16, 2025 Health and Environment Committee meeting.

Mon, Dec 15

5:30pm City Council Meeting

Tues, Dec 16

11:30am The **Economic Development and University Relations Committee** will hold a public hearing with the Cambridge Office for Tourism to provide an update on the Tourism Office's efforts as it relates to destination marketing, visitor services, as well as an update on the Tourism Destination Marketing District program. (PO25#117)

3:00pm The **Housing Committee** will hold public hearing to begin a discussion around social housing as referenced in PO25#131.

Wed, Dec 17

3:30pm The City Council shall hold a **Special Meeting to review the City Manager's evaluation.**

Mon, Dec 22

5:30pm City Council Meeting

Mon, Dec 29

5:30pm City Council Meeting

TEXT OF ORDERS

O-1 Dec 8, 2025

MAYOR SIMMONS

COUNCILLOR SOBRINHO-WHEELER

COUNCILLOR TONER

VICE MAYOR MCGOVERN

WHEREAS: The City of Cambridge is committed to ensuring that residents can fully understand, engage with, and participate in public meetings and decision-making processes; and

WHEREAS: Timely access to meeting agendas and supporting documentation, such as presentations, background memos, and related materials, allows members of the public to prepare informed public comment, follow discussions more effectively, and remain meaningfully involved in civic matters; and

WHEREAS: While many City departments and boards regularly publish detailed agendas and accompanying materials in advance of public meetings, the level of detail and timing of publication can vary, and not all meetings consistently post supporting documents ahead of time; and

WHEREAS: Residents have also noted that the City's website, though robust, can present inconsistent navigation paths to meeting information, with some links leading only to an agenda and others leading to full packets of materials for the same meeting, making it difficult for users to reliably locate all relevant documentation; and

WHEREAS: Improving consistency, transparency, and ease of access to these materials would strengthen public trust, enhance civic participation, and support the City's longstanding commitment to open government; now therefore be it

ORDERED: That the City Manager be and hereby is requested to work with all relevant departments, boards, and commissions to strive to publish, whenever practicable, meeting agendas and all supporting documents, presentations, and related materials sufficiently in advance of public meetings to allow residents time to review and prepare; and be it further

ORDERED: That the City Manager be and hereby is requested to assess opportunities to improve the consistency of how meeting information is posted and accessed on the City's

website – including clearer navigation paths, standardized posting practices, and improved user-friendliness – and report back to the City Council on recommended steps in a timely manner.

O-2 Dec 8, 2025

COUNCILLOR AZEEM

COUNCILLOR ZUSY

COUNCILLOR TONER

VICE MAYOR MCGOVERN

WHEREAS: A November 21, 2025 *Boston Business Journal* article recently reported that Cambridge was ranked at the bottom of a national ranking of 500 cities for permitting efficiency; and

WHEREAS: Local developers have shared frustrations with projects taking almost two years to permit due to a lack of coordination between Community Development and Inspectional Services staff; and

WHEREAS: Even after Planning Board approval, it can take up to two to three months to receive a permit; and

WHEREAS: These inefficiencies are stymying Cambridge’s goal to enable housing production; and

WHEREAS: Many peer cities have adopted streamlined permitting processes to address these challenges; and

WHEREAS: Improving the City’s permitting workflow would reduce administrative burden while supporting economic activity, housing creation and neighborhood vitality; now therefore be it

ORDERED: That the City Manager be and hereby is requested to work with the Community Development Department and the Inspectional Services Department staff to streamline the permitting process, including but not limited to creating a central role dedicated to the permitting process, the creation of a unified online permitting portal, and standardized timelines, and report back to the City Council not later than March 2026.

O-3 Dec 8, 2025

COUNCILLOR SIDDIQUI

VICE MAYOR MCGOVERN

COUNCILLOR AZEEM

COUNCILLOR SOBRINHO-WHEELER

WHEREAS: The Cambridge Street and Mass Ave Zoning Petitions propose to establish new zoning districts, allow additional residential height in key locations, and incentivize Active Uses on the ground floor as outlined in the *Our Cambridge Street Study and Mass Ave Planning Study*; and

WHEREAS: Community members, small business owners, the East Cambridge Business Association, and Planning Board members have consistently emphasized the importance of stronger Active Use mandates on Cambridge Street and portions of Mass Avenue to support a vibrant,

walkable corridor and protect small, local, and community-serving businesses; and

WHEREAS: The current Cambridge Street and Mass Ave Zoning Petition is structured to be generally more permissive than existing zoning and therefore cannot be amended within the petition itself to include more restrictive, corridor-wide Active Use mandates without filing a new petition; and

WHEREAS: The City Council has expressed ongoing interest in strengthening the long-term mixed-use character of Cambridge Street, portions of Mass Avenue, and other major corridors—including transparency requirements, minimum Active Use frontage, public-facing institutional uses, small-format retail opportunities, nonprofit and cultural uses, and other community-oriented ground-floor space; now therefore be it

ORDERED: That the City Manager be and hereby is requested to direct the Community Development Department (CDD) and Law Department to prepare a draft of a separate zoning petition to strengthen Active Use requirements on Cambridge Street and the Porter Square PUD subdistricts for sites that redevelop as single parcels.

