



# DOWNTOWN PARKING COMMITTEE SPECIAL MEETING MINUTES

Thursday, April 9, 2015  
David Gebhard Public 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)	Present
Trey Pinner (Vice-Chair)	Present
Kate Schwab	Present
Gene McKnight	Present
Sean Pratt	Present
Tom Williams	Excused

Attendance

CITY STAFF PRESENT :

Browning Allen, Transportation Manager  
Victor Garza, Parking /TMP Superintendent  
Rebecca Jimenez, Parking Supervisor  
Dion Tait, Parking Supervisor  
Sarah Clark, Parking Resource Specialist  
Jessica Grant, Transportation Project Planner  
Malcolm Hamilton, Administrative Assistant

LIAISONS PRESENT:

Randy Rowse, City Council  
John Campanella, Planning Commission

OTHERS PRESENT:

3) **CHANGES TO AGENDA**

Chair LaBrie said Item 7 would be moved ahead of Item 6.

4) **PUBLIC COMMENT**

Ethan Shenkman said he received a letter from the City Attorney. He said personal attacks are not criminal in nature, and when comments are made in regards to an entity or representatives of that entity, those comments are protected by free speech laws. He said the criminal justice system has been forwarded a list of concerns regarding City management. Mr. Shenkman said he believes he should be on this committee because the depletion of reserves has proven this program to be a money pit, and he would facilitate the transfer to a private entity.

5) **APPROVAL OF THE MINUTES FOR THE MEETING OF FEBRUARY 12, 2015**

**Motion:** To approve the minutes for the meeting of February 12, 2015.

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

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

6) **PARKING AND BUSINESS IMPROVEMENT AREA FY 16 ANNUAL REPORT**

Malcolm Hamilton, Administrative Assistant, presented the FY 16 Draft Parking and Business Improvement Area (PBIA) Annual Report. Browning Allen, Transportation Manager, said this report was approved by the Downtown Parking Finance Subcommittee prior to being brought before the full Committee.

Public Comment  
-----

Ethan Shenkman said the purpose of government is to provide public health, disaster relief, criminal justice support, and to allow free enterprise to navigate aesthetic preferences for hospitality and recreation. Mr. Shenkman said handicap access must be protected from cars, bicycle paths, and valet operations. He said the public finds these concerns to be compelling and provocative.

DOWNTOWN PARKING COMMITTEE MEETING MINUTES

April 9, 2015

Page - 2 -

-----

Vice-Chair Pinner asked what the procedure would be to analyze and possibly rework the Zone Of Benefit (ZOB) for the PBIA. Browning Allen, Transportation Manager, said the City would hire an engineer to perform the analysis and provide an addendum to the most current engineer's report. Mr. Pinner commented that State Street has experienced substantial development since the formation of the PBIA in 1970, and people's behavior with respect to walking may have changed. Mr. Pinner asked if a change to the ZOB for the PBIA would also necessitate a change to the parking benefit zones for planning and development. Mr. Allen said the ZOB for the PBIA is completely separate from the parking benefit zones for development purposes. Mr. Pinner remarked that more people are using the Granada Garage to park their vehicles for events near the New Vic Theatre and SOHO night club, which supports the idea that customers may be walking further distances than in the past.

Committee Member Schwab asked Malcolm Hamilton, Administrative Assistant, to confirm that all businesses not within the square block of a public parking lot are set at a ZOB of 40% or lower. Mr. Hamilton confirmed. Vice-Chair Pinner commented that the ZOB seems to be loosely connected to the walking distance from a public parking lot considering that a decision was made to jump from a 100% ZOB to a 40% ZOB.

Chair LaBrie said the Committee has been supportive of analyzing the possibility of including non-profits in the rate structure, and he suggested the Committee submit their recommendation to Council with comments regarding the issue of equity. Committee Member Schwab said the Committee should focus on live performance theatres before non-profits. Mr. Allen said the live performance theatres are non-profits. To clarify, Ms. Schwab said she was confused by the presentation slide that separated live performance theatres from non-profits. Ms. Schwab added that there seems to be a difference between non-profits that contract with for-profit events and those that do not. Mr. Allen said they were separated in the presentation because the engineer's analysis in 2010 recommended two different rates for non-profit professional offices, which have minimal impact on parking demand, and non-profit live performance theatres, which have a substantial impact on parking availability in surrounding public parking lots during events.

Mr. Allen suggested the Finance Subcommittee take this item up at their future meetings and work out a plan to communicate with City Council and the Mayor.

Committee Member McKnight asked if the Granada Theatre would pay PBIA assessments for the Chicago performance that took place in recent weeks. Browning Allen said the live performance theatres do not pay PBIA assessments regardless of the type of event.

Vice-Chair Pinner said the Committee should continue to forward comments to City Council regarding the non-paying PBIA entities to be consistent in their message.

Committee Member McKnight said he would like to be careful in the wording of the comments that are forwarded to City Council. He said the Committee should address non-profits that contract with for-profit companies, not all non-profits.

Chair LaBrie asked what staff recommends as the next steps in reviewing the PBIA rate structure. Mr. Allen said the Finance Subcommittee may want to add this to their FY 16 Work Plan and develop a strategy to communicate their concerns to City Council.

