



DOWNTOWN PARKING COMMITTEE

MEETING MINUTES

Thursday, October 9, 2014
Gebhard Meeting Room
630 Garden Street
Santa Barbara, CA 93101

1) **CALL TO ORDER:** 7:32 a.m.

2) **ROLL CALL**

DPC MEMBERS

	<u>Attendance</u>
Matt LaBrie (Chair)	Present
Trey Pinner (Vice-Chair)	Present
Kate Schwab	Present
Gene McKnight	Present
Sean Pratt	Present
Tom Williams	Present

CITY STAFF PRESENT :

Browning Allen, Transportation, Streets and Parking Manager
Victor Garza, Parking /TMP Superintendent
Rebecca Jimenez, Parking Supervisor
Sarah Clark, Parking Resource Specialist
Dion Tait, Parking Supervisor
Malcolm Hamilton, Administrative Assistant
Jessica Grant, Associate Project Planner
Brandon Beaudette, Public Works Administrative Analyst
Teri Green, Associate Transportation Planner

LIAISONS PRESENT:

Randy Rowse, City Council
John Campanella, Planning Commission

OTHERS PRESENT:

3) **CHANGES TO AGENDA**

4) **PUBLIC COMMENT**

Ethan Sherkman commented that the public is indignant of the outreach to the homeless in the parks. He said that Doctors Without Walls, a local organization, has assisted the homeless. Mr. Sherkman added that the vulnerability index has demonstrated mix messages for young children and it could put them at risk.

5) **APPROVAL OF THE MINUTES FOR THE REGULAR MEETING OF SEPTEMBER 11, 2014**

Motion: To approve the minutes for the regular meeting of September 11, 2014.

Made By: Tom Williams **Second:** Gene McKnight

Yeas: 6 Nays: 0 Abstain: 0 Absent: 0

6) **DOWNTOWN PARKING CAPITAL IMPROVEMENT PROGRAM**

Jessica Grant, Associate Project Planner, presented the proposed Capital Improvement Program for Fiscal Years 2016 through 2021. Ms. Grant said that there are 17 projects proposed in the Capital Program. Victor Garza, Parking Superintendent, said that Downtown Parking staff is always proactive on their projects and they involve the Building Department and relevant approval boards early in the planning process.

Chair LaBrie asked if the Depot Lot Incorporation Project will involve moving the access gate arms on Rey Road out to Montecito Street. Browning Allen, Transportation Manager, said that moving the entrance columns will be considered during the study.

DOWNTOWN PARKING COMMITTEE MEETING MINUTES

OCTOBER 9, 2014

Page - 2 -

Jessica Grant, Associate Project Planner, said that all the elevators in the Downtown Parking system have been modernized and brought up to current code. Victor Garza, Parking Superintendent, said that \$50,000 has been proposed in Fiscal Year 2021 to assess the elevator systems and plan for another round of improvements and modernizations.

Committee Member McKnight asked what ADA improvements will be made during the Lot 2 Staircase Repair Project. Ms. Grant said that staff will need to address the hand railing height on the staircase as well as adequate signage to guide handicap customers.

Committee Member Williams commented that projects like the paseo improvements and trash enclosures are the result of actions not related to Downtown Parking. Mr. Williams said that several projects are not solely Downtown Parking's responsibility and he would like to see other stakeholders sharing in the costs. Browning Allen, Transportation Manager, explained that there are historical interests that precede the construction of the lots. In the Lot 2 Paseo, businesses already had access to the paseo before the Lot 2 garage was built. It is Downtown Parking's responsibility to maintain open access to the paseo even though the tile surface is proving to be a costly maintenance issue. In the Lot 3 Paseo, the Historic Landmarks Commission (HLC) required certain design elements that proved to be problematic in the long run. Mr. Allen said that there may be an opportunity to combine two trash enclosures and reduce the impact to the Downtown Parking Program.

Chair LaBrie said that he would like staff to consider other paseos that are connected to the Downtown Parking Lots. For example, there is a paseo that leads out of Lot 4 to Figueroa Street which receives heavy pedestrian use. Mr. LaBrie said that although the paseo is half public and half private, staff may want to engage the property owners and stakeholders to resolve any issues and improve the customer experience.

