



# DOWNTOWN PARKING COMMITTEE

## MEETING MINUTES

June 12, 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  
Excused  
Present  
Present  
Present

CITY STAFF PRESENT :

Browning Allen, Transportation, Streets and Parking Manager  
Victor Garza, Parking /TMP Superintendent  
Derrick Bailey, Supervising Traffic Engineer  
Rebecca Jimenez, Parking Supervisor  
Sarah Clark, Parking Resource Specialist  
Dion Tait, Parking Supervisor  
Teri Green, Associate Transportation Planner  
Behdad Gharagozli, Transportation Engineering Associate  
Justin Berman, Parking Coordinator  
Malcolm Hamilton, Administrative Assistant

LIAISONS PRESENT:

Randy Rowse, City Council  
John Campanella, Planning Commission

OTHERS PRESENT:

Todd Boulanger, Bikestation

3) **PUBLIC COMMENT**

Ethan Shenkman said that he provided information to the Committee at the annual retreat and he has not received feedback regarding his concerns related to handicap parking and the working environment for lot operators.

4) **APPROVAL OF MINUTES**

**Motion:** To approve the minutes from the regular meeting of April 10, 2014.

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

Yeas: 5 Nays: 0 Abstain: 1 (Williams) Absent: 1 (Collyer)

5) **BIKESTATION ANNUAL REPORT**

Todd Boulanger, Vice President of Operations, presented the annual Bikestation operations report. A copy of the report is held on file at the Downtown Parking Offices: 1221 Anacapa Street, Santa Barbara CA, 93101.

Committee Member Pinner asked if daily passes are still offered. Mr. Boulanger explained that existing daily passes are still usable, however, Bikestation is phasing out the daily passes. Committee Member Pinner followed up by asking if the bicycle valet service was offered for free for special events. Mr. Boulanger confirmed that the service was free and the focus of the event was to show the facility and amenities.

Committee Member Williams asked how many annual memberships were subscribed in the previous year. Mr. Boulanger said that there were approximately 25 annual members last year and now there are 36 annual members. Committee Member Williams commented that his preference is to have a local operator.

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He asked who is bearing the expense for the Lot 3 Bike Module Project. Mr. Boulanger said that the City received a grant to construct the Lot 3 Bike Module.

Committee Member Williams asked how the bike repair service functions. Mr. Boulanger said that Bikestation contracted with two nearby bicycle shops which have been given access to the facilities so they can perform repairs on-site. Chair LaBrie asked how the bicycle repair service is being promoted. Mr. Boulanger said that the service is advertised on the Bikestation website, through email lists, at events and in the bicycle shops. Chair LaBrie requested further details regarding the bicycle repair service to determine if the participating vendors are feeding new memberships.

Committee Member McKnight asked what the total square footage is for the Bikestation area. Victor Garza said it has about 1,100 square feet. Committee Member McKnight asked if the City provides the space rent free and also who is responsible for janitorial duties. Victor Garza said that the City does not collect rent for the space and it is Downtown Parking staff that provides the janitorial service.

Committee Member Schwab asked if the Lot 3 Bikestation Module will replace the green bicycle storage containers. Mr. Boulanger confirmed that green containers will be replaced and the Module will measure approximately 10 feet wide by 22 feet in length. Committee Member Schwab asked if there will be any amenities in the Module. Mr. Boulanger said that there will be no amenities in the Module, only bike racks for storage. Browning Allen said that this module will serve MTD transit center users who frequently have their bikes vandalized or stolen. In addition, sometimes the bike racks on the busses are full and this module will also assist those MTD riders. Right now, the three containers store 6 bicycles and the Bikestation module will store approximately 30 bicycles.

Chair LaBrie asked Mr. Boulanger to expand on the topic of bicycle charging stations. Mr. Boulanger said that three to four electric bicycles are currently using the Santa Barbara Bikestation facilities. Electric bicycles use a standard wall plug to charge the battery. Chair LaBrie asked for an approximate cost to charge an electric bicycle. Mr. Boulanger said that they will not be metered separately; however, the power draw is similar to that of a laptop computer.

