



CITY COUNCIL REGULAR MEETING

MAY 8, 2023

5:30 PM

SULLIVAN CHAMBER

~MINUTES~

MEETING

Monday, May 8, 2023

TIME

5:30 PM

PRESIDING OFFICER

Mayor Sumbul Siddiqui

CALL TO ORDER

Attendee Name	Present	Absent	Late	Arrived
Burhan Azeem	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Dennis J. Carlone	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Alanna Mallon	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Marc C. McGovern	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	7:06 PM
Patricia Nolan	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
E. Denise Simmons	<input type="checkbox"/> Remote	<input type="checkbox"/>	<input type="checkbox"/>	
Paul F. Toner	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Quinton Zondervan	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Sumbul Siddiqui	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

**MINUTES OF THE CAMBRIDGE CITY COUNCIL
REGULAR MEETING**

Monday, May 8, 2023

A regular meeting of the Cambridge City Council was held on Monday, May 8, 2023. The meeting was called to order at 5:30 p.m. by the Honorable Mayor Sumbul Siddiqui. Pursuant to Chapter 2 of the Acts of 2023, adopted by Massachusetts General Assembly and approved by the Governor, this public meeting was hybrid allowing participation in person and via zoom.

The Chair, Mayor Siddiqui called the meeting to order and asked the Clerk to call the roll. City Clerk LeBlanc called the roll.

Councillor Burhan Azeem – Present/In Person
Councillor Dennis J. Carlone – Present/In Person
Vice Mayor Alanna M. Mallon – Present/In Person
Councillor Marc C. McGovern – Absent*
Councillor Patricia Nolan – Present/In Person
Councillor E. Denise Simmons – Present/Remote
Councillor Paul Toner – Present/In Person
Councillor Quinton Y. Zondervan – Present/In Person
Mayor Sumbul Siddiqui – Present/In Person

Present-8. Absent-1. Quorum established.

*** Councillor McGovern joined at 7:06 p.m. and was in person.**

PUBLIC COMMENT

The Chair, Mayor Siddiqui recognized individuals for public comment. The following individuals participated in the public comment portion of the meeting, each allowed up to 2 minutes to speak:

Public Comment

Amanda Beatty, 604 Franklin Street, Cambridge, MA, spoke on CMA 2023 #131 and offered concerns and suggestions regarding after school care in Cambridge.

Rafeya Raquib, Cambridge, MA, offered comments on CMA #9 and asked for answers and transparency in the police incident involving Arif Sayed Faisal.

Jeffrey Shen, Cambridge, MA, offered comments on CMA #9 and asked for answers and transparency in the police incident involving Arif Sayed Faisal.

Daven McQueen, Cambridge, MA, offered comments on CMA #9 and asked for answers and transparency in the police incident involving Arif Sayed Faisal.

Aliyah Chutkan, Cambridge, MA, offered comments on CMA #9 and asked for answers and transparency in the police incident involving Arif Sayed Faisal.

Amari Butler, Cambridge, MA, offered comments on CMA #9 and asked for answers and transparency in the police incident involving Arif Sayed Faisal.

Hannah Didehbani, Cambridge, MA, offered comments on CMA #9 and asked for answers and transparency in the police incident involving Arif Sayed Faisal.

Tahmid Rahman, Cambridge, MA, offered comments on CMA #9 and asked for answers and transparency in the police incident involving Arif Sayed Faisal.

Esther Hanig, 136 Pine Street, Cambridge, MA, shared their strong support for the AHO amendments and urged the Council to increase funding for affordable housing for the next fiscal year.

Isaiah Briggs, Cambridge, MA, offered comments on CMA #9 and asked for answers and transparency in the police incident involving Arif Sayed Faisal.

Matthew Kennedy, Cambridge, MA, offered comments on CMA #9 and asked for answers and transparency in the police incident involving Arif Sayed Faisal.

Chiamaka Chukwu, Cambridge, MA, offered comments on CMA #9 and asked for answers and transparency in the police incident involving Arif Sayed Faisal.

Graciela Reinhardt, MA, offered comments on CMA #9 and asked for answers and transparency in the police incident involving Arif Sayed Faisal.

Raj Kunda, Cambridge, MA, had Anthony Feder speak on their behalf and offered comments on CMA #9 and asked for answers and transparency in the police incident involving Arif Sayed Faisal.

Will Cecio, MA, offered comments on CMA #9 and asked for answers and transparency in police incident involving Arif Sayed Faisal.

Samuel Evans, Cambridge, MA, offered comments on CMA #9 and asked for answers and transparency in the police incident involving Arif Sayed Faisal.

Mari Arrindell, MA, had Will Cecio speak on their behalf and offered comments on CMA #9 and asked for answers and transparency in the police incident involving Arif Sayed Faisal.

Jordan Billings, Cambridge, MA, offered comments on CMA #9 and asked for answers and transparency in the police incident involving Arif Sayed Faisal.

Tahra Scorzailo, MA, offered comments on CMA #9 and asked for answers and transparency in the police incident involving Arif Sayed Faisal.

James C, Cambridge, MA, offered comments on CMA #9 and asked for answers and transparency in the police incident involving Arif Sayed Faisal.

Safiyyah O, MIT, offered comments on CMA #9 and asked for answers and transparency in the police incident involving Arif Sayed Faisal.

Grace Borbon, Cambridge, MA, offered comments on CMA #9 and asked for answers and transparency in the police incident involving Arif Sayed Faisal.

Robert Camacho, 24 Corporal Burns Road, Cambridge, MA, shared that they were opposed to the AHO amendments and urged the Council to listen to the residents who are sharing their concerns.

Susanna Chen, MA, offered comments on CMA #9 and asked for answers and transparency in the police incident involving Arif Sayed Faisal.

Michelle Liang, MIT, offered comments on CMA #9 and asked for answers and transparency in the police incident involving Arif Sayed Faisal.

