



DOWNTOWN PARKING COMMITTEE

REGULAR MEETING

MINUTES

Thursday, February 9, 2017
David Gebhard Public Meeting Room
630 Garden Street
Santa Barbara, CA 93101

1) **CALL TO ORDER:** 7:30 AM

2) **ROLL CALL**

DPC MEMBERS

Trey Pinner (Chair)
Matt LaBrie (Vice-Chair)
Edward France
Robert Janeway
Tracy Pfautch
Sean Pratt
Kate Schwab

Attendance

Present
Present
Not Present
Present
Excused
Excused
Present

CITY STAFF PRESENT

Rob Dayton, Transportation Planning and Parking Manager
Victor Garza, Parking /TMP Superintendent

Roy Forney, Parking Supervisor
Dion Tait, Parking Supervisor
Teri Green, Associate Transportation Planner

Chris Rickerd, Administrative Assistant

LIAISONS PRESENT

Randy Rowse, City Council

OTHERS PRESENT

Jay Higgins, Planning Commission

3) **CHANGES TO AGENDA**

None

4) **PUBLIC COMMENTS**

None

5) **APPROVAL OF THE MINUTES FROM THE REGULAR MEETING OF JANUARY 12, 2017**

Motion: To approve the Regular Meeting Minutes of January 12, 2017.

Made By: 1st Matt LaBrie 2nd Kate Schwab

Discussion: N/A

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

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6) REPORT BACK ON DOWNTOWN SANTA BARBARA RETREAT

Rob Dayton, Transportation Planning and Parking Manager - We want to continually acknowledge that there is a relationship between the Downtown Parking Committee and the Downtown Organization.

Vice Chair Matt LaBrie - The Downtown Organization is a membership organization made up of over 1400 downtown businesses within a geographic area that very is similar to our parking improvement district. Every year the Downtown Organization hosts an annual meeting. This year's meeting discussed the services offered through the organization to maintain the plaza. Downtown Parking's budget includes a large line item put together with a General Fund that is used for cleaning and maintaining the streetscape and plaza. The meeting is always visionary in nature looking out to the future. One of the significant issues that faces downtown is the increase in retail vacancies and the change nature of retail. In 2016 the Downtown Organization garnered support from property owners to contribute money for a retail study to look at problems that might be underlined as die off. It will be interesting to see if occupancies in the parking garages reflect what is happening on State Street. Our role is to support and provide clean, safe, and accessible parking for the cultural and commerce and all the vitality that exists in the downtown core.

Victor Garza, Parking /TMP Superintendent - The retail changes have a direct impact to PBI A which is a major source of revenue for Downtown Parking. Upon follow up our finance staff, we reaffirmed that Paseo Nuevo pays a little over \$100,000 annually into PBI A. There is a distinction between Paseo Nuevo businesses and the ones that may be considered Paseo Nuevo but are actually front of State Street. The big Paseo Nuevo group, that includes Nordstrom and Macys, are assessed separately. Macy's closing does not affect that payment.

Vice Chair Matt LaBrie – There was a brief discussion in one of the breakout sessions about other parking districts in other cities playing the role and funding capital maintenance and improvements in the districts that they serve. Parking funds not going from parking to a general fund but funds going to specific capital projects within the district it serves.

Chair Trey Pinner - Parking lots exist mainly for the benefit of retail business and the vitality of Downtown. If we have vitality issues Downtown it can affect parking.

Vice Chair Matt LaBrie – The retail study is due back in May.

Rob Dayton, Transportation Planning and Parking Manager – Is the Committee interested in having Maggie present retail study? Give us a sense of how it aligns with our numbers. See if we can get some parallel.

Chair Trey Pinner - We need to know what is happening in retail to know what we need to be thinking about with parking and what can we be doing to be helping or solving issues.

7) ANNOUNCEMENTS

1) FORM 700 STATEMENT OF ECONOMIC INTEREST

Rob Dayton, Transportation Planning and Parking Manager – Item 7 is just a reminder that you're required to do a Form 700 Statement of Economic Interest.

Chris Rickerd, Administrative Assistant - A link will be emailed by the City Clerk's office starting Monday.

