

RESOLUTION NO. _____

A RESOLUTION OF THE COUNCIL OF THE CITY OF SANTA BARBARA DECLARING COUNCIL'S INTENTION TO LEVY PARKING AND BUSINESS IMPROVEMENT AREA ASSESSMENT RATES FOR THE 2012 FISCAL YEAR, AT A PUBLIC HEARING TO BE HELD ON JUNE 7, 2011, AT 2:00 P.M.

WHEREAS, pursuant to Section 36534 California Streets and Highways Code, it is the intention of the Council of the City of Santa Barbara, to conduct a public hearing to determine whether to fix and assess a Fiscal Year 2012 Downtown Parking and Business Improvement Area (hereinafter referred to as PBI), as such benefit assessment area has been established by Chapter 4.37 of the Santa Barbara Municipal Code, adopted on September 10, 1991;

WHEREAS, upon the completion of a public hearing, it shall be the intention of the City Council to levy and collect a benefit assessment within the PBI as that area is described in the Final Engineer's Report, approved by the City Council on October 5, 1999, and in the 1999 PBI Area Map, on file with the City Clerk of the City of Santa Barbara;

WHEREAS, for Fiscal Year 2012, the improvements and activities to be provided shall consist of a subsidy to the City's Transportation Division, which shall be exclusively devoted to the provision of a free parking period and aid in the maintenance of the low hourly parking rates to all persons who park automobiles within the City-owned or operated public parking lots within the PBI area; and

WHEREAS, a more detailed description of the improvements and activities to be provided to the Downtown area of Santa Barbara and the benefit to the assessed businesses may be found in the Final Engineer's Report, the Addendum to the Final Engineer's Report of Formula and Methodology of Assessments dated April 7, 2010, and the 2012 PBI Annual Assessment Report (hereinafter referred to as Report) (attached as Exhibit), which was reviewed and approved by the City's Downtown Parking Committee as required by Section 4.37.145 of the Santa Barbara Municipal Code, and which Report is on file with the City Clerk and available for review or copying by the public.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF SANTA BARBARA:

SECTION 1. It is the intention of the City Council to levy and collect assessments with the PBI for the Fiscal Year of 2012, within the boundaries of the PBI, as such boundaries were established upon the enactment of Chapter 4.37 of the Santa Barbara Municipal Code on September 10, 1991, as amended by the City Ordinance No. 5122, adopted May 26, 2010, and by the approval of the related map on file with the City

Clerk. It is also the City Council's intention to confirm the method and basis of assessment as established by the City Council upon the enactment of Santa Barbara Municipal Code Chapter 4.37, and as described in the Report.

SECTION 2. The proposed improvements and activities to be provided within the Downtown PBIA for Fiscal Year 2012 will consist of a subsidy of a free parking period of 75 minutes, the maintenance of the low hourly parking rates for those persons using the City Downtown public off-street parking facilities, as more fully described in the Report.

The actual assessments to be levied and collected are, as described in more detail in the Final Engineer's Report , approved by the City Council on October 5, 1999, and the Addendum to the Final Engineer's Report of Formula and Methodology of Assessments, approved by the City Council on May 25, 2010.

SECTION 3. Time and place for the public hearing to consider the intention of the City Council shall be during the 2:00 p.m. session of the Council's regularly scheduled meeting of June 7, 2011, in the City Council Chambers, located at the Santa Barbara City Hall.

SECTION 4. Written and oral protests to the proposed 2012 Downtown PBIA Annual Assessments, as described in the Report, may be made at the above-described public hearing provided that such protests are in the form and manner required by Sections 36524 and 36525 of the California Streets and Highways Code.

SECTION 5. The City Clerk shall give notice of the above-described public hearing by causing a copy of this resolution of intention to be published in a newspaper or general circulation in the City, no less than seven (7) days prior to June 7, 2011.

Draft

City of Santa Barbara

**Parking and Business
Improvement Area
(PBIA)**

**ANNUAL
ASSESSMENT
REPORT**

Fiscal Year 2012

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INTRODUCTION

This report, filed annually as required by the California Parking and Business Improvement Law of 1989, will provide an explanation of any proposed changes, including, but not limited to the boundaries of the adopted City of Santa Barbara Downtown Parking and Business Improvement Area (PBIA) or any benefit zones within the area, the basis for levying the assessments and any changes in the classifications of businesses.

Santa Barbara's Downtown Parking Management Program operates and maintains seven public parking lots and five structures in the Downtown business core area, providing a total of 3,234 parking spaces. The program is oriented towards clients and shoppers, and is directed by the City's Circulation Element to increase the public parking available and reduce the need for employee parking in the Downtown Core. Employee parking is mitigated by Alternative Transportation initiatives to increase carpooling, bicycling, and mass transit programs. The Downtown Parking budget is funded primarily by Hourly Parking Revenues, and to a much lesser extent, by the PBIA and parking permits. The PBIA revenues are directed solely towards employee salaries and utility costs in support of the operation and maintenance of the parking lots. Revenues derived from Hourly Parking charges and permits support the balance of expenses remaining from the PBIA assessment and Alternative Transportation programs designed to reduce employee parking in the Downtown Core.

