



APPROVED
BY THE CITY COUNCIL

W2.5B

JUN 16 1998

OFFICE OF THE
CITY CLERK

THOMAS V. LEE
DEPUTY CITY MANAGER
DOWNTOWN DEPARTMENT

CITY OF SACRAMENTO
CALIFORNIA

May 20, 1998

1030 15TH STREET
SUITE 250
SACRAMENTO, CA
95814-4009

PH 916-264-8109
FAX 916-264-7279

City Council
Sacramento, California

SUBJECT: Amendment of Parking Lot Fee Ranges

LOCATION: Downtown; District 1

RECOMMENDATION:

This report recommends that the City Council approve the attached resolution amending ranges within which the Parking Manager may impose parking fees, charges, and penalties.

CONTACT PERSON: Mark S. Miller, Acting Parking Manager, 264-7610

FOR COUNCIL MEETING OF: June 4, 1998

SUMMARY:

City parking fees are comparable to rates charged by private parking operators. Certain rates are discounted, however, to encourage retail activity, promote carpooling, and use of electric vehicles. City Council last approved parking rate ranges in 1993 and rates in most City garages have been at the maximum rate authorized by City Council for the past two years.

Broadening fee ranges will enable the Parking Division to keep rates at market levels, allow approximately \$7,000,000 in deferred capital improvements to be made, and permit bonding for construction of parking facilities to address increasing demand for services. Increasing rate ranges does not increase parking fees, but empowers the Parking Manager to adjust parking fees within approved ranges.

This report recommends adjustments in parking rate ranges. It also recommends changes in carpool and electric vehicle discount policies. Revenues derived from parking fees are retained in the parking fund and are used to cover costs of operation, maintenance, and development of additional parking.

COMMITTEE/COMMISSION ACTION:

None.

CONTINUED

FROM 06-04-98
TO 06-16-98 2pm

BACKGROUND INFORMATION:

In 1995, the Parking Fund was threatened with a 2 million-dollar deficit. The health of the Fund has improved dramatically since then. An annual \$500,000 transfer from the General Fund, derived from increases in parking meter rates and established to offset the high costs of Downtown Plaza validation program, is no longer needed. It is anticipated that the Parking Fund will achieve a positive balance of \$739,000 by June 30, 1998.

While the Parking Fund has achieved fiscal health, continued parking fee adjustments are necessary. To maintain and improve the quality of parking services, the following needs must be addressed:

- Deferred Repairs. A 1989 structural analysis by Walker & Associates identifies extensive capital improvements that were required to ensure safe, long-term operation of parking garages. John Tang, a City structural engineer, updated this analysis in 1995. At that time, Mr. Tang estimated that approximately \$6.5 million-dollars in repairs would be needed. The five-year CIP proposed by the Parking Division would complete these repairs by June 2003.
- Additional Parking Facilities. A revenue stream must be established if new parking facilities are to be constructed to address increased demand in downtown Sacramento. Revenues for a new parking garage are not sufficient, to make bond payments resulting from construction. Revenues can be sufficient; however, when pooled with surplus revenues from the City's existing parking garages.

The Public Works Department developed parking demand data reviewed by City Council in a May 26, 1998 workshop. Meeting parking needs of the Convention Center, the new Cal EPA building and the new Federal Courthouse may require construction of two or more parking facilities.

- Updated Revenue Control Equipment. The gate equipment, cash registers, and control software that tracks revenues, vehicle activity, and generates reports to manage parking facilities is ten years old. Some parts for this equipment are available only as used and refurbished. Much more sophisticated and reliable computer equipment and software is now available. It is recommended that this equipment be replaced by June 1999.
- Increased Security & Maintenance. Efforts are being made to improve safety and cleanliness in City parking facilities as part of the Downtown Department goal of making the downtown even more attractive center for commerce, entertainment and cultural events. Increased security patrols in City garages and lots have increased operational costs. Lots are also steam cleaned and painted with more consistency.

City Council
Amendment of Parking Lot Fee Ranges
Page 3

Parking revenues will be sufficient to meet the City's needs if fees and charges continue to be adjusted in response to increased demand and to keep pace with private sector parking providers (See Exhibit A). In almost all City garages, rates and charges have been increased to the maximum allowable under the fee ranges approved by City Council in 1993. Therefore, staff recommends City Council approval, by resolution, of the attached Chart of Off-Street Parking Fee Ranges (Exhibit B) will make future increases possible.

The Definitions, Policies, and Additional Fees and Charges section of the Off-Street Parking Fee Ranges document establishes policies for penalty charges, special discounted parking, and fees for special services. This section includes policy and administrative changes recommended for City Council approval (See Exhibit C). More significant changes include the following:

- The Parking Manager may change the maximum number of monthly permits sold at City parking garages and lots in response to changes in occupancy and demand.
- Rather than weekday and weekend rates, parking charges would not change on weekends or would run Monday through Saturday with differing rates for Sundays.
- Electric vehicles would continue to park in City parking garages at no charge until (and unless) electric vehicles come to represent 5% of parking transactions. (Currently electric vehicles make up less than one-half of one percent of transactions.) When patronage by electric vehicles increases to 5% of parking transactions at any City facility, the Parking Manager would impose a parking fee equal to one half of regular parking rates.
- The maximum percentage of Carpool permits issued in City garages and lots would be increased from 15% to 25%. The discount for Carpool permits would be reduced from 50% to 25% of regular rates.
- The charge for parking validations would be authorized as a range rather than a fixed amount.
- Late charges up to 15% would be imposed on late monthly permit payments.
- Lost ticket charges, currently set at a minimum of \$10.00, may range from \$5.00 up to the maximum day and night rate.

