



# DOWNTOWN PARKING COMMITTEE MEETING MINUTES

Thursday, July 21, 2011

7:30 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

Matt LaBrie

Tom Williams

Eric Kelley

Bill Collyer

Gene McKnight

Trey Pinner

Krista Fritzen

Attendance

Present

Present

Present

Present

Present

Present

Present

CITY STAFF PRESENT :

Browning Allen, Transportation Manager

Victor Garza, Parking /TMP Superintendent

Rob Dayton, Principal Transportation Planner

Elizabeth Limon, Redevelopment Agency Specialist

Jeff James, Parking Electronics Technician

Rebecca Jimenez, Parking Supervisor

Malcolm Hamilton, Administrative Assistant

LIAISONS PRESENT:

Deborah Schwartz, Planning Commission

Randy Rowse, City Council

Others Present

Derrick Weston, Ensemble Theatre

Jason Currie, PMSM Architects, Ensemble Theatre Project Manager

3) **PUBLIC COMMENT**

None.

4) **APPROVAL OF MINUTES FOR THE SPECIAL MEETING OF JULY 21, 2011**

B. Collyer motioned and T. Pinner seconded to approve the minutes for the special meeting of July 21, 2011. The motioned carried 7 yeas/ 0 nays/ 0 abstentions.

5) **INTRODUCTION OF NEW COMMITTEE MEMBERS AND SELECTION TO SUBCOMMITTEES**

This item was moved forward for time purposes.

Trey Pinner and Krista Fritzen introduced themselves as the new Committee members.

E. Kelley motioned to place T. Pinner on the Finance Subcommittee and K. Fritzen on the Communications Subcommittee. G. McKnight Seconded, the vote carried 7 yeas/0 nays/ 0 abstentions.

6) **ENSEMBLE THEATRE CONCEPT REVIEW**

R. Dayton introduced the Ensemble Theatre concept design for Victoria Theatre improvements. He pointed out current issues including the entry stairs, emergency exiting, and ADA access to the front door. The Ensemble Theatre considered lowering the floor of the Victoria Theatre to make the necessary accommodations, however with the dressing rooms and Unity Shoppe using the basement, there would be significant construction expenses and complexities. Ensemble Theatre came to City Staff to discuss an encroachment into the right of way as the most viable solution. R. Dayton said that the Downtown Parking Committee will make a recommendation on the concept design, not the final design. The encroachment would reduce street parking spaces by about five to seven spaces. R. Dayton pointed out that the

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encroachment would solve two issues. The first issue is the entry landing area with ADA access, and the second issue is creating a safe space for gathering outside the Victoria Theatre.

B. Allen said that this project would not change the entrances or exit of Lot #5.

T. Williams asked if the encroachment would change the size of the two lanes on the street. R. Dayton said that the lanes on the street will be unchanged in width. The project will only extend into what is now parking for vehicles.

D. Weston said that the Ensemble Theatre was already going to request white curb in front of the Theatre, reducing parking by about 5 spaces. The concept design only incrementally changes that figure to about 7 spaces, but adds more room for pedestrians. D. Weston said that City Staff recommended barrier landscaping to discourage dropping people off in the middle of the street.

E. Kelley asked if the Louise Lowry Lot would be available for overflow parking. B. Allen said that the lot is owned by the Parks and Recreation department, but Downtown Parking will discuss operation options.

T. Williams asked what other businesses rent out parts of the property. D. Weston said that Calm, Unity Shoppe and the Victoria Theatre share the property. D. Weston added that the courtyard will be the same level as the lobby and front landing.

G. McKnight asked if the development across the street has applied for permits to use Victoria Street. R. Dayton said no they have not.

G. McKnight pointed out that there is a barrier to guests if there are cars parked out front, mentioning the life safety issues in case of an emergency. D. Weston agreed and said that is one of the reasons why they are requesting an encroachment, and already planned on requesting white curbing in front.

D. Weston noted that a covered sidewalk would be built during construction.

T. Williams asked if the contractors will be requesting spaces in City Lot #5 for cranes. D. Weston said yes.

E. Kelley asked if this action would be a precedent. B. Allen said this would be the first time while he has been at the City, 10 years. R. Dayton said that the City has accommodated businesses in the past, but not on this large of a scale.

T. Pinner asked if this is the first time the concept has been presented to City Boards or Commissions. B. Allen said that the concept design went to the Historic Landmark Commission for review.

B. Collyer asked if there will be an elevated curb on the encroachment area. R. Dayton confirmed that the curb will be elevated with a Japanese box hedge to further prevent drop off.

T. Pinner asked if there is a path of travel straight from City Lot #5 to the Victoria Theatre. D. Weston said that no there is not, customers may walk around to reach the front of the Theatre.