Bill McAvinney, 12 Douglass Street, Cambridge, MA, shared that there is lack of housing in Cambridge due to zoning laws and noted they were in favor of the AHO.

Mahmoud Sobier, Cambridge, MA, offered comments on CMA #9 and asked for answers and transparency in the police incident involving Arif Sayed Faisal.

Isabelle Woollacott, MA, offered comments on CMA #9 and asked for answers and transparency in the police incident involving Arif Sayed Faisal.

Carolyn Fuller, 12 Douglass Street, Cambridge, MA, urged the Council to vote yes on the AHO amendments to allow more affordable housing in Cambridge.

Izzy Luca, MIT, offered comments on CMA #9 and asked for answers and transparency in the police incident involving Arif Sayed Faisal.

Bre D, MIT, offered comments on CMA #9 and asked for answers and transparency in the police incident involving Arif Sayed Faisal.

Amiri Sillah, MA, offered comments on CMA #9 and asked for answers and transparency in the police incident involving Arif Sayed Faisal.

Amina Adeyola, MA, offered comments on CMA #9 and asked for answers and transparency in the police incident involving Arif Sayed Faisal.

Meilyn Hug, MA, offered comments on CMA #9 and asked for answers and transparency in the police incident involving Arif Sayed Faisal.

The Chair, Mayor Siddiqui recessed the City Council meeting at 6:50 p.m after .

The Chair, Mayor Siddiqui called the City Council back to order at 7:04 p.m.

City Clerk LeBlanc called the roll.

Councillor Burhan Azeem – Present/In Person

Councillor Dennis J. Carlone – Present/In Person

Vice Mayor Alanna M. Mallon – Present/In Person

Councillor Marc C. McGovern – Absent*

Councillor Patricia Nolan – Present/In Person

Councillor E. Denise Simmons – Absent**

Councillor Paul Toner – Present/In Person

Councillor Quinton Y. Zondervan – Present/In Person

Mayor Sumbul Siddiqui – Present/In Person

Present-7. Absent-2. Quorum established.

*** Councillor McGovern joined at 7:06 p.m. and was in person.**

**** Councillor Simmons joined at 7:48 p.m. and was remote**

The Chair, Mayor Siddiqui continued to recognize individuals for public comment. The following individuals participated in the public comment portion of the meeting, each allowed up to 2 minutes to speak:

David Sullivan, 16 Notre Dame Avenue, Cambridge, MA, offered comments and shared support on the AHO amendments.

Eugenia Schraa, 259 Washington Street, Cambridge, MA, shared support for the AHO amendments and in favor of more afterschool care.

Sara Barcan, 280 Franklin Street, Cambridge, MA, Executive Director of HRI, shared strong support for the AHO amendments.

Neil Miller, 102 Pearl Street, Cambridge, MA, offered comments on AHO and noted they support Policy Order #12 and Policy Order #15.

Suzanne Blier, 5 Fuller Place, Cambridge, MA, offered comments on the AHO amendments and shared that the City should be building on City land and adding units into neighborhoods where it would fit.

Marilee Meyer, 10 Dana Street, Cambridge, MA, offered comments on AHO and zoning and shared there should be more discussion on the two topics.

Lisa Dreier, Cogswell Avenue, Cambridge, MA, noted that they were opposed to Policy Order #15.

David Halperin, 14 Valentine Street, Cambridge, MA, shared they strongly support moving forward with the AHO expansion.

Ann Tennis, 71 Griswold Street, Cambridge, MA, offered comments and concerns on the proposed AHO amendments.

Elaine Wen, 51 Inman Street, Cambridge, MA, from the Cambridge Youth Council, thanked everyone involved in the implementation and passing of Policy Order #57.

John Trever, 156 Richdale Avenue, Cambridge, MA, shared that they oppose the AHO amendments and tall buildings and towers will not contribute to successful neighborhoods.

Jana Odette, 176 Larch Road, Cambridge, MA, shared that they were opposed to the AHO amendments.

Carl Nagy-Koechlin, 1035 Cambridge Street, Cambridge, MA, from Just A Start, shared their strong support for the proposed AHO amendments.

Fred Meyer, 83 Hammond Street, Cambridge, MA, suggested that developers who are building labs or office spaces provide housing equal to the number of employees who would be working in those buildings.

Marie Elena Saccoccio, 55 Otis Street, Cambridge, MA, asked the Council to reject the adoption of the AHO amendments.

Susan Connelly, 24 Newman Street, Cambridge, MA, offered comments on the AHO and shared that any amendments or changes should be put through a public process.

Susan Cory, 114 Washington Avenue, Cambridge, MA, shared they were opposed to Policy Order #75.

Elaine DeRosa, 4 Pleasant Place, Cambridge, MA, shared they were in support of the AHO amendments.

Gabriel Malsepti, 31 Wendell Street, Cambridge, MA, offered comments on affordable housing and shared they were against the proposed AHO amendments.

Young Kim, 17 Norris Street, Cambridge, MA, shared that they were not against affordable housing and felt the amendments were not put together with community engagement and input.

Lorraine Thomas, 111 Magazine Street, Cambridge, MA, shared they were in favor of the AHO amendments.

Itamar Turner-Trauring, 139 Oxford Street, Cambridge, MA, urged the Council to add more funds in the budget for affordable housing and shared they were in favor of the AHO amendments.

Susan Frankle, 3 Houston Park, shared they were opposed to Policy Order #75, in favor of more housing and more community involvement.

Susan Twomey, 280 Franklin Street, Cambridge, MA, from Homeowners Rehab Inc HRI, shared support for CMA 2023 #126 and the efforts to landmark the property because it aligns with commitment to historic preservation.

Tina Alu, 113 ½ Pleasant Street, Cambridge, MA, from the CEOC, shared support for the AHO amendments.

Heather Hoffman, 213 Hurley Street, Cambridge, MA, offered comments on the AHO, the City purchasing property, legal notices, and the Kelley petition.

Clara Wellons, 651 Green Street, Cambridge, MA, shared that they oppose the AHO amendments.

