



DOWNTOWN PARKING COMMITTEE MEETING MINUTES

Thursday, October 13, 2011

7:30 A.M.

Gebhard Meeting Room
630 Garden Street
Santa Barbara, CA 93101

1) **CALL TO ORDER:** 7:35 a.m.

2) **ROLL CALL**

DPC MEMBERS

<u>DPC MEMBERS</u>	<u>Attendance</u>
Matt LaBrie	Present
Tom Williams	Present
Eric Kelley	Present
Bill Collyer	Present
Gene McKnight	Present
Trey Pinner	Absent
Krista Fritzen	Absent

CITY STAFF PRESENT :

Browning Allen, Transportation Manager
Jim Armstrong, City Administrator
Victor Garza, Parking /TMP Superintendent
Dion Tait, Parking Supervisor
Rebecca Jimenez, Parking Supervisor
Malcolm Hamilton, Administrative Assistant
Josh Haggmark, Principal Civil Engineer
Roy Forney, Parking Coordinator
Elizabeth Limon, Redevelopment Specialist

LIAISONS PRESENT:

Deborah Schwartz, Planning Commission
Randy Rowse, City Council

OTHERS PRESENT:

Grant House, City Council
Dave Campbell, Campbell & Campbell

3) **PUBLIC COMMENT**

None.

4) **APPROVAL OF MINUTES FOR THE REGULAR MEETING OF SEPTEMBER 8, 2011**

Motion: To approve the minutes from the regular meeting of September 8, 2011.

Made By: Bill Collyer **Second:** Gene McKnight

Yeas: 4 Nays: 0 Abstain: 0 Absent: 3

E. Kelley joined the meeting after this vote.

5) **PLAZA DE LA GUERRA INFRASTRUCTURE IMPROVEMENT PROJECT**

E. Limon presented the conceptual design for the Plaza de la Guerra Infrastructure Improvement Project.

B. Collyer suggested white curb leading out to Storke Placita, instead of red.

G. McKnight commented that we should not use resources to create unsightly commercial truck parking.

B. Collyer said that there are ample yellow spaces and some may be converted to green curbing. G. McKnight echoed that sentiment.

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E. Kelley suggested moving the some yellow spaces to the corner of De La Guerra and State Street.

M. LaBrie asked M. Hamilton to make a note that the Committee sentiment is to remove yellow spaces from the U-section of the Plaza. No motion was made.

T. Williams said that the City should aim to maximize the utility of highly used spaces and the yellow spaces are not the most used. He added that it is difficult to tell how far along the project is and therefore is having trouble gauging the importance. T. Williams said that 75 minute parking allows more leeway to parkers and 15 minute parking is limited to quick trips.

M. LaBrie asked if staff studied the traffic flow in the U-section. B. Allen confirmed.

B. Collyer said that maybe more vehicles could fit in the allotted yellow spaces. E. Limon responded that an average car length is used to predict parking spaces, however the spaces are not stripped to allow for more or less spaces depending on the vehicles parked.

B. Allen added that there are maintenance costs for striping, and it is generally best to allow parkers to ration the spaces amongst themselves. G. McKnight said that he does not always witness that to be true.

T. Williams said he feels like the City has made up its mind on this project, but really hopes that City staff seriously considers the input received at the meeting. E. Limon informed the Committee that today is an early concept review, and later the Committee will be asked for a formal recommendation.

M. LaBrie commented that the Committee is very serious and concerned about the highly valuable parking inventory, especially at time when the parking dynamic is changing.

D. Schwartz asked if the funds for the Project are protected from the Redevelopment Agency and State deliberations. E. Limon said the funds are protected from the State and were acquired from a bond issuance.

J. Armstrong noted that City Council is capable of reallocating the funds.

6) OPERATIONS UPDATE

J. Haggmark presented a quick overview of the temporary 911 call center relocation to the Granada Garage, noting the "Life Safety" structural designation of the Granada Garage as priority for call center offices. There is 2,500sq.ft. of usable office space in the Granada Garage and the call center will occupy about 1,500sq.ft.

J. Haggmark said that staff is working to negotiate a rent agreement for the duration of the relocation, however staff expects the call center to move back in 2017 at the earliest.

M. LaBrie asked about staging materials and vehicles that will work on the project. J. Haggmark said the contractors will use the roof or the basement level 2.

V. Garza said that there will be some HVAC improvements that will benefit Downtown Parking.

T. Williams asked if there will be expenses to the Parking Program and loss of parking spaces to the office workers. J. Haggmark said that there will be no cost to the Parking Program and B. Allen said that the parking will be included in the lease agreement, identical to Environmental Services.

G. McKnight asked if there is a generator in the Granada Garage. J. Haggmark confirmed and said it is a generator capable of servicing the offices, garage, and call center.

7) PRESENTATION OF OPERATING BUDGET

M. Hamilton presented the FY 2011 year end budget report and the FY 2012 first quarter budget report.

FY 2011 Year End

M. LaBrie asked if the significant net operating income of \$902,706 would alter or alleviate the concerns of reserve requirements. M. Hamilton said that City staff already anticipated a net operating income of \$848,000, so the big picture does not change very much. B. Allen added that every part helps, and with some innovative revenue sources, Parking may be able to delay a rate change.

FY 2012 First Quarter

B. Collyer asked if the PBIA credit for City Lot 2 construction was factored into the budget. B. Beaudette said that it is included in the budget. The Parking Program did not adjust the PBIA revenue line for FY 2012 because the increasing business occupancy on State Street counteracts the PBIA credit.

T. Williams asked if the Workers' Compensation Rebate was ongoing or a one-time rebate. J. Armstrong said that the City negotiated new workers' compensation rates and in return received a substantial rebate, distributed among the departments according to their share.

D. Schwartz asked what line items from the Capital Improvement Program were high priority in terms of safety and necessary maintenance. B. Allen said that all were necessary and a priority except for painting the parking structures, installing security cameras at Lot 6, and contracting a surface lot lighting study.

8) SUBCOMMITTEE STATUS REPORTS

M. LaBrie informed the Committee that the Finance Subcommittee met and discussed Downtown Shuttle operations, Children's Museum parking requirements, Granada Garage bicycle station operations, electric vehicle charging stations, and an update on the Helena Parking Lot. M. LaBrie noted that the Finance Subcommittee did not suggest that City staff adjust the Downtown Shuttle fare. M. Hamilton noted that the Helena Parking Lot fee resolution is on the City Council consent calendar and is expected pass without discussion.

B. Collyer informed the Committee that the Communications Subcommittee met with representatives from MTD and discussed public outreach channels including promoting the "Park Once" concept and the outreach for the Lot 2 structural construction project. The Communications Subcommittee also looked at and gave input for the first proof of the way finding maps to be installed in the Downtown Parking Lots.

9) ADJOURNMENT

The meeting adjourned at 8:55 a.m.