

CITY OF SANTA BARBARA WATERFRONT DEPARTMENT

MEMORANDUM

Date: February 21, 2013
To: Harbor Commission
From: Scott Riedman, Waterfront Director
Subject: **Business Services Report**

RDA PARKING LOT ISSUE /GARDEN ST LOT

One fallout of the State of California's elimination of Redevelopment Agencies was the recent attempts by the State of California's Department of Finance (DOF) to force former Redevelopment Agencies to sell their former properties that were not for "government use", including all parking lots. Locally, the DOF demanded that the City of Santa Barbara sell off all parking lots owned by the former-RDA including the Garden Street lot. This would have resulted in a significant fiscal impact to the Waterfront Department and the City as a whole. The Garden Street lot generated \$185,000 in Fiscal Year 2012 and two LUKE payment systems were recently installed at a cost of approximately \$20,000.

In response to the DOF demands, the City requested to meet with the DOF. The request to meet was granted and on December 19, 2012, Assemblymember Das Williams, Mayor Helene Schneider, the City Administrator, the City Attorney, and the Assistant City Administrator met with representatives of the Department of Finance. At that meeting, representatives from the DOF agreed to review their original decision based on the discussion that occurred at the meeting and the clarifying information that was presented.

On January 22, 2013, the City received a revised determination from the DOF. In the revised determination, the DOF withdrew its objection to the transfer of the parking lots to the City of Santa Barbara, thus allowing the City to maintain control and ownership of the former-RDA owned parking lots, including the Garden Street lot.

HARBOR COMMISSION PARKING COMMITTEE MEETING

At the January 24, 2013 meeting, following staff recommendation, the Harbor Commission appointed a committee to review issues involving long-term storage of vehicles in the Harbor lot. A publicly-noticed committee meeting was held on February 13, 2013 in the Marine Center Classroom. The meeting was attended by Commissioners Spicer and Webb (Cramer absent), Councilmember Frank Hotchkiss (Harbor Commission liaison), Councilmember Randy Rowse, and 25 members of the Harbor community.

Staff gave a PowerPoint presentation introducing problems associated with storage vans and long-term vehicle storage displacing public parking in the harbor main lot.

Vehicle storage beyond 72 hours is not allowed on City streets, but is allowed in the Harbor lot with a \$70 /year "Slipholder Permit."

Staff's recommendation is to continue the "Slipholder" permit discount and to eliminate the exemption from the 72 hour parking limitation in the main harbor parking lot. This would essentially keep vehicles operable, registered, insured, and moving. As reported at the Committee meeting, there are two self-storage facilities and one vehicle storage lot within 1.5 miles of the harbor, adjacent to West Marine, which provide more appropriate storage alternatives than the Harbor main lot.

The Committee received comments from slipholders, liveaboards, harbor business owners, Business Activity Permit (BAP) holders, and Councilmembers Hotchkiss and Rowse about the existing situation and possible solutions and/or complexities involved with curtailing the storage van / stored vehicle problem.

The Committee requested additional clarification including how many storage vans and stored vehicles are associated with slipholder vs. non-harbor users and what can be done to continue to support liveaboards and Business Activity Permit (BAP) holders while clearing out the most offensive vehicles.

Staff intends to hold another public meeting to review the storage van / vehicle storage issue during the week of February 25- March 1, in the Marine Center Classroom.

Prepared By: Brian Bosse, Waterfront Business Manager