James Williamson, Churchill Avenue, Cambridge, MA, offered comments on legal notices, affordable housing, and the police incident involving Arif Sayed Faisal.

Justin Saif, 259 Hurley Street, Cambridge, MA, shared their strong support for the AHO amendments.

John Pitkin, 18 Fayette Street, Cambridge, MA, spoke on Charter Right #1 and noted that the need for affordable housing is regional and asked the Council to stay with the current AHO and to meet goals while working through the process.

The Chair, Mayor Siddiqui recognized Councillor Azeem who made a motion to close public comment.

City Clerk LeBlanc called the roll.

Councillor Burhan Azeem – Yes

Councillor Dennis J. Carlone – Yes

Vice Mayor Alanna M. Mallon – Yes

Councillor Marc C. McGovern – Absent

Councillor Patricia Nolan – Yes

Councillor E. Denise Simmons – Yes

Councillor Paul Toner – Yes

Councillor Quinton Y. Zondervan – Yes

Mayor Sumbul Siddiqui – Yes

Yes-8, Absent-1. Motion Passed.

SUBMISSION OF THE RECORD

The Chair, Mayor Siddiqui recognized Councillor Nolan who made a motion to accept and place on file the minutes from the Regular City Council Meeting held on April 24, 2023 and May 1, 2023.

City Clerk LeBlanc called the roll.

Councillor Burhan Azeem – Yes

Councillor Dennis J. Carlone – Yes

Vice Mayor Alanna M. Mallon – Yes

Councillor Marc C. McGovern – Absent

Councillor Patricia Nolan – Yes

Councillor E. Denise Simmons – Yes

Councillor Paul Toner – Yes

Councillor Quinton Y. Zondervan – Yes
Mayor Sumbul Siddiqui – Yes
Yes-8, Absent-1. Motion Passed.

CITY MANAGER’S AGENDA

The Chair, Mayor Siddiqui made a motion to adopt the order for CMA 2023 #126, Landmark Designation Report for the Charles Hicks Saunders House.

City Clerk LeBlanc called the roll.

Councillor Burhan Azeem – Yes
Councillor Dennis J. Carlone – Yes
Vice Mayor Alanna M. Mallon – Yes
Councillor Marc C. McGovern – Absent
Councillor Patricia Nolan – Yes
Councillor E. Denise Simmons – Yes
Councillor Paul Toner – Yes
Councillor Quinton Y. Zondervan – Yes
Mayor Sumbul Siddiqui – Yes
Yes-8, Absent-1. Motion Passed.

The Chair, Mayor Siddiqui recognized Councillor Carlone on CMA 2023 #124, relative to an appropriation to cover medical bills and settlements. Councillor Carlone asked how someone in the Finance Department injured themselves and Finance Director David Kale responded.

The Chair, Mayor Siddiqui recognized Councillor Carlone who made a motion to adopt the appropriation order for CMA 2023 #124.

City Clerk LeBlanc called the roll.

Councillor Burhan Azeem – Yes
Councillor Dennis J. Carlone – Yes
Vice Mayor Alanna M. Mallon – Yes
Councillor Marc C. McGovern – Absent
Councillor Patricia Nolan – Yes
Councillor E. Denise Simmons – Yes
Councillor Paul Toner – Yes
Councillor Quinton Y. Zondervan – Yes
Mayor Sumbul Siddiqui – Yes
Yes-8, Absent-1. Motion Passed.

The Chair, Mayor Siddiqui recognized Vice Mayor Mallon on CMA 2023 #125 relative to the City providing free menstrual products. Vice Mayor Mallon thanked all those involved in moving this forward and recognized the instrumental role of the Cambridge Youth Council. Vice Mayor Mallon asked when the products will be available and Executive Director Maria McCauley and Fire Chief Cahill responded. The Chair, Mayor Siddiqui recognized Councillor Nolan, Councillor Zondervan, and Councillor Simmons, all who expressed gratitude that the City was responding to this important need.

The Chair, Mayor Siddiqui recognized Vice Mayor Mallon who made a motion to place CMA 2023 #125 on file.

City Clerk LeBlanc called the roll.

Councillor Burhan Azeem – Yes

Councillor Dennis J. Carlone – Yes

Vice Mayor Alanna M. Mallon – Yes

Councillor Marc C. McGovern – Absent

Councillor Patricia Nolan – Yes

Councillor E. Denise Simmons – Yes

Councillor Paul Toner – Yes

Councillor Quinton Y. Zondervan – Yes

Mayor Sumbul Siddiqui – Yes

Yes-8, Absent-1. Motion Passed.

The Chair, Mayor Siddiqui made a motion to adopt the orders associated with CMA 2023 #127 and approve the appointments of the following persons as members the Lesbian, Gay, Bisexual, Transgender, Queer, Plus (LGBTQ+) Commission for a term of three years, effective May 8, 2023: Cindy Telingator (appointment), Jason Doo (appointment), M Joyce-Anderson (appointment), Mary Rebecca Gardner (appointment), Zachary Dresser (appointment), Greg MacDonough (reappointment), Lesley Phillips (reappointment), Linden Huhmann (reappointment), Noelani Kamelamela (reappointment).

City Clerk LeBlanc called the roll.

Councillor Burhan Azeem – Yes

Councillor Dennis J. Carlone – Yes

Vice Mayor Alanna M. Mallon – Yes

Councillor Marc C. McGovern – Absent

Councillor Patricia Nolan – Yes

Councillor E. Denise Simmons – Yes

Councillor Paul Toner – Yes

Councillor Quinton Y. Zondervan – Yes

Mayor Sumbul Siddiqui – Yes

Yes-8, Absent-1. Motion Passed.

