



DOWNTOWN PARKING COMMITTEE

MEETING MINUTES

Thursday, April 10, 2014

Gebhard Meeting Room

630 Garden Street

Santa Barbara, CA 93101

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

2) **ROLL CALL**

DPC MEMBERS

Matt LaBrie (Chair)

Trey Pinner (Vice-Chair)

Kate Schwab

Bill Collyer

Gene McKnight

Sean Pratt

Tom Williams

Attendance

Present

Present

Present

Present

Present

Absent

Excused

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

Roy Forney, Parking Coordinator

Michele Decant, Public Works Business Manager

Teri Green, Associate Transportation Planner

Malcolm Hamilton, Administrative Assistant

LIAISONS PRESENT:

Randy Rowse, City Council

John Campanella, Planning Commission

OTHERS PRESENT:

3) **PUBLIC COMMENT**

Ethan Shenkman said that a recent survey of visitors to Santa Barbara indicated that 60% would not be returning. Mr. Shenkman said that the parking experience may be improved by having more staff in the lots directing traffic and also by providing more ventilation in the lots.

4) **APPROVAL OF MINUTES**

Motion: To approve the minutes from the regular meeting of March 13, 2014.

Made By: Trey Pinner **Second:** Kate Schwab

Yeas: 5 Nays: 0 Abstain: 0 Absent: 2 (Williams, Pratt)

5) **PARKING AND BUSINESS IMPROVEMENT AREA FY 15 ANNUAL REPORT**

Committee Member McKnight asked which lots are considered hourly parking lots. Mr. Garza said that the lots that issue short-term parking tickets and charge by the hour are considered the hourly parking lots. Committee Member McKnight asked if staff knew off-hand the total number of on street parking spaces in the Downtown core. Mr. Allen said that he did not have the figure on hand but staff does have that number and he will get it for the Committee.

Committee Member Schwab asked if yoga studios and spas are assessed and what category they would fall under. Malcolm Hamilton said they are either assessed as an Educational Facility which is distinguished from the Health/Fitness category by the presence of an instructor, or as a Health/Fitness business which provide for self directed programs.

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Committee Member Pinner commented that the annual assessment for the Depot Lot, \$120 per year under the Transit Facilities category, is generous considering the heavy use of the free period by users of the Amtrak train service. Committee Member Pinner asked how many businesses are assessed in the Stock/Bonds Brokerage category. Malcolm Hamilton said only one business, Charles Schwab, is assessed in that category. Committee Member Pinner said that in addition to the exempt businesses, the Stocks/Bonds rate category may also need updating. In thinking about the determination of business categories, Committee Member Pinner asked how a business like Sonos would be assessed. Mr. Allen said that a business like Sonos would be placed in the professional category.

Committee Member LaBrie clarified for the other Committee members that the development Zone of Benefit for parking on-site is separate from the PBIA Zone of Benefit.

Committee Member LaBrie asked what the process would require for changes to the PBIA. Mr. Allen said that staff would need to hire an assessment engineer to make recommendations for rate and methodology changes. Committee Member Pinner asked if changes are a result of the Final Engineer's Report. Mr. Allen confirmed.

Councilmember Rowse asked if the decision to not assess performing arts theaters is based on an ordinance or staff policy. Mr. Allen said that it is staff policy. Councilmember Rowse asked if staff would need a new engineer's report to initiate changes in the PBIA. Mr. Allen said that staff may be able reference the 2010 Addendum to the Final Engineer's Report and use that as the basis for the changes.

Committee Member LaBrie asked what constituency would be most affected by changes to the PBIA. Mr. Allen said that the business owners would be the affected parties as they are assessed not the property owner. Committee Member LaBrie asked for a copy of the original Final Engineer's Report.

Committee Member McKnight asked if any excess revenues would be carried to fiscal year 2015. Mr. Allen said there will not be any excess revenue carried to fiscal year 2015.

Committee Member McKnight asked if the DPC Finance Subcommittee had a chance to review the PBIA Annual Report FY 15. Mr. Allen said they did not because there were no changes from last year. Committee Member McKnight said that he would like the Finance Subcommittee to review the PBIA Annual Report in the future.