Chair LaBrie asked how Bikestation staff plans to raise the off season membership. Mr. Boulanger said that they are pushing for more annual memberships which would encourage cyclists to use their membership year round. Additionally, Mr. Boulanger said that they are exploring a winter cycling package that would include items such as fenders to prevent water splashing. Bikestation will also reach out to the County because their employees do not have covered bicycle parking in the winter.

John Campanella, Planning Commission liaison, commented that Rob Dayton, Principal Transportation Planner, said that Santa Barbara is ranked third in the nation for bicycle commuting relative to population size. Mr. Campanella asked what the role of Bikestation will be in the Bicycle Master Plan. Browning Allen said that the Bicycle Master Plan is in the purview of the Transportation and Circulation Committee and related items will be brought before that Committee.

Committee Member Williams commented that he is skeptical of the value of the bicycle station and he would like more information regarding utilization to be brought before the Committee.

Committee Member McKnight commented that the Bikestation costs the City approximately \$40,000 a year to operate including utilities and staff time. He said that the Bikestation would need to double the annual membership fee to make the operation sustainable. Browning Allen said that the Bikestation is required by the Planning Commission, and any changes to the type of organization in that space would require approval by the Planning Commission. Committee Member McKnight asked if the Committee is recommending that Council approve the operating contract. Browning Allen said that the contract was approved last year by Council with four annual renewal options.

Ethan Sherkman asked if annual memberships require payment in full at the time of purchase. Mr. Boulanger confirmed. Mr. Sherkman asked if there are any opportunities for reimbursement if an annual member wants to cancel their membership. Mr. Boulanger said that refunds are generally not provided.

**Motion:** To accept the annual report regarding the Santa Barbara Bikestation.

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

Yeas: 6 Nays: 0 Abstain: 0 Absent: 1 (Collyer)

**6) DISCUSSION ON VALET PARKING IN THE DOWNTOWN CORE**

Derrick Bailey, Supervising Traffic Engineer, presented an overview of the issues that the City is experiencing with on-street valet parking. A copy of the report is held on file at the Downtown Parking Offices: 1221 Anacapa Street, Santa Barbara CA, 93101.

Public Comment:

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Councilmember Rowse said that historically there have been concerns about safety, the private use of public space and fairness relating to which businesses get what spots for valet. Considering that the lots are supported by the Parking and Business Improvement Area assessment, he said that in the past there has been a consensus to not allow private enterprise in the public lots.

Ethan Shenkman said that he agrees with Councilmember Rowse that the use of public parking lots for private enterprise should not be allowed. Mr. Shenkman said that the role of municipal parking is to provide free parking to handicap parkers.

Will Reilly asked if the Municipal Code may already be sufficient by using signage ordinances and other related policies. Derrick Bailey said that there are ordinances that address some of the activities of valet parking, however, none specifically address valet. Mr. Reilly asked how valets are currently regulated or enforced. Derrick Bailey said that the Police Department is currently doing the enforcement, however, it is difficult to apply existing ordinances and it is awkward to enforce under the sign policies. Will Reilly said that Los Angeles recently adopted ordinances relating to valet parking and he suggested that staff research their policies.

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John Campanella asked if staff foresees greater utilization and more efficient parking because valet operators are familiar with the surrounding area. Mr. Bailey said that staff sees more utilization coming from the use of private parking lots. Valet operators will use surrounding neighborhoods which gives the impression that they are finding unused capacity, but in actuality the valets impact the nearby residential neighborhoods and adjacent businesses.

As the Committee considers this issue, Browning Allen reminded the Committee that there are three performing arts theatres in the Downtown Core that use valet services and they tend to stack cars in yellow zones and drop off zones.

Committee Member Williams asked if this will be the Downtown Parking Committee's only opportunity to comment on the valet parking discussion. Derrick Bailey said that this presentation is an introduction to the issues and there will be later discussions regarding the formulation of an ordinance. Committee member Williams commented that many of the 0-100 blocks off of State Street are already impacted and allowing valet pick up and drop off would make streets like West Victoria nearly unusable at certain times.