The Chair, Mayor Siddiqui recognized Councillor Nolan on CMA 2023 #128, A communication transmitted from Yi-An Huang, City Manager, relative to a recommendation that the City Council approve an Order to take by “friendly” eminent domain proceeding parcels of land located at 319 Webster Avenue, Cambridge (as shown on Cambridge Assessors Map 81, Parcel 21), 333 Webster Avenue, Cambridge (as shown on Cambridge Assessors Map 81, Parcel 23), and 455 Columbia Street (as shown on Cambridge Assessors Map 81, Parcel 16) (collectively “Cambridge Parcels”), and approve an Order authorizing the purchase of a parcel of land located at 94 Webster Avenue, Somerville (as shown on Somerville Assessors Map 96, Parcel B-7) (“Somerville Parcel”) (collectively, the “Premises”), all of which are owned by Webster Avenue Ventures LLC (“WV”). Councillor Nolan asked questions relative to the cost and assessed value, noting that she was conflicted because of the cost. Director of Assessing Gail Willett and Consultant, Robert Reardon responded. The Chair, Mayor Siddiqui recognized Councillor Toner

who commented that we should have a long term plan for mixed use and dream big for the future. The Chair, Mayor Siddiqui recognized Councillor Zondervan who noted that he agreed with DPW using the property in the short term but that the long term plan needs to be for affordable housing, and he would be bringing in a policy order relative to this. Councillor Zondervan asked about the environmental risks and Deputy O’Riordan and Commissioner Watkins responded noting that the property is typical of what they see with urban sites. The Chair, Mayor Siddiqui recognized Councillor McGovern who wanted to go on record as noting that this is a good site for housing and that he agrees with Councillor Zondervan that if we do not purchase it, it will be sold, and the housing will not be affordable. The Chair, Mayor Siddiqui recognized Councillor Carlone who noted that for years he has been saying that the City should be purchasing all of the property it can and that we need a group of people who are focused on making acquisitions for several uses. Councillor Carlone noted that this is a logical purchase. The Chair, Mayor Siddiqui recognized Councillor Azeem who asked what DPW would be doing on the site. Kathy Watkins responded noting that it would possibly be used for the Parks Division or the Buildings Division and that it would be used for a combination of equipment, materials, and some space for staff. The Chair, Mayor Siddiqui recognized Councillor Nolan who noted that she was still struggling with the cost and would not be able to support this. The Chair, Mayor Siddiqui recognized Vice Mayor Mallon who noted that she supports site control and that this is a great location for affordable housing and that a long term plan is needed. Vice Mayor Mallon noted that like Councillor Nolan, she was shocked by the high price tag and asked if this was one seller. Deputy O’Riordan and Consultant Robert Reardon responded.

Vice Mayor Mallon exercised her Charter Right on CMA 2023 #128.

The Chair, Mayor Siddiqui recognized Councillor Nolan on CMA 2023 #129, a communication transmitted from Yi-An Huang, City Manager, relative to Awaiting Report Items Numbered 23-02 & 23-034, related to exploring the need for a special permitting process for cannabis dispensaries, special permitting fees, and bicycle parking requirements, and Response to Awaiting Report No. 23-4 regarding establishing the framework that will allow for the immediate elimination of the bicycle parking fees imposed on Economic Empowerment and Social Equity applicants and cannabis dispensary operators.

Councillor Nolan spoke on the matter and made a motion to refer it to the Ordinance Committee and Planning Board for a Hearing and Report.

City Clerk LeBlanc called the roll.

Councillor Burhan Azeem – Yes

Councillor Dennis J. Carlone – Yes

Vice Mayor Alanna M. Mallon – Yes

Councillor Marc C. McGovern – Yes

Councillor Patricia Nolan – Yes

Councillor E. Denise Simmons – Yes

Councillor Paul Toner – Yes

Councillor Quinton Y. Zondervan – Yes

Mayor Sumbul Siddiqui – Yes

Yes-9. Motion Passed.

The Chair, Mayor Siddiqui recognized Councillor Carlone on CMA 2023 #130,

a communication transmitted from Yi-An Huang, City Manager, relative to a Planning Board report with no positive or negative recommendation on Kelley et. al. Zoning Petition.

Councillor Carlone noted that while the intention of the Petition is good, it raises the commercialisms of residential neighborhoods even further. The Chair, Mayor Siddiqui recognized Councillor Zondervan who noted that the Ordinance Committee held its hearing on this matter and the report would be forthcoming.

The Chair, Mayor Siddiqui made a motion to refer CMA 2023 #130 to the petition.

City Clerk LeBlanc called the roll.

Councillor Burhan Azeem – Yes

Councillor Dennis J. Carlone – Yes

Vice Mayor Alanna M. Mallon – Yes

Councillor Marc C. McGovern – Yes

Councillor Patricia Nolan – Yes

Councillor E. Denise Simmons – Yes

Councillor Paul Toner – Yes

Councillor Quinton Y. Zondervan – Yes

Mayor Sumbul Siddiqui – Yes

Yes-9. Motion Passed.

The Chair, Mayor Siddiqui recognized Councillor Nolan on CMA 2023 #131, a communication transmitted from Yi-An Huang, City Manager, relative to an update on Afterschool care, for comments.

Councillor Nolan recognized that everyone has been working on this and there have been many meetings. Councillor Nolan called for clarification on one element of the memo that indicates that many more staff have been added but no new capacity, which is confusing. Councillor Nolan noted that we must get to the point where every student in the City gets after school care. Assistant City Manager for Human Services Ellen Semonoff and Assistant Director of Child Youth and Family Services Michelle Farnum responded noting that the memo highlighted that 52 staff were hired but that 31 staff were lost and efforts continue to hire more staff. The Chair, Mayor Siddiqui recognized Councillor McGovern who noted he was happy to see the report and wished the program continued success. Councillor McGovern said that the King Open School program is fantastic and encouraged the team to replicate and expand it across the City. Councillor McGovern also highlighted concerns about the lack of transportation that is of particular concern for young children. The Chair, Mayor Siddiqui noted that she has reached out to the City Manager and others on this issue and will continue to work to resolve it.

