



DOWNTOWN PARKING COMMITTEE

REGULAR MEETING

MINUTES

Thursday, June 9, 2016
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

Trey Pinner (Chair)
Matt LaBrie (Vice-Chair)
Edward France
Gene McKnight
Kate Schwab
Sean Pratt
Vacant

Attendance

Present
Present
Present
Present
Present
Present

CITY STAFF PRESENT :

Rob Dayton, Principal Transportation Planner
Victor Garza, Parking /TMP Superintendent
Rebecca Jimenez, Parking Supervisor
Dion Tait, Parking Supervisor
Teri Green, Associate Transportation Planner
Malcolm Hamilton, Administrative Assistant

LIAISONS PRESENT:

Randy Rowse, City Council
Jay Higgins, Planning Commission

OTHERS PRESENT:

3) **CHANGES TO AGENDA**

None.

4) **PUBLIC COMMENT**

Randy Rowse said Downtown Parking funds are being seen as a solution to funding shortages in other divisions and departments. Mr. Rowse said over 10% of the Downtown Parking Operating Budget is for activities that are not core parking functions. As a Downtown Parking Committee (DPC) member in the 1990's when the free period was reduced from 90 minutes to 75 minutes, Mr. Rowse said the increase in revenues that was intended for capital projects was appropriated for other city uses. Mr. Rowse said a similar mentality is emerging right now in the city, but vehicle transactions are not climbing and revenues will not continue to grow for the Downtown Parking Program. Mr. Rowse said other members of City Council believe parking rates can be increased to deal with budget impacts, but he cautioned against that belief, saying vehicle transactions will drop significantly as evidenced by past rate increases. Considering the development of the Waterfront, La Cumbre, and Goleta retail areas, Mr. Rowse encouraged the DPC members to advocate for the protection of the parking funds and continue to support the downtown business community.

The committee members asked for clarification on the Downtown-Waterfront Shuttle funding.

Rob Dayton, Principal Transportation Planner, said the City Council Finance Committee met on Tuesday, June 7, 2016 to discuss the Streets Section budget crisis. The Finance Committee discussed long-term and short-term strategies with staff. In the short-term, staff and the Finance Committee are focusing on cost shifts and operational efficiencies. As had been discussed with the DPC in recent meetings, Mr. Dayton said the City Council Finance Committee will be recommending shifting a portion of the costs of the Downtown-Waterfront Shuttle covered by Measure A to the Downtown Parking Program and the Waterfront Department. Downtown Parking would assume approximately \$400,000 in additional costs for the Shuttle, totaling approximately \$800,000 in contributions to the Shuttle from the Downtown Parking Program.

Chair Pinner asked if staff anticipates the additional shuttle costs to be an ongoing operating expense. Mr. Dayton confirmed that staff expects the costs to be ongoing. Without the Redevelopment Agency (RDA),

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the Downtown Parking Program will be seen as a solution to backfill the support previously received by the RDA.

5) APPROVAL OF THE MINUTES FROM THE REGULAR MEETING OF MAY 12, 2016

Motion: To approve the minutes from the regular meeting of May 12, 2016.

Made By: Matt LaBrie **Second:** Kate Schwab

Discussion:

Vote: Yeas: 6 Nays: 0 Abstain: 0 Absent: 0

6) OPERATIONS UPDATES

Lot 5 Lighting Project – Complete

Victor Garza, Parking Superintendent, said the Lot 5 Lighting Project replaced the deteriorating wood light poles and upgraded the lighting levels. The new LED lighting is more energy efficient. The project improved safety in the lot. Mr. Garza said the Project was completed within budget, on schedule, and with minimum impacts to the surrounding businesses.

Chair Pinner asked if the lighting system is separately metered and, if so, will staff be able to measure the cost savings from the energy efficient lighting. Mr. Garza said there is a separate meter and staff will be able to analyze the energy and cost savings from the new lighting.

Lots 3, 4, 8, and 11 Lighting Projects

As the Lot 5 Lighting Project was wrapping up, staff identified Lots 3, 4, and 8 as candidates for improved lighting projects. During that process, staff received a letter from merchants in the 500 Block of State Street requesting a meeting to discuss the lighting and other issues in Lot 11. Staff met with the merchants and after hearing their concerns decided to place Lot 11 on the list of surface lots to be studied for improved lighting.

Chair Pinner said the merchant letter addressed many issues, including lighting, sleeping in the lot, public urination, and other inappropriate behaviors.

Mr. Garza said staff responded to the letter by landscaping areas that previously provided a space to rest for individuals, reducing the height of hedges, and thinning out thick brush to create more visibility.

