

CITY MANAGER'S AGENDA

1. A communication transmitted from Yi-An Huang, City Manager, relative to a request for authorization to allow the Purchasing Agent to award a five (5) year contract to a successful bidder on the School Bus Transportation Bid. (CM24#268)

ORDERS

1. That the City Manager is requested to direct the City Solicitor to provide the City Council with a legal opinion on the City Council's ability to levy a tax or fine on store fronts and commercial properties that remain vacant for more than two years, including any applicable definitions of "vacancy" and relevant legal precedents, and provide such opinion no later than the February 17th City Council meeting. Councillor Toner, Mayor Simmons, Councillor Siddiqui (PO24#161)
2. That the City Manager is requested to direct Community Development Department (CDD) staff to draft proposed amendments to the Cannabis Business Permitting Ordinance that would accomplish adding select HCA requirements into the ordinance so the city can waive the HCA requirement and that the City Manager is requested to ask the CDD staff to draft a zoning amendment to remove the repackaging prohibition. Councillor Toner, Councillor Siddiqui, Councillor Wilson, Mayor Simmons (PO24#162)

UNFINISHED BUSINESS

1. An Ordinance 2023 #8B has been received from City Clerk, relative to Amend Chapter 14.04 – Fair Housing. [Passed to 2nd Reading Oct 2, 2023; Amended Nov 6, 2023; to remain on Unfinished Business pending legislative approval of Special Act needed prior to ordination] (ORD23-8B)
2. An Ordinance has been received from City Clerk, relative to Flexible Parking Corridor Zoning Petition. [Adopted as a City Council Zoning Petition and Passed to 2nd Reading Dec 2, 2024; Eligible to be Ordained Dec 23, 2024; Expires Feb 19, 2025] (ORD24#5)
3. An Ordinance has been received from City Clerk, relative to the Parking and Transportation Demand Management (PTDM) Municipal Ordinance. [Referred to Ordinance Committee Oct 21, 2024; Passed to 2nd Reading Dec 2, 2024; Eligible to be Ordained Dec 23, 2024] (ORD24#6)
4. An Ordinance has been received from City Clerk, relative to the Commercial Parking Space Permits Municipal Ordinance. [Passed to 2nd Reading Dec 2, 2024; Eligible to be Ordained Dec 23, 2024] (ORD24#7)
5. An Ordinance has been received from City Clerk, relative to proposed amendments to the Cycling Safety Ordinance to extend the deadline associated with the completion of those sections of the ordinance that are required to be completed by May 1, 2026. [Passed to a 2nd Reading Dec 16, 2024; Eligible to be Ordained on or after Jan 6, 2025] (ORD24#8)

APPLICATIONS AND PETITIONS

1. An application from Katinka Jeffs, requesting permission for a curb cut at the premises numbered 6-R Eaton Street; said petition has received approval from Inspectional

Services, Traffic, Parking and Transportation, Historical Commission and Public Works. No response has been received from the neighborhood association. (AP24#39)

2. An application from John Winslow, requesting permission for a curb cut at the premises numbered 8 Whittier Street; said petition has received approval from Inspectional Services, Traffic, Parking and Transportation, Historical Commission and Public Works. Response has been received from a neighborhood association not in the area of the application address. (AP24#40)

COMMUNICATIONS

1. Amanda Van Vleck, re: In Support of PO#1.
2. Annie Park, re: Please support PO#1.
3. Asha Daniere, re: Comment to Policy 2024 #141.
4. Beth Adams, re: Opposition to Multifamily Zoning Ordinances.
5. Caleb Kim, re: CPP.
6. CARE Housing, re: Considerations for MFH City Council Meeting.
7. Carrie Bates, re: PO#1.
8. Carter Williams, re: Vote NO on the Cambridge Multifamily Housing Zoning Petition.
9. Charlotte Dobbs, re: PO#1, universal pre-K program.
10. Daniel Norman, re: Vote NO on the Cambridge Multifamily Housing Zoning Petition.
11. Denise Jillson, re: Mayor Simmons Late Policy Order re: Whitney's Bar.
12. Heather Snowdon, re: Support for PO#1 – PO24#157.
13. Ilisa Hurowitz, re: Objection to Multifamily Ordinance petitions.
14. Jeremy Cohen, re: Support for PO#1 - PO24#157.
15. Jimena Bermejo, re: Citywide Residential Upzoning.
16. Justin Smoltz, re: Conversion of Garden Street in Cambridge to Two-Way Traffic.
17. Kate Johnson, re: Defeat PO#1 Restoring Two Way Garden Street.
18. Kate Murphy, re: Support for PO#1.
19. Lital Lumbroso, re: Support PO#1.
20. Mariah Villarreal, re: Multifamily Zoning and Inclusionary Units.
21. Marilee Meyer, re: Please re-examine multifamily upzoning and data.
22. Martin Breu, re: Writing in Support of PO#1.
23. Megan and Daniel Cuzzolino, re: Support for a Joint Roundtable to Discuss CPP.
24. Parents' Nursery School, re: CPP concerns.
25. Patrick McNeal, re: Support for Field Improvements and Permitting Process_ Cambridge Youth Soccer.
26. Ryan Cherry, re: PO#1 - Support of Garden St. current configuration.
27. Sam Harrington, re: CPP concern.
28. Sarah Happel, re: CPP vote.