Committee Member Pinner said that he sees the demand for valet parking as a selling point for businesses and he does not foresee that need for differentiation going away. Mr. Pinner commented that valet operators provide a convenience for handicap parkers. Mr. Pinner said that any exemptions or exceptions for specific businesses will prove to be a point of contention among the stakeholders. To illustrate some of the issues that may arise from this discussion, Mr. Pinner said that there may be businesses looking to mitigate their on-site parking requirements with valet parking operations.

Committee Member McKnight asked if any businesses currently using valet would be exempt from the future ordinance. Derrick Bailey said that no businesses would be exempt from policies that allow valet parking. Mr. McKnight asked if the La Entrada development would still be allowed to operate an on-street valet station even if an ordinance was adopted that prohibited on-street valet parking. Derrick Bailey confirmed that La Entrada, under their planning conditions of approval, would still be permitted to operate an on-street valet pick up and drop off.

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Browning Allen said that La Entrada will have parking on-site for valet services whereas the valet operators at many locations will use the surrounding neighborhoods or the public parking lots.

Chair LaBrie commented that the La Entrada parking lot is required to operate like the City's parking lots, similar to the agreement with Paseo Nuevo. He said that changes to those parking operations can significantly impact the Downtown customer experience and it is important that the Committee stay involved in those discussions.

Sean Pratt expressed concern regarding the wide spread use of valet parking and the impacts to traffic in the Downtown Core. Mr. Pratt commented that the taxi zones may be restructured to also allow valet pick up and drop off. On the other hand, staff may want to consider prohibiting the use of taxi zones for valet services.

Committee Member McKnight asked how the Los Angeles ordinance is structured. Derrick Bailey said that Los Angeles does allow on-street valet parking with clear guidelines and regulations.

Committee Member Pinner commented that many of the valet customers would come Downtown already, so this issue is a function of how public space and the right of way is used and how cars move around the Downtown core.

Chair LaBrie commented that the parking demand varies throughout the day so there are times where the operation is more viable. Mr. LaBrie said that there may be opportunities for dual use of the commercial loading zones or the customer drop off zones. He said that he is not supportive of on-street use for storage of cars and he would only support pick up and drop off in front of the requesting business. Mr. LaBrie said that he sees differences between special event valet operations and regular valet operations. He said that there may be opportunities to use the public parking lots for special event valet service but with the understanding that they would be compensating the City for use of the Lots. He concluded that the use of private lots may also be viable and he would support that utilization of parking in the Downtown Core.

Committee Member Pratt asked staff to provide outlines of other City's ordinances and operations in future presentations. Committee Member Williams added that it would help if staff can provide examples of fee structures for permitting and operation.

**Motion:** To accept the valet parking presentation and refer further discussions to the Subcommittees, with a report back to the full committee before Council adoption.

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

Yeas: 6 Nays: 0 Abstain: 0 Absent: 1 (Collyer)

Committee Member Pinner left the meeting at 9:00 a.m.

**7) LOT 5 OCCUPANCY COMPARISON**

Malcolm Hamilton distributed a recent occupancy survey for Lots 4, 5 and 6.

**8) SUBCOMMITTEE UPDATES**

This item was dismissed.

**9) OPERATIONS UPDATE**

Painting at Lot 9

The interior and exterior painting of Lot 9 is complete.

Lot 3 Bike Module and ADA Upgrades

Browning Allen informed the Committee that the Bikestation module to be constructed in Lot 3 is in the final stages of design review and once approved the project will go out to bid. The ADA access ramps will also

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be improved in the Lot.

Lot 3 Issues

A new wall was constructed at the former Greyhound Bus station. In the process, the contractors cleaned up old hanging ivy and removed two leaning ficus trees. This was not a City project.

**10) ADJOURNMENT**

The meeting adjourned at 9:05.