

STAFF REPORT REGULAR MEETING

AGENDA DATE: January 6, 2026

DEPARTMENT: Community Sustainability

TITLE:

Ordinance No. 2025-29 – First Reading – amending Chapter 23 “Land Development Regulations” related to Article 4 “Development Standards,” Section 23.4-10 – Off-Street Parking.

SUMMARY:

The proposed amendments to Section 23.4-10 of the City’s Land Development Regulations update two key components of the off-street parking requirements: the fee-in-lieu of parking program and electric vehicle (EV) charging infrastructure standards.

BACKGROUND AND JUSTIFICATION:

The ordinance clarifies and provides additional detail for the fee-in-lieu program for properties located within the designated Core Area. Updates include directing all payments to a dedicated Parking Improvement Fund and specifying that the fund be used exclusively for parking-related infrastructure, improvements, maintenance, and operations within the Core.

In addition, the ordinance revises the City’s electric vehicle (EV) charging requirements to align with state legislation (SB 1084). The new legislation prohibits local governments from requiring EV charging spaces. The ordinance removes the City’s requirement for EV charging spaces and provides for the optional inclusion of EV charging spaces. Any EV charging spaces provided must still meet the defined minimum infrastructure and operational standards.

The **Planning & Zoning Board (PZB)** unanimously voted to recommend approval of the proposed text amendment at their meeting on December 3, 2025.

The **Historic Resources Preservation Board (HRPB)** also unanimously voted to recommend approval of the proposed text amendment at their meeting on December 10, 2025.

MOTION:

Move to approve/disapprove Ordinance 2025-29 on first reading, and to schedule second reading and public hearing for January 20, 2026.

ATTACHMENT(S):

Ordinance 2025-29
PZB/HRPB Staff Report