- 29. Suzanne Blier, re: 4 Policy Orders and communications.
- 30. Suzanne Blier, re: Agenda Items 1-4 & Reports – Please read (I also thank you).
- 31. Young Kim, re: HELP! Urgent Request to postpone this week’s hearings on MFH Petitions.

RESOLUTIONS

- 1. Condolences on the death of Francine H. (Salvato) Giannasca. Councillor Toner, Councillor Nolan
- 2. Congratulations to Doug Johnson on his retirement from the Kennedy School and the Carr Center for Human Rights Policy at Harvard University. Councillor Nolan

COMMITTEE REPORTS

- 1. **Economic Development & University Relations Committee** - Committee Meeting - Dec 17, 2024. [[text of report](#)]

COMMUNICATIONS & REPORTS FROM CITY OFFICERS

- 1. A communication from Diane LeBlanc, City Clerk, transmitting an update regarding legislative. (COF24#161)

HEARING SCHEDULE

Mon, Dec 23

5:30pm City Council Meeting

Mon, Jan 6

5:30pm City Council Meeting

Wed, Jan 8

5:00pm The **Ordinance Committee** will hold a public hearing on two Multifamily Zoning Petitions from 5:00pm to 7:00pm. There will be public comment at this meeting. This is a continuation of the public hearing that began on Nov 19, that reconvened and recessed again on Dec 4 and Dec 19. One additional meeting has been scheduled for Jan 16.

Mon, Jan 13

5:30pm City Council Meeting

Thurs, Jan 16

3:00pm The **Ordinance Committee** will hold a public hearing on two Multifamily Zoning Petitions from 3:00pm to 5:00pm. There will be no public comment at this meeting. This is a continuation of the public hearing that began on Nov 19, that reconvened and recessed again on Dec 4, Dec 19, and Jan 7.

Mon, Jan 27

11:00am A **Special Committee of the Whole** will hold a public hearing to resume the review and discussion of recommendations from the Charter Review Committee and any additional suggestions from the full City Council pertaining to the Cambridge City Charter. This public hearing is a continuation of the meeting that was recessed on Dec 9, 2024.

5:30pm City Council Meeting

Mon, Feb 3

5:30pm City Council Meeting

Mon, Feb 10

5:30pm City Council Meeting

Mon, Feb 24

5:30pm City Council Meeting

TEXT OF ORDERS

O-1 Dec 23, 2024
 COUNCILLOR TONER
 MAYOR SIMMONS
 COUNCILLOR SIDDIQUI

WHEREAS: The City Council, residents, and business associations have repeatedly expressed concern regarding the number of vacant storefronts and commercial properties throughout the City of Cambridge; and

WHEREAS: Many commercial properties have remained empty for extended periods, suggesting that property owners may be “land banking” properties, a practice in which owners hold onto vacant properties as long-term investments, often waiting for market conditions to improve, instead of actively seeing tenants or developing space for immediate productive use; and

WHEREAS: This practice has negative consequences for surrounding neighborhoods and commercial districts including reduced economic activity, diminished neighborhood vibrancy, and a lack of available commercial spaces for small businesses; now therefore be it

ORDERED: That the City Manager be and hereby is requested to direct the City Solicitor to provide the City Council with a legal opinion on the City Council’s ability to levy a tax or fine on storefronts and commercial properties that remain vacant for more than two years, including any applicable definitions of “vacancy” and relevant legal precedents, and provide such opinion no later than the February 17th City Council meeting.

O-2 Dec 23, 2024
 COUNCILLOR TONER
 COUNCILLOR SIDDIQUI
 COUNCILLOR WILSON
 MAYOR SIMMONS

WHEREAS: As discussed at the Dec 17, 2024, Economic Development and University Relations Committee the retail, adult use, cannabis industry has matured and changed in the past six years since Cambridge adopted local ordinances to permit its use; and

WHEREAS: The City has previously revisited, and revised as necessary, local retail cannabis regulations to help improve and expedite the process for existing and future retail cannabis operators, especially those operators participating in the MA CCC Equity Program; and

WHEREAS: The Cambridge Host Community Agreement (HCA), and its associated Statement of Interest Application for a cannabis business, has remained unchanged since 2018 and the Cannabis Control Commission now allows a waiver of the HCA requirement, there is an opportunity to improve the process and reduce the number of local approvals required for future and existing retail operators; and

WHEREAS: The current prohibition on repackaging in the Cambridge Zoning Ordinance is in conflict with Massachusetts regulations (935 CMR 500.140(8)); now therefore be it

ORDERED: That the City Manager be and hereby is requested to direct Community Development Department (CDD) staff to draft proposed amendments to the Cannabis Business Permitting Ordinance that would accomplish adding select HCA requirements into the ordinance so the city can waive the HCA.