Kate Schwab asked if a permanent restroom may be a better solution to the portable restrooms. Mr. Dayton said restrooms are an ongoing issue for Downtown Parking. The RDA paid for the Lot 9 public restroom; however, staff is analyzing the role of Downtown Parking in funding public restrooms.

Chair Pinner said the merchants also requested additional security cameras in Lot 11 beyond those installed in the kiosks. Mr. Garza said staff has plans to add more security cameras in Lot 11.

Committee Member McKnight asked if staff can use the photometric study from Lot 5 as a base line reading for Lot 11. Mr. Garza said he would look into it. Chair Pinner said that even if the lighting levels are deemed sufficient, the quality of LED lighting is much better than High Pressure Sodium. Ms. Schwab said she appreciates staff's attention to the Lot 11 matter.

Motion: To support the reprioritization of the lighting projects to move Lot 11 forward in response to merchant input and the possibility that the lighting is deficient.

Made By: Matt LaBrie **Second:** Gene McKnight

Discussion:

Vote: Yeas: 6 Nays: 0 Abstain: 0 Absent: 0

Lot 3 Paseo Improvements Project

Mr. Garza said the Lot 3 Paseo Improvement Project is intended to improve the pedestrian path of travel between City Lot 3 and Figueroa and State Street businesses. Mr. Garza said staff is working with the

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design to team to find a solution that is satisfactory to nearby businesses, the city, and within budget. After completing the design phase, Mr. Garza said the project will be brought to the Downtown Parking Committee for input and the Historic Landmarks Commission for review and approval. Mr. Dayton said trash management issues are an important part of the project as it is becoming a serious issue for staff and customers. Committee Member McKnight asked if a grease trap is an element of the redesign. Mr. Garza confirmed that it will be in the design.

Chair Pinner asked if these trash enclosures are used by nearby businesses or the city. Mr. Garza said the refuse comes from businesses but the enclosures are on city property. Mr. Garza said the businesses sign an agreement and they pay a monthly fee to use the enclosures.

Committee Member France asked if the monthly fee is intended to recover a share of the maintenance and construction costs. Mr. Garza said the monthly fee helps offset the cost of maintenance.

Vice-Chair LaBrie said he would like staff and the committee to be mindful of the Lot 3 Paseo design as it may be replicated in other locations. Mr. LaBrie said there are many important issues to deal with in the paseos, but he does not want to lose focus of the customer experience as people travel to their shopping and cultural destinations. He said a mid-block cross walk that connects with the paseo will help get customers to stop using the parking lot entrance lane as a crossing point. He requested an update on the Paseo Master Plan.

System-wide Security Camera Project

Mr. Garza said staff contracted with a firm to install additional security cameras in all the parking garages and some of the surface lots. The project will also address the video storage requirements.

Mr. Dayton said staff is also learning about the requirements of the Public Records Act and what fees should be charged for complying with video requests.

Facilities Conditional Assessment Project

Mr. Garza said staff is recommending to contract with Watry to assess the parking facilities and advise staff on the long-term maintenance needs and associated costs for the parking structures, including the Amtrak and REA buildings in the Depot Lot.

Lot 2 Staircase Repair Project

Mr. Garza said staff is working with a firm to design a new staircase on the South side of Lot 2 due to rusting issues.

Committee Member McKnight asked if there is currently any danger to the public from using the staircase. Mr. Garza said this no danger at this time.

Depot Lot Campus

Mr. Garza said staff is working to clean up the Depot Campus lot lines and merge some of the parcels that comprise the campus. Mr. Dayton said staff will also hire a consultant to study different options for merging the 90-minute Fish Enterprise Lot into the hourly parking system. Mr. Dayton said staff will conduct an open public process to find a solution to the Fish Enterprise Lot.

Mr. Rowse asked if the MOXI Museum will pay into the PBIA when it is up and running. Mr. Garza said it would not pay PBIA assessments because it is a nonprofit. Mr. Rowse said the city needs to be careful in the Funk Zone area as more businesses look to the Depot Lot to provide needed parking capacity, but it will quickly be impacted as the MOXI Museum and nearby developments come online.

Chair Pinner asked if there have been any developments with the Amtrak lease. Mr. Dayton said Amtrak was officially notified by the city that the lease has been transferred from the Redevelopment Agency. Mr. Dayton said it is an expensive building to maintain and city staff is working on the cost sharing terms for the maintenance of the building, something that was previously handled by the RDA.

7) **ADJOURNMENT**

The meeting adjourned at 8:57 a.m.