Committee Member McKnight said that he agrees with Chair LaBrie that there needs to be a systematic study and analysis of the pedestrian paseos that connect to the Downtown Parking Lots.

Referencing the Ortega Garage Restroom Project, Chair LaBrie noted that \$150,000 is budgeted in consecutive years, but he asked why there is \$500,000 budgeted after a year-long break. Mr. Allen said that the \$500,000 is planned for construction and staff will be discussing funding options with City Council.

Chair LaBrie, in reference to the Parking Facility Assessment Project, asked if the assessment will be conducted by the City. Mr. Allen said that the City will hire a consultant.

Committee Member Williams commented that the Parking Annual Repair Project is steady at \$300,000. Mr. Williams said that the Project does not take into account inflation and rising prices. He said that it is more realistic to show incremental cost increases to acknowledge increasing prices over time. Mr. Allen said that staff analyzes historical spending and makes adjustments for the future. He noted that this item had been as high as \$400,000 but it was lowered to \$300,000. Mr. Allen said that he does not feel it is necessary to project price increases at this time. If staff begins to see price increases, they will be able to revisit the capital budget in two years.

Chair LaBrie asked staff at what point they would engage the HLC and Planning Commission for the Solar Carport Project. Mr. Allen said that staff will approach HLC when more of the financing and construction details are finalized. Mr. Allen acknowledged that it will be a challenge considering the orientation of the HLC and experience from past projects.

Committee Member Williams said that there are other methods to control energy costs such as installing LED lighting. He said that installing solar panels may not be the only option to reduce energy expenditures. Some of the other options may be more cost efficient.

Chair LaBrie said that according to his recollection the Louise Lowry Lot has lighting deficiencies. Mr. LaBrie asked where that project stands. Mr. Allen said that staff is waiting for an opinion from the City Attorney's Office as to the acceptable uses of Park Land. Mr. Allen said that staff analyzed the installation of lighting and estimated a 15-20 year payback, which is not a compelling investment.

Committee Member McKnight asked if staff had converted to fluorescent lighting in the parking garages. Mr. Garza confirmed.

DOWNTOWN PARKING COMMITTEE MEETING MINUTES

OCTOBER 9, 2014

Page - 3 -

Public comment

Ethan Shenkman said that budgeting \$100,000 for painting is excessive and reducing the budget for painting would help offset the depletion of capital reserves. Mr. Shenkman said that Bob Samario, Finance Director, gave a demonstration of the new financial transparency system. Mr. Shenkman noted that he was not able to see how much money is collected from handicap parkers.

Mr. Williams said that staff should pursue cooperative financing for the Lot 10 Restroom Project.

Vice-Chair Pinner asked if there have been any developments regarding the Railway Express Agency (REA) building. Mr. Allen said that there is money currently budgeted for the Depot Lot Incorporation Project and the REA improvements; however, staff is waiting for the State to make a decision regarding the ownership of the Depot Lot.

Motion: That the Committee recommend that City Council approve the Capital Improvement Program as presented.

Made By: Tom Williams **Second:** Gene McKnight

Yeas: 6 Nays: 0 Abstain: 0 Absent: 0

7) SUBCOMMITTEE UPDATES

Finance

Vice-Chair Pinner said that the Finance Subcommittee discussed the Capital Improvement Program and the State Street Safety Guides Program. Mr. Pinner said that he also attended the semi-annual advisory group meeting. Mr. Pinner noted that the Bike Corral Project received positive feedback at the meeting.

Communications and Operations

Committee Member Schwab said that the Communications and Operations Subcommittee discussed the State Street Safety Guides Program and reviewed the Council presentation from September 9, 2014.

8) OPERATIONS UPDATE

Downtown Safety Guides Pilot Program

Victor Garza, Parking Superintendent, said that Councilmember Rowse proposed setting aside \$150,000 to fund a Downtown security and outreach initiative. City Council asked staff to explore more options for security coverage and bring the item back to Council for further discussion.

Councilmember Rowse said that privatization was problematic for some stakeholders and he is discussing with staff and stakeholders a number of options for increased security in the Downtown Core.

9) ADJOURNMENT

The meeting adjourned at 8:30 a.m.