The Chair, Mayor Siddiqui made a motion to place CMA 2023 #131 on file.

City Clerk LeBlanc called the roll.

Councillor Burhan Azeem – Yes

Councillor Dennis J. Carlone – Yes

Vice Mayor Alanna M. Mallon – Yes

Councillor Marc C. McGovern – Yes

Councillor Patricia Nolan – Yes

Councillor E. Denise Simmons – Yes

Councillor Paul Toner – Yes

Councillor Quinton Y. Zondervan – Yes
Mayor Sumbul Siddiqui – Yes
Yes-9. Motion Passed.

The Chair, Mayor Siddiqui recognized Councillor Zondervan who moved suspension of the rules to allow reconsideration on CMA 2023 #129.

City Clerk LeBlanc called the roll.

Councillor Burhan Azeem – Yes
Councillor Dennis J. Carlone – Yes
Vice Mayor Alanna M. Mallon – Yes
Councillor Marc C. McGovern – Yes
Councillor Patricia Nolan – Yes
Councillor E. Denise Simmons – Yes
Councillor Paul Toner – Yes
Councillor Quinton Y. Zondervan – Yes
Mayor Sumbul Siddiqui – Yes
Yes-9. Motion Passed.

The Chair, Mayor Siddiqui recognized Councillor Zondervan who moved reconsideration of the vote on CMA 2023 #129.

City Clerk LeBlanc called the roll.

Councillor Burhan Azeem – Yes
Councillor Dennis J. Carlone – Yes
Vice Mayor Alanna M. Mallon – Yes
Councillor Marc C. McGovern – Yes
Councillor Patricia Nolan – Yes
Councillor E. Denise Simmons – Yes
Councillor Paul Toner – Yes
Councillor Quinton Y. Zondervan – Yes
Mayor Sumbul Siddiqui – Yes
Yes-9. Motion Passed.

The Chair, Mayor Siddiqui recognized Councillor Zondervan who made a motion to adopt the language embedded in CMA 2023 #129 as a City Council Petition and Refer it to the Ordinance Committee and Planning Board for hearing and report.

The Chair, Mayor Siddiqui recognized Councillor Zondervan who moved reconsideration of the vote on CMA 2023 #129.

City Clerk LeBlanc called the roll.

Councillor Burhan Azeem – Yes
Councillor Dennis J. Carlone – Yes
Vice Mayor Alanna M. Mallon – Yes
Councillor Marc C. McGovern – Yes
Councillor Patricia Nolan – Yes
Councillor E. Denise Simmons – Yes
Councillor Paul Toner – Yes

Councillor Quinton Y. Zondervan – Yes

Mayor Sumbul Siddiqui – Yes

Yes-9. Motion Passed.

The Chair, Mayor Siddiqui recognized Vice Mayor Mallon on CMA 2023 #132 relative to an update on the development of the City of Cambridge Safety Department. Vice Mayor Mallon thanked all involved for doing the hard work of building trust and creating relationships. Vice Mayor Mallon noted that this was excellent news and that the City Council would like to be kept up to date on this. The Chair, Mayor Siddiqui recognized Councillor Zondervan who asked about the process for putting together the Steering Committee and that going forward that the Committee make its notes available to the public. Councillor Zondervan also asked about the timeline for completing the mission and values. Liz Speakman responded noting that they are close but not there yet. The Chair, Mayor Siddiqui recognized Councillor McGovern who said it was exciting to see this moving forward and that he appreciates the work that has been done. Councillor McGovern asked about flexibility in interpreting call codes. It was noted that in the Fall they will start with six call codes and have a decision tree for dispatchers. The Chair, Mayor Siddiqui recognized Councillor Nolan who asked about the name, noting that “Care Team” was better than “Community Safety Department” Liz Speakman responded that the conversations about the name is ongoing and there has not been a decision. The Chair, Mayor Siddiqui recognized Councillor Azeem who said that the team has done great work and he appreciates it. The Chair, Mayor Siddiqui recognized Councillor Carlone who said the memo was excellent and contained a lot of important information. Liz Speakman and Michele Scott responded to comments and questions.

The Chair, Mayor Siddiqui recognized Councillor Zondervan who made a motion to send CMA 2023 #132 to the Public Safety Committee.

City Clerk LeBlanc called the roll.

Councillor Burhan Azeem – Yes

Councillor Dennis J. Carlone – Yes

Vice Mayor Alanna M. Mallon – Yes

Councillor Marc C. McGovern – Yes

Councillor Patricia Nolan – Yes

Councillor E. Denise Simmons – Yes

Councillor Paul Toner – Yes

Councillor Quinton Y. Zondervan – Yes

Mayor Sumbul Siddiqui – Yes

Yes-9. Motion Passed.

The Chair, Mayor Siddiqui recognized Vice Mayor Mallon on CMA 2023 #133, a communication related to a new Procedural Justice Dashboard. Vice Mayor Mallon said she was excited to see this moving forward and thanked everyone for their work. Vice Mayor Mallon noted that this is one way we can be transparent and open with our community members. Vice Mayor Mallon asked what the overview sessions would look like and what information would be available. Commissioner Elow responded. The Chair, Mayor Siddiqui recognized Councillor Nolan who asked how regularly the data would be updated and if the data would be integrated with other City data. Walter Heffernan responded.

The Chair, Mayor Siddiqui recognized Vice Mayor Mallon who made a motion to place

CMA 2023 #133 on file.

City Clerk LeBlanc called the roll.

Councillor Burhan Azeem – Yes

Councillor Dennis J. Carlone – Yes

Vice Mayor Alanna M. Mallon – Yes

Councillor Marc C. McGovern – Yes

Councillor Patricia Nolan – Yes

Councillor E. Denise Simmons – Yes

Councillor Paul Toner – Yes

Councillor Quinton Y. Zondervan – Yes

Mayor Sumbul Siddiqui – Yes

Yes-9. Motion Passed.