Committee Member Pinner commented that it is difficult to initiate a large political process to make minor changes to the PBIA.

Committee Member LaBrie commented that the Committee continues to recognize the inequality in participation and the need for updating the PBIA rate categories and/or methodology.

Public Comment:

Ethan Shenkman said that it is the role of municipalities to provide parking at no charge to handicap and disabled persons. Because Downtown Parking charges handicap and disabled parkers, visitors are less likely to return to Santa Barbara. Mr. Shenkman commented that existing liabilities relating to handicap and disabled parkers would be alleviated if the parking system were to be transferred to the private sector

- **Motion:**
- A. To accept the staff report and recommend Council approve the PBIA Annual Report FY 15; and
 - B. Add an item to the DPC Finance Subcommittee FY 15 Workplan to review the PBIA assessment rate categories and methodology for assessment.

Made By: Trey Pinner **Second:** Bill Collyer

Yeas: 4 Nays: 1 (McKnight) Abstain: 0 Absent: 2 (Williams, Pratt)

6) REVIEW AND ACCEPTANCE OF THE DOWNTOWN PARKING COMMITTEE WORK PLANS FY 15

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Committee Member Pinner said that the Finance Subcommittee will be focusing on communication with Council, the PBIA assessment, and the allocation of costs related to the employee bus pass program.

Committee Member McKnight complimented staff on the redesigned Downtown Parking Map and the responsiveness of Mr. Garza in dealing with the Lot 10 Paseo. Committee Member LaBrie commented that Parking staff did a good job interfacing with the stakeholders of the Lot 10 Paseo.

Motion: To approve the FY 15 Downtown Parking Committee Workplans.

Made By: Gene McKnight **Second:** Kate Schwab

Yeas: 5 Nays: 0 Abstain: 0 Absent: 2 (Williams, Pratt)

7) FY 2015 PROPOSED FEE RESOLUTION

Louise Lowry Davis Center Lot

Committee Member McKnight asked how many spaces would be available for monthly permits in the Louise Lowry Davis Center Lot. Mr. Garza said that staff needs to research the deed restrictions before they can sell permits.

Committee Member Pinner asked if the maximum amount of permits to be sold is 66. Mr. Garza confirmed and said that preference will be given to the Davis Center and Teen Center users.

Lost/Non-Surrendered Ticket Fee

Committee Member Pinner commented that the lost and non-surrendered ticket fee should be set to the daily maximum to discourage abuse of the system.

Committee Member Collyer commented that the increase in the Cota Monthly Permit Fee is excessive at a 30% increase.

Motion: To recommend that Council adopt the Fee Resolution changes as presented.

Made By: Trey Pinner **Second:** Gene McKnight

Yeas: 4 Nays: 1 (Collyer) Abstain: 0 Absent: 2 (Williams, Pratt)

Committee Member Collyer commented that he voted in opposition due to the increase in the Cota Lot Monthly Permit fee.

8) LETTER TO COUNCIL REGARDING THE DOWNTOWN PARKING BUDGET

This item was tabled.

9) OPERATIONS UPDATE

Lot 9 Painting

Staff hired a contractor to paint the interior and exterior of Lot 9. One level of the garage will remain open to the public at all times. Staff has scheduled 30 working days.

Lot 10 Paseo

The City has hired Arcadia Studios to build a railing around the Lot 10 Paseo staircase planter and to enclose the Donald Davis Crescent Crossing Bench. Committee Member McKnight asked if more security cameras will be added to the Paseo. Mr. Garza said that staff is exploring that option.

Lot 4 Activity

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Lot 4 has seen increased activity and occupancy levels as the nearby Plaza becomes more occupied with businesses. A yoga studio draws a continuous clientele throughout the day and many of its customers are paying around \$1.50 for parking fees.

Trey Pinner: Annual Boards and Commissions Meeting

Committee Member Pinner reported back to the Committee regarding his attendance at the Annual Boards and Commissions meeting. He said that there was interest in the Louise Lowry Davis Center parking lot and there were many parking issues brought up, not all of which were Downtown Parking related.

10) ADJOURNMENT

The meeting adjourned at 8:57 a.m.