

STAFF REPORT

DATE: June 16, 2026
TO: City Council
FROM: Ryan Chapman, Director of Public Works Engineering & Transportation
SUBJECT: An Ordinance Amending Sections 22.08.450, 22.08.480 and 22.08.490 of the Davis Municipal Code Relating to Metered Parking

Recommendations

Introduce Ordinance Amending Various Sections of the City of Davis Municipal Code in Chapter 22.

Fiscal Impact

There is no impact to the General Fund. While implementing metered parking in three additional downtown parking lots might raise additional revenue, the cost of converting these additional parking lots to metered can be accommodated in the existing City budget.

Council Goals

While not associated with a specific task, this task is consistent with Council Goal number 5, Economic Development through downtown vitality.

Commission Input

This item approves an ordinance implementing previous Council direction and is a standard procedure where the City Council provides authority to approve.

The initial development and approval of the Downtown Parking Management Plan included the City Council creating a Downtown Parking Task Force to coordinate and assist with the development of the plan and their input was incorporated in the approved plan.

Background and Analysis

In spring of 2014, staff brought to City Council the Downtown Parking Management Plan (DPMP), which reflected the outcome of the Council-appointed Downtown Parking Task Force (DPTF). The DPTF had met monthly over the course of a year, concluding in fall of 2013. Ultimately the plan was adopted by the City Council and included a number of implementation actions, many of which have been completed.

One outstanding item is the conversion of three additional parking lots in downtown to metered lots. These lots include the following:

- North F Street lot
- South G Street Lot
- Amtrak Train Depot Lot

The intent was that the spaces in these lots would be metered between 10:00 a.m. and 7:00 p.m. Monday through Saturday, with the exception of the Amtrak Train Depot Lot, which would only be metered between 10:00 a.m. and 7:00 p.m. Monday through Friday. The attached ordinance modifies Chapter 22 of the Davis Municipal Code to allow these lots to be metered for the times identified.

If this ordinance is approved, the Police Department will purchase additional parking kiosks and signage to install in these lots, with the intent that metered parking would commence in all of the identified lots in the early fall. A mobile parking application will supplement physical kiosks as an alternative payment option.

This action would not change the majority of the parking downtown, since all of the on-street parking and half of the surface lots would remain free to park in. The F Street parking garage would also remain unchanged, with the first three hours being free to park.

There are approximately 2,100 public parking spaces in the downtown between the on-street parking, parking lots, and public parking garages. This action would affect 330 spaces, which is about 16% of the total available parking downtown.

Additionally, the attached ordinance would increase the hourly parking rate to three dollars an hour, which at full capacity (330 spaces), could generate up to \$50K per week. A portion of this revenue is expected to offset the cost of operating and maintaining the parking systems and these lots, including the costs of enforcement, revenue collection and maintenance activities. Staff recommends that any residual revenue is prioritized for downtown use as directed by Council.

Council's previous direction relating to parking rates was that the rates should be demand responsive so that as parking demand increases, the parking rate also increases. The cost to implement a demand-responsive system is significantly higher than the cost to implement the revised fee, since an additional study would be needed to determine what the rate structure should be and costly technologies would need to be installed at the parking lots. Staff is recommending that the revised parking fee be adopted at this time, and that dynamic pricing be pursued as a new capital improvement project (CIP) when funding becomes available.

Attachments

1. Ordinance
2. Exhibit - Downtown Parking

ORDINANCE NO. XXXX

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF DAVIS AMENDING
CHAPTER 22 OF THE DAVIS MUNICIPAL CODE RELATING TO PAID PARKING**

WHEREAS, on March 25, 2014 the City Council Adopted the Downtown Parking Management Plan; and

WHEREAS, this plan includes recommendations to establish paid parking in a portion of downtown Davis; and

WHEREAS, the Council directed that four parking lots in downtown Davis be converted to metered parking lots; and

WHEREAS, the lots identified for metered parking are commonly referred to as the North F Street Lot, E Street Plaza Lot, South G Street Lot and Amtrak Train Depot Lot; and

WHEREAS, California Vehicle Code section 22508 authorizes the City of Davis to establish parking payment zones; and

WHEREAS, California Vehicle Code section 22508 also authorizes the City of Davis to establish parking rates by ordinance.

NOW THEREFORE, THE CITY COUNCIL OF THE CITY OF DAVIS DOES HEREBY ORDAIN AS FOLLOWS:

SECTION 1. Section 22.08.450 ("Parking meter zones designated") of Article 22.08 ("Stopping, Standing, and Parking") of Chapter 22 ("Motor Vehicles and Traffic") of the Davis Municipal Code is hereby amended in full to read as follows:

The following parking lots are hereby designated as parking meter zones:

- City Parking Lot located at 221 F Street, also known as the "E Street Plaza Parking Lot."
- City Parking Lot located at 310 E Street, also known as the "North F Street Parking Lot."
- City Parking Lot located between Second and Third streets on APN 070-252-022, also known as the "South G Street Parking Lot."
- City Parking Lot located at 840 H Street, also known as the "Amtrak Train Depot Parking Lot."

All spaces located within a parking meter zone, except for spaces designated for the disabled, motorcycles, and electric vehicles, shall be subject to this article.

SECTION 2. Section 22.08.480 of the Davis Municipal Code is hereby amended to read as follows:

The rate for parking in a parking meter zone during the hours of operation shall be seventy-five cents per fifteen-minute increment.

SECTION 3. Section 22.08.490 of the Davis Municipal Code is hereby renamed Metered parking hours of operation and is amended to read as follows:

For the following locations paid parking shall be enforced in the parking meter zone(s) every day between the hours of 10:00 a.m. and 7:00 p.m., except Sundays and holidays:

- City Parking Lot located at 221 F Street, also known as the "E Street Plaza Parking Lot."
- City Parking Lot located at 310 E Street, also known as the "North F Street Parking Lot."
- City Parking Lot located between Second and Third streets on APN 070-252-022, also known as the "South G Street Parking Lot."

For the following locations paid parking shall be enforced in the parking meter zone(s) every day between the hours of 10:00 a.m. and 7:00 p.m., except Saturdays, Sundays and holidays:

- City Parking Lot located at 840 H Street, also known as the "Amtrak Train Depot Parking Lot."

SECTION 4. If any section, subsection, sentence, clause, phrase or portion of this Ordinance is for any reason held invalid or unconstitutional, such decision shall not affect the validity of the remaining portions of this Ordinance.

SECTION 5. This Ordinance shall be in full force and effect sixty (60) days after its passage and adoption.

INTRODUCED on the 16th day of June, 2026, and PASSED AND ADOPTED by the City Council of the City of Davis on this ____ day of ____, 2026 by the following vote:

AYES:

NOES:

Donna Neville
Mayor




ATTEST:

Zoe S. Mirabile, CMC
City Clerk

Downtown Parking



LEGEND

-  Existing Free Lot
-  Existing Paid Lot
-  Proposed Paid Lot

PARKING INVENTORY

On-street: **1,118**

Off-street: **990**

Fourth & G St Garage: **215**

North F St Lot: **105**

North G St Lot: **36**

E St Plaza Lot: **55**

South G St Lot: **42**

Amtrak Train Depot Lot: **130**

1st & F St Garage: **172**

Boy Scout Lot: **48**

Davis Commons Lot: **187**

06-16-26 - City Council Meeting