G. McKnight asked if there is an opportunity for angled parking and a one way street during the construction. B. Allen said that City Staff will look into it.

T. Williams asked if there is a time estimate for the project. D. Weston said that there would be about a year of construction. V. Garza added that Downtown Parking Staff is working with the contractors to maintain access to the lot, pay for spaces taken in the lot, and initiate a public relations effort.

E. Kelley said that he would approve the plans because the project greatly improves Victoria Street.

G. McKnight added that it improves public safety by widening the sidewalk and projects like this draw people to the side streets of downtown.

K. Fritzen said that she supports the project, but has reservations about the timing with the construction across the street.

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T. Williams said he has concerns regarding the use of City Lot #5 for construction staging.

T. Pinner said he is generally in favor of the project, but also has concerns regarding the precedent for allowing encroachments.

M. LaBrie supports the project, but expressed concerns regarding circulation in City Lot #5.

B. Collyer expressed concern about congestion at the Victoria Street entrance to City Lot #5. B. Allen said the entrance is something City Staff will monitor.

M. LaBrie asked if there are any improvements to the Chapala Street sidewalk or drop off. R. Dayton said that City Staff is looking at the issue.

E. Kelley motioned and B. Collyer seconded to recommend that City Council approve the conceptual encroachment of the sidewalk into the parking lane for the Ensemble Theatre improvements because of the lack of viable alternatives, the importance to public safety, and to improve the vitality of the Theater District.

The motion carried 6 yeas/0 nays/1 abstention – T. Williams.

### 7) OPERATION OF THE HELENA PARKING LOT

V. Garza informed the Committee that construction will soon begin for the Helena Parking Lot. The Helena Lot is RDA funded and will include an electric vehicle charging station, ADA and motorcycle spaces, as well as be plumbed for a pay-on-foot station. V. Garza said that Staff has no intention of putting a manned kiosk in the lot. The lot will have 90 minute parking signs with monthly permit exemptions if monthly permits are offered.

B. Allen said that Downtown Parking will have to go to council to amend the fee resolution for monthly parking permits and add the lot to the inventory.

M. LaBrie asked if there access from the lot to the hostel lot. V. Garza confirmed that there will be access between the lots.

E. Kelley commented that right now there is no way to track demand and offering too much permit parking may be restrictive to tourists and customers. V. Garza said that Staff will slowly roll out permits to find a satisfactory balance.

T. Pinner asked if Staff will also offer monthly permits at the Fish Enterprise Lot. B. Allen said that there is no interest.

T. Williams asked if there is direct access to State Street. B. Allen said no there is not.

B. Collyer said that there is a net gain in downtown parking spaces with the addition of the Helena Lot and the subtraction of spaces from Victoria Street and De La Guerra Plaza. He asked if there will be a cap on the number of monthly permits. V. Garza said that Staff will slowly roll out monthly permits.

T. Williams asked who will patrol the lot. B. Allen said that Parking Enforcement will add the lot to their route.

G. McKnight asked how many spaces will be in the hostel lot and where is the nearest shuttle stop. E. Limon said there are about 70 spaces in the hostel lot and the nearest shuttle stop is at Yanonali Street and State Street.

E. Kelley motioned and B. Collyer seconded to adopt the recommendations of the Finance Subcommittee. The motion carried 7 yeas/0 nays/ 0 abstention.

The Finance Subcommittee recommendations are as follows:

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- 90 minute parking in the Lot, permit exempt. If permits are issued for the Lot, the monthly fee should be similar to that of the Depot Lot (Amtrak Lot). The Lot will be enforced identical to the Fish Enterprise Lot: Monday through Saturday, 9 AM to 6 PM, Sundays exempt.
- The City Council awarded a contract for the construction of the Lot which is funded by the Redevelopment Agency which includes lighting, landscaping, and signage.

### **8) PRESENTATION OF QUARTERLY OCCUPANCY REPORT**

M. Hamilton presented the 4<sup>th</sup> quarter occupancy surveys for the Downtown Parking lots.

R. Rowse commented that the Louise Lowry Lot across from Lot #5 may be used to ease the congestion when the Victoria Theatre reopens.

G. McKnight said that he believes there is still an opportunity for Monday through Thursday monthly permit parking option in the some lots.

E. Kelley pointed out that while Lot #6 is not highly occupied based on percentage, the total number of vehicles in the lot is still much higher than the original surface lot. B. Allen said that Lot #6 is more active than Lot #2 and #10 in the immediate years following construction.

### **9) SUBCOMMITTEE STATUS REPORTS**

There were no subcommittee status reports.

### **10) ADJOURNMENT**

The meeting adjourned at 9:10 a.m.