COMMUNICATIONS

The Chair, Mayor Siddiqui recognized Councillor Simmons who made a motion to place one hundred and twenty one communications on file.

City Clerk LeBlanc called the roll.

Councillor Burhan Azeem – Yes

Councillor Dennis J. Carlone – Yes

Vice Mayor Alanna M. Mallon – Yes

Councillor Marc C. McGovern – Yes

Councillor Patricia Nolan – Yes

Councillor E. Denise Simmons – Yes

Councillor Paul Toner – Yes

Councillor Quinton Y. Zondervan – Yes

Mayor Sumbul Siddiqui – Yes

Yes-9. Motion Passed.

RESOLUTIONS

The Chair, Mayor Siddiqui made a motion to adopt the orders associated with RES 2023 #131 through RES 2023 #138, and RES 2-23 #140 through RES 2023 #143.

City Clerk LeBlanc called the roll.

Councillor Burhan Azeem – Yes

Councillor Dennis J. Carlone – Yes

Vice Mayor Alanna M. Mallon – Yes

Councillor Marc C. McGovern – Yes

Councillor Patricia Nolan – Yes

Councillor E. Denise Simmons – Yes

Councillor Paul Toner – Yes

Councillor Quinton Y. Zondervan – Yes

Mayor Sumbul Siddiqui – Yes

Yes-9. Motion Passed.

The Chair, Mayor Siddiqui recognized Councillor Toner of RES 2023 #130. Councillor Toner made a motion to amend by adding Councillor Nolan as a cosponsor.

City Clerk LeBlanc called the roll.

Councillor Burhan Azeem – Yes

Councillor Dennis J. Carlone – Yes

Vice Mayor Alanna M. Mallon – Yes

Councillor Marc C. McGovern – Yes

Councillor Patricia Nolan – Yes

Councillor E. Denise Simmons – Yes

Councillor Paul Toner – Yes

Councillor Quinton Y. Zondervan – Yes

Mayor Sumbul Siddiqui – Yes

Yes-9. Motion Passed.

The Chair, Mayor Siddiqui recognized Councillor Toner who made a motion to adopt the order for RES 2023 #130, as amended.

City Clerk LeBlanc called the roll.

Councillor Burhan Azeem – Yes

Councillor Dennis J. Carlone – Yes

Vice Mayor Alanna M. Mallon – Yes

Councillor Marc C. McGovern – Yes

Councillor Patricia Nolan – Yes

Councillor E. Denise Simmons – Yes

Councillor Paul Toner – Yes

Councillor Quinton Y. Zondervan – Yes

Mayor Sumbul Siddiqui – Yes

Yes-9. Motion Passed.

The Chair, Mayor Siddiqui recognized Councillor Toner of RES 2023 #139. Councillor Toner made a motion to amend by adding the East Cambridge Business Association to the list of organizations.

City Clerk LeBlanc called the roll.

Councillor Burhan Azeem – Yes

Councillor Dennis J. Carlone – Yes

Vice Mayor Alanna M. Mallon – Yes

Councillor Marc C. McGovern – Yes

Councillor Patricia Nolan – Yes

Councillor E. Denise Simmons – Yes

Councillor Paul Toner – Yes

Councillor Quinton Y. Zondervan – Yes

Mayor Sumbul Siddiqui – Yes

Yes-9. Motion Passed.

The Chair, Mayor Siddiqui recognized Councillor Toner who made a motion to adopt the order for RES 2023 #139, as amended.

City Clerk LeBlanc called the roll.

Councillor Burhan Azeem – Yes

Councillor Dennis J. Carlone – Yes
Vice Mayor Alanna M. Mallon – Yes
Councillor Marc C. McGovern – Yes
Councillor Patricia Nolan – Yes
Councillor E. Denise Simmons – Yes
Councillor Paul Toner – Yes
Councillor Quinton Y. Zondervan – Yes
Mayor Sumbul Siddiqui – Yes
Yes-9. Motion Passed.

POLICY ORDERS

The Chair, Mayor Siddiqui made a motion to adopt POR 2023 #81 relative to the Craig Kelley et al. Zoning Petition and POR 2023 #83 relative to online publication of legal notices.

City Clerk LeBlanc called the roll.

Councillor Burhan Azeem – Yes
Councillor Dennis J. Carlone – Yes
Vice Mayor Alanna M. Mallon – Yes
Councillor Marc C. McGovern – Yes
Councillor Patricia Nolan – Yes
Councillor E. Denise Simmons – Yes
Councillor Paul Toner – Yes
Councillor Quinton Y. Zondervan – Yes
Mayor Sumbul Siddiqui – Yes
Yes-9. Motion Passed.

The Chair, Mayor Siddiqui recognized Councillor McGovern, Councillor Carlone, and Councillor Simmons on POR 2023 #82 relative to the feasibility of purchasing available property from Lesley University, each requesting to be added as a cosponsor.

The Chair, Mayor Siddiqui made a motion to add all members of the City Council as cosponsors.

City Clerk LeBlanc called the roll.

Councillor Burhan Azeem – Yes
Councillor Dennis J. Carlone – Yes
Vice Mayor Alanna M. Mallon – Yes
Councillor Marc C. McGovern – Yes
Councillor Patricia Nolan – Yes
Councillor E. Denise Simmons – Yes
Councillor Paul Toner – Yes
Councillor Quinton Y. Zondervan – Yes
Mayor Sumbul Siddiqui – Yes
Yes-9. Motion Passed.

The Chair, Mayor Siddiqui made a motion to adopt POR 2023 #82 as amended. cosponsors.

City Clerk LeBlanc called the roll.

Councillor Burhan Azeem – Yes
Councillor Dennis J. Carlone – Yes
Vice Mayor Alanna M. Mallon – Yes
Councillor Marc C. McGovern – Yes
Councillor Patricia Nolan – Yes
Councillor E. Denise Simmons – Yes
Councillor Paul Toner – Yes
Councillor Quinton Y. Zondervan – Yes
Mayor Sumbul Siddiqui – Yes

Yes-9. Motion Passed.

