



# DOWNTOWN PARKING COMMITTEE MEETING MINUTES

Thursday, November 12, 2009  
7:30 A.M. – 9:00 A.M.  
Gebhard Meeting Room  
630 Garden Street  
Santa Barbara, CA 93101

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1) **CALL TO ORDER:** 7:30 a.m.

2) **ROLL CALL**

DPC MEMBERS

Randy Rowse	Present
Tom Williams	Present
Jim Hammock	Present
Bill Collyer	Present
Matt LaBrie	Present
Gene McKnight	Present
Eric Kelley	Present

Attendance

CITY STAFF PRESENT :

Browning Allen, Transportation Manager  
Victor Garza, Parking / TMP Superintendent  
Brandon Beaudette, Administrative Assistant  
Rebecca Jimenez, Parking Supervisor  
Dion Tait, Parking Supervisor

LIAISONS PRESENT:

Grant House, City Council

Others Present

Sheila Lodge, Planning Commission

3) **PUBLIC COMMENT:**

None

4) **APPROVAL OF MINUTES FOR THE REGULAR MEETING OF OCTOBER 8, 2009**

It was moved by M. LaBrie and seconded by B. Collyer to approve the minutes. The motion was carried 6 yeas/0 nays.

5) **REVIEW OF DOWNTOWN PARKING BUDGET**

(Downtown Parking Revenue update)

B. Beaudette gave an update on Downtown Parking revenue to date for this fiscal year. Revenues are above target for what was budgeted at 35% through the fiscal year.

G. McKnight was questioning the MTC lease, he wanted to know who the lease included and also he felt the lease was low. B. Allen informed him the lease included the spaces currently occupied by MTC, Sumbody, and Northstar Cafe. MTC has the master lease and Sumbody and Northstar contribute percentage rent. The term of the lease is based on a CPI increase. B. Allen explained that the renewal of the lease was actually higher than it had been before and it was right on with current market value for movie theatres.

(PW Downtown Parking CIP Budget Update)

B. Allen gave an update on the Downtown Parking Capital projects for FY 10'-15'. Included was the circulation improvements project for Lots 4 & 5. The project should be going out to bid soon and construction should be starting around March. B. Allen also explained that the Concrete Repair Work for Lots 2, 9, & 10 are being separated into 3 separate projects. RDA will fund these projects but those funds depend on the state budget.

T. Williams was concerned about the numbers in the budget, since most amounts are projected but not secured as being exact. B. Allen explains that the numbers are based on what the research and consultants came up with but need to take into consideration of cost increase for future years, as the years come closer there will be a better idea of how much is actually needed. There needs to be an estimate plugged in so we can be aware of the need to budget for those items. G. House explains that we need to identify future projects regardless of the certainty of it actually happening because it is critical that it is identified before hand and does not show up as a surprise before Council, this way Council can give it proper consideration when the time is appropriate.

J. Hammock asked if other revenue sources have been explored such as advertising in the lots. V. Garza responded that it has been looked into in the past but would never pass the sign committee downtown. E. Kelley asked about showing movies on to the Granada Theater from the Granada Garage. R. Rowse added that special events held on the garages can actually be dangerous to the garages due to weight distribution.

B. Allen brought up the new prepaid cards that are available for the lots, and that they can be re-used by adding money to them once your original amount has been depleted. Prepaid cards are a nice opportunity to generate additional revenue by advertising to downtown companies that prepaid parking cards can be a good incentive purchase for employees.

**6) OPERATIONS UPDATE (INFORMATIONAL)**

V. Garza talked about the Lighting Project to the Downtown Parking Garages and the costs savings already accrued from the Granada Garage which is up to 50%. After research into the project it was estimated there will be approximately \$68,000 per year in savings, plus the savings in the maintenance costs. Public reaction to the new lighting already done has been very positive. V. Garza also mentioned that there will be looking into replacing the surface lots next.

G. McKnight brought up the SCE project not being included in the CIP Budget. B. Allen responded that the project was brought to the DPC attention after the budget was created. The opportunity of cost savings was too great to pass up and not take advantage of. Edison paid for the material and Downtown Parking was responsible for the labor costs, estimated to be around \$120,000 with a rate return of two years. The material costs came out to be about \$96,000 which was reimbursed by Edison after purchased by the City. Funding for the labor costs is coming out of Reserves, which was already approved by Council.

Plan SB was brought up by R. Rowse. Most of committee was concerned that items being discussed for Plan Santa Barbara in the Transportation meetings are parking related and that the Parking Advisory Committee should be involved. B. Allen made it clear that any discussions about Plan SB related to Parking are only being discussed and there are no decisions made. There will never be a decision made then brought up to the Parking Committee. The Parking Committee will always hear about items before any decisions are made.

M. La Brie suggested that sidelining the Budget from the Agenda since there will not be an update next month and adding Plan SB on the agenda, everyone on the Committee agreed.

DOWNTOWN PARKING COMMITTEE MEETING MINUTES

NOVEMBER 12, 2009

Page - 3 -

B. Allen talked about carpool spaces. The Santa Barbara County Traffic Solution Association applied for a grant to reduce traffic congestion. If this grant goes thru the Parking Department will be providing carpool spaces. Currently The Granada Garage is at 60% capacity, and can accommodate the Carpool Program. The Granada Garage will provide a couple of carpool spaces on the roof level and if needed can add additional spaces. B. Allen mentioned that he advised the Association at any given time the lot reaches 85% capacity the carpool spaces can be pulled. Parking is currently not losing revenue for giving the carpool spaces free of charge because currently there is no one parking up there.

T. Williams brought up his concern on why we are offering carpool permits at no costs but we were unwilling to give the County of Santa Barbara discount rates for their employees. B. Allen adds that this carpool option is a program to help Traffic Solutions, regardless of what parking lot it happens in, the Granada Garage just happens to have the capacity level to accommodate the carpool program. The fact that the Carpool Program is going to happen in the same parking structure the County wanted discount rates for has no relation.

R. Rowse ends the meeting with comments about recruitment. J. Hammock is ending his term, and the future holds many important projects and the necessity of gaining knowledgeable and active recruitments is imperative. Participation from the existing members is even more important while a seat is open.

**ADJOURNMENT:** The meeting adjourned at 8:30am.