O-4 Dec 8, 2025

COUNCILLOR TONER

COUNCILLOR NOLAN

COUNCILLOR WILSON

ORDERED: That the City Manager be and hereby is requested to instruct the Community Development Department to reduce the recommendations for the Inman Square zoning subdistrict (CAM-10) from a maximum of 10 stories to 8 stories with ground floor active use/retail as consistent with the majority of the Cambridge Street corridor.

O-5 Dec 8, 2025

MAYOR SIMMONS

VICE MAYOR MCGOVERN

ORDERED: That the appointment of Interim City Clerk Paula M. Crane be extended for an additional period of six months.

O-6 Dec 8, 2025

COUNCILLOR NOLAN

COUNCILLOR SIDDIQUI

COUNCILLOR SOBRINHO-WHEELER

WHEREAS: The City Council has consistently supported statewide [legislation](#) to enact a real estate transfer fee for municipalities, and supported including a [local option](#) for transfer fees in statewide bills, and the City Council unanimously approved a [Real Estate Transfer Fee Home Rule Petition](#) in 2020; and

WHEREAS: The [state legislature](#) is currently considering enabling legislation which would allow all municipalities to pass transfer fees, and by filing a home rule petition, Cambridge can continue to put pressure on the state

legislature to enact a real estate transfer fee for the purpose of creating and supporting local affordable housing; and
WHEREAS: Home rule petitions can only be carried over for one legislative session, and a new policy order will need to be passed in order to refile a home rule petition with the state legislature; now therefore be it
ORDERED: That the City Manager be and hereby is requested to work with relevant departments to review the previous home rule petition and prepare a new petition that would allow Cambridge to enact a Real Estate Transfer Fee to be sent to the state legislature; and be it further
ORDERED: That the City Manager be and hereby is requested to report back to the City Council in a timely manner.

O-7 Dec 8, 2025

COUNCILLOR SOBRINHO-WHEELER
COUNCILLOR SIDDIQUI
COUNCILLOR WILSON

WHEREAS: The City of Cambridge has a long history of supporting workers' rights and labor unions at the many higher education institutions located in the City, and deeply values its relationships with each one, particularly as higher education has come under attack at the federal level; and
WHEREAS: One such institution is Lesley University, where faculty and staff provide top-notch education to 3,100 undergraduate and graduate students, and this partnership allows Cambridge students, residents, and organizations to access key mental health, college preparation, and social services while providing on-the-ground training to Lesley University students; and
WHEREAS: Lesley University administrators are in contract negotiations with the 260 adjunct and core faculty members, members of SEIU Local 509, while faculty face program cancellations, firings, and increases in class sizes; and
WHEREAS: These changes, which have come in the middle of semesters and degrees, have had a direct impact on Lesley University students; and
WHEREAS: Lesley University faculty have asked for a modest cost of living increase, in line with inflation, sustainable workloads, and smaller class sizes to improve learning conditions for everyone, and have delivered a petition to Lesley University President Janet Steinmayer to demand the fairness and respect they deserve; now therefore be it
RESOLVED: That the City Council go on record in support of Lesley University faculty in their fight for a fair contract and urging President Steinmayer and Lesley University administration to support a just contract for its workers; and be it further
ORDERED: That the City Clerk be and hereby is requested to forward a suitably engrossed copy of this resolution to Lesley University President Janet Steinmayer and administrators on behalf of the entire City Council.

O-8 Dec 8, 2025

COUNCILLOR WILSON
MAYOR SIMMONS
COUNCILLOR SIDDIQUI

WHEREAS: The City Council recognizes that Erin's Law is a child sexual abuse prevention initiative designed to protect students through age-appropriate, evidence-based education that teaches children how to recognize, resist, and report abuse; and
WHEREAS: Erin's Law is named for advocate and survivor Erin Merryn, whose efforts exposed critical gaps in prevention education and underscored that most perpetrators are known to the victim, demonstrating the urgent need for comprehensive instruction in all schools; and
WHEREAS: Erin's Law requires that public schools provide students from pre-kindergarten through twelfth grade with vital lessons on safe and unsafe touch, safe and unsafe secrets, and how to seek help from a trusted adult, thereby empowering children to speak up and protecting them from further harm; and
WHEREAS: The law also mandates that school personnel receive training on identifying warning signs, understanding grooming behaviors, and fulfilling mandated reporter responsibilities, while families receive resources to recognize abuse indicators and support affected children; and
WHEREAS: With thirty-eight states already adopting Erin's Law in some form, the City Council acknowledges that Massachusetts has the opportunity to strengthen its child protection framework by fully implementing this proven prevention model; now therefore be it
ORDERED: That the City Council go on record urging the Massachusetts General Court to pass and for the Governor to sign legislation that would adopt Erin's Law statewide to ensure that all children receive the education, support, and protections necessary to prevent sexual abuse and promote safe learning environments.