COMMITTEE REPORTS

The Chair, Mayor Siddiqui recognized Councillor Nolan who made a motion to accept and place on file the report from the Health and Environment Committee relative to the Urban Forest Master Plan and tree canopy across the City and the report from the Ordinance Committee relative to BEUDO.

City Clerk LeBlanc called the roll.

Councillor Burhan Azeem – Yes
Councillor Dennis J. Carlone – Yes
Vice Mayor Alanna M. Mallon – Yes
Councillor Marc C. McGovern – Yes
Councillor Patricia Nolan – Yes
Councillor E. Denise Simmons – Yes
Councillor Paul Toner – Yes
Councillor Quinton Y. Zondervan – Yes
Mayor Sumbul Siddiqui – Yes

Yes-9. Motion Passed.

COMMUNICATIONS FROM OTHER CITY OFFICERS

The Chair, Mayor Siddiqui made a motion to place COF 2023 #82 and COF 2023 #83 on file.

City Clerk LeBlanc called the roll.

Councillor Burhan Azeem – Yes
Councillor Dennis J. Carlone – Yes
Vice Mayor Alanna M. Mallon – Yes
Councillor Marc C. McGovern – Yes
Councillor Patricia Nolan – Yes
Councillor E. Denise Simmons – Yes
Councillor Paul Toner – Yes
Councillor Quinton Y. Zondervan – Yes
Mayor Sumbul Siddiqui – Yes

Yes-9. Motion Passed.

LATE ITEMS

The Chair, Mayor Siddiqui recognized Councillor Simmons on a motion to adopt the order for RES 2023 #144 acknowledging Teach Appreciation Week.

City Clerk LeBlanc called the roll.

Councillor Burhan Azeem – Yes

Councillor Dennis J. Carlone – Yes

Vice Mayor Alanna M. Mallon – Yes

Councillor Marc C. McGovern – Yes

Councillor Patricia Nolan – Yes

Councillor E. Denise Simmons – Yes

Councillor Paul Toner – Yes

Councillor Quinton Y. Zondervan – Yes

Mayor Sumbul Siddiqui – Yes

Yes-9. Motion Passed.

The Chair, Mayor Siddiqui asked if there were any late policy orders. Clerk LeBlanc noted that there were no late policy orders.

ADJOURN

The Chair, Mayor Siddiqui recognized Councillor Azeem who made a motion to adjourn.

City Clerk LeBlanc called the roll.

Councillor Burhan Azeem – Yes

Councillor Dennis J. Carlone – Yes

Vice Mayor Alanna M. Mallon – Yes

Councillor Marc C. McGovern – Yes

Councillor Patricia Nolan – Yes

Councillor E. Denise Simmons – Yes

Councillor Paul Toner – Yes

Councillor Quinton Y. Zondervan – Yes

Mayor Sumbul Siddiqui – Yes

Yes-9. Motion Passed.

The Cambridge City Council adjourned at approximately 11:05 p.m.

Attachments:

Amendment by Substitution to POR 2023 #75, Councillor Toner, Councillor Nolan, Vice Mayor Mallon.

POR 2023 #75, Adopted as Amended.

Written communications received during public comment.

Clerk's Note: The City of Cambridge/22 City View records every City Council meeting and every City Council Committee meeting. This is a permanent record. The video for this meeting can be viewed at:

https://cambridgema.granicus.com/player/clip/492?view_id=1&redirect=true&h=305e5d13ef76d7722c4a592b26dc8615

POR #75 Amendment by Substitution

Councillor Toner
Vice Mayor Mallon
Councillor Nolan

WHEREAS:	The Affordable Housing Overlay (AHO) was ordained in October 2020 after an extensive public process over several years; and
WHEREAS:	The AHO has a built-in review schedule of five years to monitor progress and consider improvements; and
WHEREAS:	Any amendments to the AHO should be considered in consultation with all stakeholders and city staff; and
WHEREAS:	There have been two Housing Committee meetings on this topic; however, no substantive work has been done by the Community Development Department to assess current or previously proposed amendments to the AHO; now therefore be it
ORDERED:	That the City Manager be and hereby is requested to direct the Community Development Department to work with the City's affordable housing developers to consider what obstacles exist to implementing the intended goals of the original AHO to meet our affordable housing goals and, if appropriate, what amendments would be recommended; and be it further
ORDERED:	That the City Manager be and hereby is requested to direct the Community Development Department to bring any amendment proposals to the Ordinance Committee of the City Council by June 26th, 2023 and be it further
ORDERED:	That the City Manager be and hereby is requested to direct the Community Development Department to accelerate the 5-year review process by beginning the process in September, 2023 ; and be it further
ORDERED:	That the City Manager be and hereby is requested to report back to the City Council by June 26th.

POR 75 – ADOPTED AS AMENDED

ORDERED: That the City Manager be and hereby is requested to direct the Community Development Department to promptly draft a zoning petition to be considered for filing by the City Council, based upon the proposed Affordable Housing Overlay amendments now before the Housing Committee, with the following changes:

- The maximum height shall be 12 stories in the corridors and 15 stories in the squares, except as provided below
- In addition, the Community Development Department, by June 1 after consulting Cambridge affordable housing developers, shall draft additional zoning language for consideration by the City Council, including providing heights in the specified corridors that constitute bonuses based on the existing base zoning in those corridors
- The height may match the height of existing housing on the existing or an adjacent parcel, as proposed by the Cambridge affordable housing providers
- The zoning petition shall include the following Open Space Correction language:

11.207.5.2.4 Open Space

- (a) Except where the District Dimensional Standards establish a less restrictive requirement or as otherwise provided below, the minimum percentage of open space to lot area for an AHO Project shall be thirty percent (30%). However, the minimum percentage of open space to lot area may be reduced to no less than fifteen percent (15%) if the AHO Project includes the preservation and protection of an existing building included on the State Register of Historic Places.
- (b) The required open space shall be considered Private Open Space but shall be subject to the limitations set forth below and shall not be subject to the dimensional and other limitations set forth in Section 5.22 of this Zoning Ordinance. Private Open Space shall exclude parking and driveways for automobiles.
- (c) All of the required open space that is located at grade shall meet the definition of Permeable Open Space as set forth in this Zoning Ordinance.
- (d) The required open space shall be located at Grade or on porches and decks that are no higher than the floor elevation of the lowest Story Above Grade, except that up to twenty five percent (25%) of the required

open space may be located at higher levels, such as balconies and decks, only if it is accessible to all occupants of the building.