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8) DEPOT LOT LONG-RANGE MANAGEMENT PLAN UPDATE

Rob Dayton, Transportation Planning and Parking Manager – We are giving an update on our efforts on the Depot Lot. Last year we had a work session with the Committee. The Committee chose to talk about the future of and focus on the Depot Lot. The reason it was apropos is at the time the Downtown Parking operations were transitioning from the era of the Redevelopment Agency. The properties down at the depot were previously owned by the Redevelopment Agency as a part of a project to refurbish the railway station. There are a number of properties that the agency own and acquired to do redevelopment in the area. The Moxi Museum was a lot that was purchased by the Redevelopment Agency and was a parking lot. The Rey Road lot was purchased by Cal Trans as part of the freeway undercrossing then was turned over to the Redevelopment Agency. The charge that the Downtown Parking Committee gave us at the work session was to look at 3 things.

1. What are we actually receiving and what are the operations management, operations obligations and responsibilities of owning this particular set of properties?
2. How can we incorporate the campus given the fact that we have the Rey Rd parking lot? How do we integrate that into the Lot 13 operations so that it can be under the revenue stream with a customer service orientation?
3. What are the long term implications of the use of this lot?

Amtrak is the tenant but does not pay a lease hold relative to the cost of maintenance and what it would be worth. This is common at other depots up and down the line.

The Amtrak contract service is paid for by LO SAN. It is a transportation joint powers agreement.

The lease being evaluated. We are going to try to have a maintenance obligation to be added to lease.

Half of REA building is leased to Greyhound. The other half is vacant. We are in a holding pattern right now.

One of the challenges we have is that the Redevelopment Agency did not do a cleanup of the property map. Different lots, properties, and easements have not been combined into one parcel. In order to do that, a survey is required to make sure everything is correct. The cost of that survey is about \$60,000 which is more than we anticipated. Waiting for a project to do the cleanup work could be more expensive.

Teri Green, Associate Transportation Planner – Answering Chair Pinner's question about cleanup work, if we were to construct we would have a lot of underlining properties that we wouldn't be able to construct over. Maintenance responsibilities would need to be defined.

Chair Trey Pinner - The way the lot is now has been functioning this way for long time. Until something of a trigger mechanism, I don't see it as an eminent issue?

Teri Green, Associate Transportation Planner – Answering Vice Chair Matt LaBrie about the historic designation of the REA building, stated it's a structure of merit. The historic structure reports are specific to the site not entire campus.

Rob Dayton, Transportation Planning and Parking Manager – Amtrak's goal is to get people to our city. We have a partnership obligation. There is a shared responsibility and benefit.

Victor Garza, Parking /TMP Superintendent - We have been paying for minor repairs. Amtrak has done none of that.

Vice Chair Matt LaBrie – Are there are restoration funds or historic resources?

Rob Dayton, Transportation Planning and Parking Manager – In regard to the Rey Rd parking lot incorporation into Lot 13, the challenge is that it takes a long time. We are working to get a contract to do a formal proposal. The interim solution is to move gate arms to Montecito St. All of the 90 min parking will be incorporated into the Depot Lot. Availability of customer parking after 6 pm is a factor right now partly due to employee parking. That represents a projected \$38k annual increase in revenue. The questions we have are, what are the interests of committee in terms of community outreach and what is the formalized improvement? In relationship to this it is important for the Committee to hear is we are also looking changing the Helena Lot from a 90 min lot to Pay & Display.

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Committee Member Kate Schwab – Asked if the changes will help with parking issues for like employee vehicle shuffling.

Victor Garza, Parking /TMP Superintendent – The original proposal was to block off road. The movement of gates is in response to business concerns. It will cost \$25 to \$30 thousand to move the gates.

Rob Dayton, Transportation Planning and Parking Manager – What is the reality of the use of that egress. The concern is that customers can get into lot.

9) DEPOT LOT SITE VISIT

Rob Dayton, Transportation Planning and Parking Manager – Rey Rd is not a street.

Chair Trey Pinner - Can the curb on Rey Rd along the parking area adjacent to Fish Enterprise, currently painted red, serve as a future loading zone?

Teri Green, Associate Transportation Planner - Transportation Engineer Derrick Bailey is looking into changes to bus zone parking on Montecito St.

Victor Garza, Parking /TMP Superintendent and *Chair Trey Pinner* - Discussed the transition period for customers, pulling tickets, and possible confusion with the change from 90 min free to 75 free parking periods.

10) ADJOURNMENT

The meeting adjourned at 9:30