



Cambridge Commercial Parking Control Committee (CPCC)

July 28, 2026

**CITY OF
CAMBRIDGE**

Department of
Transportation

01. Welcome

Remote Meeting Regulations

Pursuant to Chapter 2 of the Acts of 2025 adopted by Massachusetts General Court and approved by the Governor, the City is authorized to use remote participation at meetings of the Cambridge Commercial Control Committee.

All Committee members, applicants, and members of the public will state their name before speaking.

All votes will be taken by roll call.

This meeting is being video, and audio recorded, and is being streamed live on Zoom.

Remote Participation Instructions

Committee members:

- Please turn on your video.
- Unmute to speak.
- CPCC member roll call: state your name, state you are present, and confirm meeting is clearly audible to you.

Members of the public:

- There will be an opportunity to share public comment at end of meeting ~6:50 PM.
- At that time, you can raise your hand to join the queue.

Meeting 3: Agenda

1. 5:30 PM Welcome and Roll Call
2. 5:40 PM Approval of Minutes
3. 5:45 PM Discuss the Committee's interpretation of 10.16.60b subsection 3
4. 6:20 PM Discuss Terms and Conditions for new Commercial Parking Permits
5. 6:50 PM General Public Comment
6. 7:00 Adjournment

02. Approval of Minutes

Minutes to Approve

- Meeting 2 – May 19, 2026

03. Discuss the Committee's interpretation of 10.16.60b subsection 3

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10.16.60b subsection 3

10.16.060 - Number of commercial parking permits to be issued.

(b)The Director, in accordance with the procedures set forth in this Chapter, may issue permits for up to seventy-three (73) new Commercial Parking Spaces. In addition, the Director may issue New Commercial Parking Permits for the number of Commercial Parking Spaces that have been permanently taken out of service as Commercial Parking Spaces on or after July 17, 1996. **A Commercial Parking Space shall be deemed permanently taken out of service if:**

- i. The permit or authorization therefor has reverted to the City;
- ii. The space has been physically removed from service by reconfiguration of the facility to eliminate the space or by installation of permanent access barriers;
- iii. **Use of the space for commercial purposes is eliminated by use restrictions that are posted and enforced, such as requiring card key access to the facility or validation of the parking ticket by a building tenant; or**
- iv. Authorization to use such space has been revoked or restricted as the result of an enforcement action. Prior to issuing permits pursuant to the second sentence hereof, the City shall notify DEP and EPA.

10.16.60b subsection 3

10.16.060 - Number of commercial parking permits to be issued.

Questions:

If no fee, is it a commercial space?

If not open to public during certain periods of time (for example, evenings, weekdays, or certain weeks/months), is it a commercial space?

Note: The definition of commercial parking space in 10.18 is "a parking space available for use by the general public at any time for a fee," not "at all times for a fee."

1. Are Parking spaces not Commercial Parking Spaces if they are designated as a Disability Parking space that charges no fee, or a carsharing parking spaces, such as Zipcar parking?
 - Should the space(s) be put back in the bank?
2. If a commercial parking space is rented for an hour, daily, monthly, yearly, etc., is it no longer "open to the public" and therefore no longer a commercial parking spaces?

10.16.60b subsection 3

10.16.060 - Number of commercial parking permits to be issued.

Considerations:

- When was the parking facility designated as a commercial parking facility and what were the spaces used for at that time?
- How has disability parking spaces been considered in municipal lots in the past?
- If parking meter spaces in a municipal lot are free at night, are those spaces not commercial spaces overnight?
- If a commercial parking space is rented out, and then only available to that renter, is it not “open to the public” and no longer a commercial parking space.
- Some parking is shared between different types of users at different times of day. The Flexible Parking Corridors changes made it easier to do this kind of sharing, especially for part-time commercial parking. If parking is for employees during the day and commercial spaces at night, do those space go in the bank during the day when not open to the public?

Guidance:

- 10.16.050b(c): A New Commercial Parking Permit shall automatically terminate and revert to the City as to any Commercial Parking Space(s) that has been used for non-commercial purposes for one year or more.
 - New Commercial Parking Spaces are those permitted under 10.16 (i.e., after 1996, not spaces issued controlled parking facility permit, determination of exclusions or existing Commercial spaces, approved prior to the effective date of 10.16).

- Committee Member Questions/Clarifications
- Committee Discussion

04. Discuss Terms and Conditions for new Commercial Parking Permits

Examples

Permit is Conditional upon:

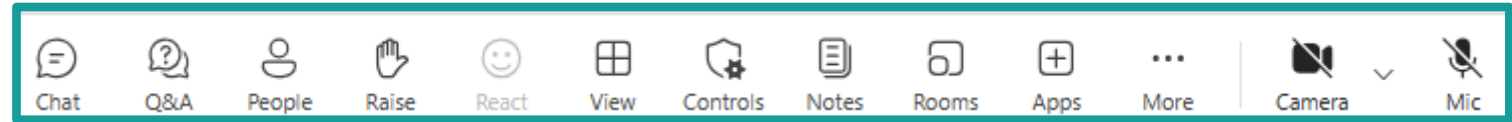
- The terms of your approved Commercial Parking Transportation Demand Management (TDM) Plan.
- The permit is valid for a term of ten (10) years from the date of the hearing.
- Every two (2) years from the start of operations, the property owner must submit written confirmation to the Cambridge Department of Transportation (DOT) stating that the commercial parking spaces are being operated as approved. If no confirmation is submitted, DOT will send a reminder. If no confirmation is received within thirty (30) days after the reminder, the property owner will be ordered to appear before the CPCC for a hearing.
- Changes?
- Other Conditions?

- Committee Discussion

05. General Public Comments

Q&A

- Public



Remote Participants

- Please use the **"Raise Hand"** button, we will call on you in order of raised hands
- **To raise your hand** either click on the Raised Hand (A)

Next Steps & Additional Resources

Next Steps

- CPCC to review applications for Commercial Parking Facility Permits
- Next hearing date to be determined based on applications submitted

Resources

[CPCC Webpage](#) - Includes links to the Commercial Parking Facility application and City Ordinance.

[PTDM Webpage](#)

[Flexible Parking Webpage](#)

06. Thank you!

For questions contact: ashulman@cambridgema.gov