- Motion:**
1. To accept the FY 16 Draft Parking and Business Improvement Area Annual Report, and recommend City Council approve the Annual Report as presented. And;
  2. Recommend City Council review non-profits and live performance theatres not paying into the PBIA assessment with the understanding that no changes will be made for FY 16.

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

# DOWNTOWN PARKING COMMITTEE MEETING MINUTES

April 9, 2015

Page - 3 -

**Discussion:** Committee Member McKnight said he does not believe all non-profits should pay the PBIA assessment. He does, however, recognize that there are non-profits running for-profit events on their premises and they should pay PBIA assessments for those types of events. Mr. McKnight provided an example with the MOXI Children's Museum, stating that it should be exempt from PBIA assessments, unless of course the building is rented out to a for-profit entity. He said he will not vote for the motion if it includes language pertaining to all non-profits.

Victor Garza, Parking Superintendent, suggested the Committee recommend that City Council review the entities that are not currently being assessed and are having an impact on the operation of the parking lots and structures. Mr. Garza acknowledged that Mr. McKnight does not want to unfairly focus on non-profits.

Browning Allen, Transportation Manager, recommended the Committee accept the Annual Report and forward the Annual Report to Council. He said the Committee's comments can be added to the Council Agenda Report, but not be in the motion.

**Motion withdrawn by Mr. Pinner.**

**Motion:** To accept the PBIA Annual Report and forward the Annual Report to City Council with language added by staff regarding the Committee's concerns.

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

**Discussion:** Committee Member McKnight said he does not want to target non-profits in the Council Agenda Report. He would like to address the non-paying entities all together.

**Vote:** Yeas: 5 Nays: 0 Abstain: 0 Absent: 1 (Williams)

## 7) DOWNTOWN PARKING OPERATING AND CAPITAL BUDGETS

Malcolm Hamilton, Administrative Assistant, presented the projected year-end FY 15 budget, and the proposed FY 16 and 17 operating and capital budgets for the Downtown Parking Program.

### Public Comment

Will Rehling asked when the planning begins for the Capital Improvement Program (CIP). Browning Allen, Transportation Manager, said the CIP is developed every two years with a six year outlook. Staff begins preparing the CIP in the summer and the draft CIP report is brought to the Downtown Parking Committee around October. Adjustments can be made mid-cycle if necessary. Victor Garza, Parking Superintendent, said the CIP is a planning document that guides staff's project priorities, however, it is not etched in stone, and if a safety or ADA issue arises, it is addressed as soon as possible.

Referencing the Downtown Organization Maintenance Transfer budget item, Councilmember Rowse asked if the increases in FY 16 and 17 are due to Consumer Price Index (CPI) adjustments. Mr. Allen said the increases were set at 3%, above recent CPI figures. Mr. Rowse said it was his understanding that the Downtown Organization (DO) was asked by the City to decrease their budget request. Chair LaBrie, also a member of the DO, clarified that the DO requested 5% increases for FY 16 and 17, and the City agreed to 3% each year.

John Campanella, Planning Commission liaison, asked staff if they would be able to provide an update on the capital reserves for the Downtown Parking Program. Browning Allen, Transportation Manager, said staff will update their reserve chart and provide it at a future meeting.

DOWNTOWN PARKING COMMITTEE MEETING MINUTES

April 9, 2015

Page - 4 -

-----  
**Motion:** To accept the report and submit it to City Council for approval.

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

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

Mr. Allen said the Public Works Department is tentatively scheduled to present the proposed budget on May 18, 2015.

**8) SUBCOMMITTEE UPDATES**

This item was tabled.

**9) SUBCOMMITTEE ASSIGNMENTS**

**Motion:** To continue with the current subcommittees and assignments.

Communications and Operations Subcommittee: Gene McKnight, Sean Pratt, and Kate Schwab.

Finance Subcommittee: Trey Pinner and Tom Williams.

Alternate: Matt LaBrie.

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

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

Mr. Allen said mid-year recruitment is underway and Malcolm Hamilton will send out an informational email with complete details.

Public Comment

-----  
Ethan Shenkman said the Downtown Parking Program has charter agreements with local businesses, and he suggested the Downtown Parking Committee members encourage the business, Coffee Cup, to stay open later to help promote downtown vitality in the evening hours. Mr. Shenkman said the Downtown Parking Program should consider not charging fees for ADA parkers. He said the City should consider transferring the Downtown Parking Program to a private firm for better management.  
-----

The Committee took a 10 minute break at this point in the meeting.

**10) COMMITTEE DISCUSSION ON 2015/2016 GOALS**

The Committee members separated into their respective subcommittees and discussed goals and actions for FY 15 and FY 16.

**11) SITE VISITS**

Staff led a series of site visits to discuss current projects in the Downtown Parking Capital Program:

- Cota Commuter Lot Access Control and ADA Site Improvements Projects: 119 E. Cota Street.
- Lot 3 ADA Improvements, Bikestation Module, and Paseo Enhancement Projects: 9 W. Figueroa Street.
- Lot 5 Kiosk and Lighting Projects: 1220 Chapala Street.

**12) ADJOURNMENT**

The meeting adjourned at noon on-site in Lot 5, 1220 Chapala Street.