(e) For the purpose of this Affordable Housing Overlay, area used for covered or uncovered bicycle parking spaces that are not contained within a building shall be considered Private Open Space.

(f) In any AHO project where (a) pre-existing contiguous Green Area Open Space will be preserved and/or expanded in an amount representing 5% or more of the total lot area, including through consolidation and/or relocation of some portion of the Green Area Open Space to another part of the lot, without reducing the size of any contiguous portion or (b) the total Open Space will exceed the minimum amount required for the project, the project may exceed the applicable height limit without restriction, provided that the maximum possible FAR for the lot shall not be exceeded. If the AHO project is not subject to an FAR restriction, maximum gross floor area shall be calculated based on the lot area less the portion of the lot area required to be open space under the AHO multiplied by the maximum number of stories otherwise applicable under the AHO; and be it further

ORDERED: That the City Manager be and hereby is requested to direct the CDD to report back on the new mass timber construction pathways (types IV-A, IV-B, and IV-C) from the 2021 International Building Code (21 IBC) which are currently under consideration by the Massachusetts Board of Building Regulation Standards (BBRS), and potential implications for building construction under the AHO; and be it further

ORDERED: That the City Manager be and hereby is requested to report back to the City Council on this matter no later than June 1, 2023.

Perez, Lori

From: Neil Miller <neilmiller95@gmail.com>
Sent: Monday, May 8, 2023 5:50 PM
To: City Council
Cc: City Clerk
Subject: Support for AHO amendments

Dear City Council,

I'm writing to support the AHO policy order (charter right #1) on the agenda for tonight, which increases AHO heights to 15 stories and 12 stories. I also encourage you not to require CDD to conduct an open-ended review before moving forward.

There's absolutely a time for careful review of proposed policies, especially zoning. For example, if a policy

- imposes costs or burdens on the city or residents;
- creates tradeoffs between different city goals; or
- requires city staff to implement new programs, increasing staff burden

The Council has recently advanced new initiatives that *do* match the bullets above, based on legislative or resident initiative. Examples are the Cycling Safety Ordinance, the Green Roofs Ordinance, increasing the linkage fee, or BEUDO. I think all of these things are good policy, but they clearly have tradeoffs! **The AHO expansion doesn't have these tradeoffs.** The proposed PO isn't a complicated new policy. It's expanding a program that works so well that other cities are interested in copying us.

Additionally, there is a cost to delay. Whether from lack of capacity or lack of a clear political direction, CDD has not acted quickly on ending exclusionary zoning, which is a long-standing Council priority. Realistically, CDD isn't going to bring any amendments back this year. As a (Federal) executive branch employee, I deeply respect CDD's work, but asking for recommendations without providing political leadership is setting them up to fall short.

The City's budget staff also recently noted that commercial and market-rate residential development may be slowing down. If we move urgently, we can unlock sites for affordable housing that might not be possible when development fires back up in coming years. That would be an example of bold political leadership to be proud of!

Thank you,

Neil Miller
102 Pearl St., apt. 3

Perez, Lori

From: Catherine Zusy <cathzusy@gmail.com>
Sent: Monday, May 8, 2023 5:45 PM
To: City Council; City Clerk
Cc: Huang, Yi-An
Subject: Send the AHO petition back to Housing for further study!

Hello All,

Please send the AHO petition back to Housing for study, more public feedback, advice from CDD about the current needs of affordable housing developers and ideas for how the AHO ordinance can be tweaked to address specific concerns.

As is, this proposed blanket zoning could be massively destructive to the City. Usually, highrises aren't in every neighborhood. They're in specific areas zoned for highrises—like Kendall or the Alewife Quad or Alewife.

There must be a better way to build more affordable housing than to give developers free reign to build whatever almost anywhere.

The goal of developers is to make money. Your goal as City Councilors and City management is to provide guidelines for them (zoning) so that their buildings add to the fabric of the City.

You must have a longterm view: managing the addition of housing, office, retail and lab space, while protecting neighborhoods, architectural character and open space, and making sure that the City can support this new development with utilities, water/sewer, schools, libraries, playgrounds and social services.

A blanket approach to development is not the answer.
Thank you.

Cathie Zusy
202 Hamilton St.
Cambridge, MA 02139

On Apr 13, 2023, at 8:53 AM, Catherine Zusy <cathzusy@gmail.com> wrote:

To: Housing Committee
Re: No to the Proposed Amendments to the Affordable Housing Overlay

We certainly need more middle income housing in Cambridge, but blanket upzoning of our squares and corridors is not the answer. Allowing buildings to be as tall as developers choose and without front, side (and almost) backyard setbacks would result in the destruction of cohesive neighborhoods and detract from the City's charm.

As Councilor Dennis Carlone has argued, we need a thoughtful plan for building housing that is in synch with our neighborhoods, historic architecture, open space and trees. The plan must be nuanced and site specific. In my own neighborhood of Cambridgeport, I can think of several places where larger buildings for affordable housing would have made sense: beside LBJ Apartments on Erie Street and where the Pearl Street Market once was—both now sites for atrocious looking luxury housing. To understand better: why these sites hadn't been identified by the City earlier for affordable housing.

Yes, we need to provide more housing so that our City workers, including teachers, planners, nurses, and fire and police people can live here. No, to haphazard zoning with noble intentions that will, sadly, trigger disastrous results.