

## CITY OF SANTA BARBARA WATERFRONT DEPARTMENT

### MEMORANDUM

**Date:** January 24, 2013  
**To:** Harbor Commission  
**From:** Scott Riedman, Waterfront Director  
**Subject:** **Review of Parking Policy in Harbor Main Parking Lot**

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#### **RECOMMENDATION:**

That Harbor Commission establish an ad-hoc Parking Committee consisting of three Commissioners to review issues associated with long-term vehicle storage in the Harbor Main parking lot at one or more publicly noticed meetings.

#### **BACKGROUND:**

The Waterfront Department pay parking program was established in the early 1980's following a thorough review process, including an Environmental Impact Report, Harbor Commission, Planning Commission and Council review, and a Coastal Commission Permit.

For many years, the Waterfront Department has sold two types of annual parking permits. The most common type of permit, known as a "General" permit, currently costs \$95 for a calendar year, is red in color and available to the general public in unlimited quantities. The General ("red") permit exempts the vehicle to which it is affixed from hourly parking fees in all Waterfront Department parking lots except Stearns Wharf. All other parking laws must be obeyed, such as no parking in a red zone and no vehicle may be left parked for more than 72 consecutive hours.

The other type of permit, often referred to as a "Slipholder" permit, costs \$70 for a calendar year, is blue in color and only one is allowed to be sold per slip. Similar to the "red" general permit, the Slipholder ("blue") permit exempts the vehicle to which it is affixed from hourly parking fees in all Waterfront Department parking lots except Stearns Wharf. However, the "blue" permit also exempts the vehicle from the 72-hour parking limit in the Harbor Main parking lot. All other parking laws must be obeyed, such as time restrictions in 15 or 90 minute spaces, no parking in red zone, etc.

#### **DISCUSSION:**

The blue permit exemption from the 72 hour limit probably was allowed initially to accommodate commercial fishermen and other mariners who intended to occasionally be at sea for longer than three days. However, some of the permits are applied to

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vehicles that are essentially used as storage units in the Harbor Main parking lot, permanently occupying valuable parking spaces, creating visual blight, and the public perception that it is permissible to camp and /or store vehicles in the Harbor lot (Attachment 1).

Any change to the "blue" permit 72-hour time limit exemption will require changes to the Municipal Code and Waterfront Parking Fee resolution. Staff believes it is appropriate to review alternatives and any potential policy changes at the Committee level to allow public comment and then return to the full Commission with a recommendation. Alternatives could include:

- Eliminate the discounted blue permit;
- Continue the discounted rate of \$70, and eliminate the 72 hour exemption for blue permits;
- Charge a higher rate for the blue permits (comparable to a storage fee) and continue the 72 hour exemption; and
- No change.

It is important to note that there is already language in the Fee Resolution and Municipal Code allowing for extensions of the 72 hour limit as long as the Waterfront Parking office is notified in advance (Attachment 2).

Attachments: 1. Storage vehicles & correspondence  
2. SBMC 17.36.040

Prepared by: Scott Riedman, Waterfront Director