

Parking and Transportation Demand Management (TDM) Ordinance

Second Reading and Adoption of Ordinance No. 2026-009

City Council
July 20, 2026

WHAT THE CHANGES DO

- **Repeals and replaces Zoning Code Chapter 4.08 - Off-Street Parking**
 - Simplifies parking regulations to be clearer and easier to administer
supporting faster, lower-cost entitlement review for all future applicants
 - Updates vehicle parking minimums for **new development** citywide to match demand. ***Does not change parking standards for single-family homes.***
resulting in fewer projects needing a discretionary parking exception to move forward
 - Requires unbundled parking for 5+ unit housing projects
separating parking cost from unit cost, improving affordability
 - Updated bicycle parking standards (e-bike charging, cargo, adaptive)
modernizing requirements for bicycle parking and encouraging non-auto travel modes
- **Adopts new Chapter 4.10 - Transportation Demand Management**
 - Establishes TDM requirements for new development
reducing vehicle trips and parking demand

POLICY DIRECTION

- **2021 Climate Action Plan:** Support the City's goals to reduce greenhouse gas emissions (GHG) and reduce vehicle miles travelled (VMT)
- **2023-2031 Housing Element:** Remove barriers to housing and increase the feasibility of housing development by updating development standards and review processes
 - Current parking minimums exceed actual market demand
 - Entitled development projects have required parking exceptions to pencil financially
 - Case-by-case exceptions add time, cost & uncertainty to development review
- **State Law & Regional Best Practices:** Aligns the Zoning Code with AB 2097, AB 894, and comparable jurisdictions

BACKGROUND: TIMELINE OF PUBLIC REVIEW



RECOMMENDATION

- Staff recommend that the City Council hold the second reading and adopt Ordinance No. 2026-009:
 - Repeal and replace Zoning Code Chapter 4.08, Off-Street Parking and Loading Regulations
 - Adopt new Zoning Code Chapter 4.10, Transportation Demand Management