Attached hereto and incorporated by reference is the "Addendum To the Parking and Business Improvement Area Final Engineer's Report of Formula and Methodology of Assessment dated October 5, 1999" dated April 7, 2010 (Addendum), which is on file at the City Clerk's Office, and which shall form the basis of the Annual Report.

I. PROPOSED CHANGES

For Fiscal Year 2012, there are no changes to the PBIA benefit zones, the basis for levying the assessments or any changes in the classifications of businesses.

II. IMPROVEMENTS AND ACTIVITIES

A parking rate, designed to promote short-term customer/client parking, including 75 minutes of free parking, is currently in effect in all City-operated Downtown Parking facilities. These facilities are maintained and operated by the City's Downtown Parking Program.

Due to the loss of on-site parking during the planned structural upgrade construction of City Lot #2 (914 Chapala Street), businesses immediately surrounding the lot will have a reduced parking benefit. Consistent with past practices during construction, a 75% credit in assessment payments shall be provided to those businesses operating on the Assessor Parcel Numbers listed below:

039-281-028	039-321-006	039-321-050	039-321-002	039-313-027	037-400-007
039-281-029	039-321-007	039-321-019	039-321-001	039-313-012	
039-281-036	039-321-033	039-321-048	039-321-045	039-313-021	
039-322-029	039-321-035	039-321-056	039-321-047	039-313-025	
039-322-032	039-321-039	039-321-051	039-321-049	039-313-014	
039-322-024	039-321-041	039-321-055	039-321-046	039-313-023	
039-322-023	039-321-037	039-321-005	039-313-011	037-042-002	
039-322-052	039-321-028	039-321-004	039-313-010	037-042-033	
039-322-050	039-321-015	039-321-003	039-313-009	037-400-001	

The assessment credit shall be applied to the third quarter of Fiscal Year 2012, January through March.

III. ESTIMATED OPERATING COSTS OF THE CITY'S DOWNTOWN PARKING PROGRAM FOR 2012

Expenses	PBIA	Parking Program	Total
Salaries and Benefits	1,674,695	2,125,012	3,799,707
Materials, Supplies & Services, Equipment/Minor Capital	180,000	571,850	751,850
Allocated Costs	6,321	243,274	249,595
Insurance/Overhead		858,113	858,113
Downtown Organization Maintenance Transfer		297,121	297,121
FMS Replacement Transfer		43,270	43,270
Bikestation		25,000	25,000
New Beginnings Contract		43,500	43,500
MTD Downtown Shuttle Support, Enhanced Transit		393,978	393,978
Employee Bus Pass Program		36,000	36,000
Total Operating Expenses	\$1,861,016	\$4,637,118	\$6,498,134
Capital Program Expenses		1,000,000	1,000,000
<u>Total Expenses</u>		<u>\$5,637,118</u>	<u>\$7,498,134</u>

IV. PROJECTED DOWNTOWN PARKING PROGRAM REVENUES DERIVED

Revenues:	Hourly Parking	\$4,300,000
	Other Parking Fees	796,500
	Leased Property - MTC	267,166
	Workers Compensation Rebates.....	310,358
	Interest Income.....	137,600
	Commuter Parking Lots.....	290,000
	TMP/Rents	40,925
	New Beginnings Contract.....	43,500
	Special Parking/Misc.	10,000
	Subtotal	\$6,196,049
	*PBIA ASSESSMENT (Anticipated 2011-2012 collections)	<u>\$840,000</u>
	Total Revenues	\$7,036,049

Revenues collected from the PBIA subsidized approximately \$0.20 of the cost of providing parking for each vehicle parked within the Downtown Parking System.

V. REVENUE CARRYOVERS

No excess PBIA revenues will be carried over from the 2011 Operating Budget.

VI. PBIA RATES

A more detailed basis for levying the assessment is explained in the attached Addendum to the 1999 Engineer's Report.

I. Retail and/or Wholesale Businesses (Including Restaurants):

Group A: Average sale of less than \$20, \$.56 per \$100 of gross sales.

Group B: Average sale between \$20 and \$100, \$.29 per \$100 of gross sales.

Group C: Average sale of more than \$100, \$.16 per \$100 of gross sales.

Group D: Movie theaters only, \$.29 per \$100 of gross sales.

Group E: Fitness Facilities/Health Clubs, \$.29 per \$100 of gross sales.

Average sale is computed by dividing the total gross sales for the year by the number of sales transactions.

II. Financial Institutions:

\$.48* per square foot of usable space annually.

III. Stock and Bond Brokerage Offices:

\$81.30* per broker.

IV. Bus Depots:

\$.06* cents per square-foot of usable building space.

V. Professional:

\$32.50* per person practicing the profession, and \$16.30 for each non-professional.

VI. All Categories Not Otherwise Provided For:

Group A: \$.19* cents per square-foot of usable building space.

Group B: Educational Facilities (non-public) \$.19* per square foot of usable building space.

VII. Hotel and Motels

of assessed rooms x \$1.50/day x 30 days x 3 months x .50 occupancy = quarterly charges

Assessed rooms = # of rooms (-) on-site parking spaces provided

No patron parking credit would be offered as it is part of the calculation.

*Rates for these categories are shown for annual assessment. To determine quarterly payments, divide rates by four.