

**Minutes approved 7/28/26.**

# **Commercial Parking Control Committee (CPCC)**

## **Meeting Minutes**

**Date: May 19, 2026**

**Start time: 6:10 PM**

**Location: Zoom meeting**

### **Attendance**

- Members (Remote): Tani Kay, Casey Szilagyi, Dana Ray Bullister, Jacqueline Palavicino, Patrick Magee
- City Staff: Adam Shulman, Ryan McKinnon
- Others: Tess Hoffman, Luke Smith

### **1. Welcome and Minutes Approval**

Chair Tani Kay opened the meeting at 6:10 PM, reviewed virtual meeting procedures, and summarized the agenda.

Minutes from **October 22, 2025** were **approved unanimously**.

---

### **2. 2400 Massachusetts Ave – Commercial Parking Permit Application**

Tim Rowe presented the application for **43 commercial parking spaces**, reduced from 48 to accommodate bicycle parking. The lot would operate temporarily until redevelopment into housing becomes financially feasible.

Key points:

- Parking management will use license plate recognition, mobile payment, no gate, and enforcement via local towing.
- Spaces would be available hourly, daily, or monthly, though monthly passes may be limited.
- No long-term vehicle storage or living in an RV would be permitted.
- No plans for a Bluebikes station or fencing around the lot.
- Signage would be provided stating the lot would be temporary.
- A commercial parking TDM plan was approved.
- No charging for bike parking

Committee discussion focused on temporary use, the long-parking spaces management, and permit term and conditions. Comments were made about the city's enforcement of putting parking spaces back in the bank when they are no longer operating as commercial spaces and the meaning

of 10.16.060(b)(iii). Members supported temporary commercial parking at 2400 Mass. Ave until redevelopment of the site.

Public Comment: Luke Smith raised hand but there was no success in getting him to unmute and speak. Later Luke was able to indicate that he wanted to apply for a commercial parking permit.

**Vote:**

Approved with conditions:

- **10-year permit term**
- **Documentation required every 2 years** to city to confirming compliance
- If documentation is not received, city staff will issue a reminder; failure to respond requires a return to CPCC for a hearing

Vote: **4 in favor, 1 Present (Magee).**

### **3. 1840 Massachusetts Ave – Commercial Parking Permit Application**

Kevin Nesline (Just-A-Start) presented the request for **42 commercial spaces at 1840 Mass. Ave**, including 10 bicycle parking spaces. The site is planned for future affordable housing development, with construction potentially starting in 2028.

Key points:

- Temporary commercial lot until construction.
- A commercial parking TDM plan was approved.
- Public access and rates would apply equally, including for hotel event parking.
- Applicant agreed that the same conditions applied to the 2400 Mass. Ave permit are reasonable.
- Notices would be provided about lot being temporary.
- Applicant agreed that the same conditions applied to the 2400 Mass. Ave permit are reasonable.

Committee discussion supported the temporary use and future redevelopment into affordable housing. The lot would no longer be a commercial lot when it is redeveloped into housing.

Public Comments: Luke Smith was again unable to un-mute himself. He requested in Chat for the presentation to be emailed to him, which Adam said he would.

**Vote:**

Approved with conditions:

- **10-year permit term**
- **Documentation required every 2 years** to city to confirming compliance
- If documentation is not received, city staff will issue a reminder; failure to respond requires a return to CPCC for a hearing

Vote: **4 in favor, 1 Present (Magee).**

#### 4. Public Comment

Luke Smith asked about submitting a commercial parking permit application. Staff will send him the application link.

#### 5. Other Business

The Committee discussed better understanding **Ordinance 10.16.060(b)(iii)** and the level of details the committee can set as terms and conditions for new Commercial Parking Permits. The Committee agreed to discuss these at the next meeting. The date of the next meeting is not yet determined. Currently there are no other new commercial parking permit applications.

#### 6. Adjournment

##### **Documents & Exhibits**

- CPCC Presentation – May 19, 2026
- 2400 Mass Ave Commercial Parking Permit Application
- 1840 Mass Ave Commercial Parking Permit Application