In January, February and March, the Parking Division staff met with the Downtown Sacramento Partnership, Retail Council and the Old Sacramento Merchants Association to discuss the proposed parking fee ranges for the City garages in the Downtown area. Additionally, the Parking staff has been working with the Downtown Parking Task Force which includes property owners, Regional Transit, representatives from the State of California, local merchants and interested citizens regarding the same issue. All of the groups were neutral on the proposed fee range schedule.

FINANCIAL CONSIDERATIONS:

The implementation of the new parking fee ranges will not immediately increase revenue but will authorize the Parking Manager to increase rates over time in incremental steps. Administrative changes to the lost ticket policy and expansion of the carpool program will increase revenue by approximately \$50,000 per year.

ENVIRONMENTAL CONSIDERATIONS:

This action is exempt under Section 15273 of the California Governmental Quality Act (CEQA). CEQA does not apply to the modification or restructuring of rates, tolls and other charges for the purpose of meeting operating expenses, obtaining funds for capital projects necessary to maintain services, and meeting financial reserve needs and requirements.

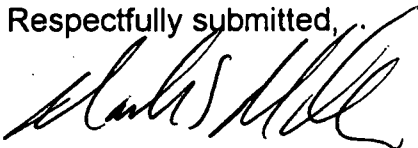
POLICY CONSIDERATIONS:

This action is consistent with City Council's priority that Sacramento be fiscally sound.

MBE/WBE:

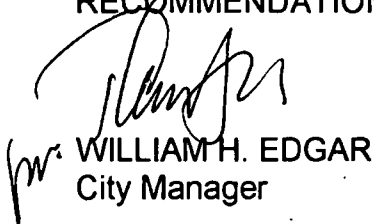
This action does not involve the purchase of goods or services.

Respectfully submitted,



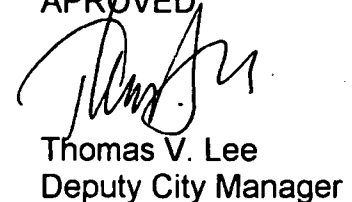
Mark S. Miller
Acting Parking Manager

RECOMMENDATION APPROVED:



WILLIAM H. EDGAR
City Manager

APPROVED:



Thomas V. Lee
Deputy City Manager

Private Parking Survey

Building	Location	Short Term Rates	Monthly Rates		Spaces	Available Spaces	Committed Spaces	Unknown	Hours	Operator	
			Hourly / Daily	Tenant							Non-Tenant
				Resv'd / Random							Resv'd / Random
1	Frank Fat's restaurant	812 L St.	2.00/7.00-8.00	na	110 / 90	78	23	55	0	7am - 11pm	Frank Fat's
2	West America Bank	300 Capitol Mall	2.00/10.00	125 / 105	na / 125	786	200	586	0	6:30am - 8pm	Century Parking
3	U.S. Bank Plaza	980 9th St.	1.50/10.00	na	140 / 110	672	100	572	0	7am - 7pm	Republic Parking
4	Library	917 8th St.	1.00/10.00	na	na	133	50	83	0	7am - 7pm	Republic Parking
5	Open Parking Lot	16th and K St.	1.00/4.00	na	na	41	41	0	0	24 hours	Republic Parking
6	Open Parking Lot	14th and I St.	1.00/5.00	na	na	35	35	0	0	24 hours	Republic Parking
7	Open Parking Lot	1118 8th St.	1.50/7.00	na	na	21	21	0	0	24 hours	Republic Parking
8	Open Parking Lot	7th and D St.	0.50/3.00	na	na	37	37	0	0	24 hours	Republic Parking
9	12th and K Building	1201 K St.	2.00/9.00	na	140 / 120	383	25	358	0	6am - 6pm	Allright Parking
10	1325 J St. Building	1325 J St.	1.50/10.00	na	100 / 90	570	100	470	0	6am - 7pm	Allright Parking
11	400 R St. Building	400 R St.	1.50/6.00	na / 60	na / 80	570	100	470	0	6am - 7pm	Allright Parking
12	455 Capitol Mall Complex	455 Capitol Mall	2.00/8.00	na	na	60	5	55	0	7am - 7pm	Allright Parking
13	Air Resources Building	2020 L St.	na/3.00	na	45 / na	357	0	357	0	unknown	Allright Parking
14	Capital Square	401 O St.	1.00/6.00	na / 60	na	699	0	699	0	6am - 6pm	Allright Parking
15	Lincoln Plaza	400 P St.	1.00/8.00	80 / 60	na	480	0	480	0	6am - 7pm	Allright Parking
16	Old Tavern Building	2801 Capitol Ave.	1.20/6.50	na	na / 60	150	50	100	0	7am - 9pm	Allright Parking
17	Park Plaza Building	1303 J St.	na/na	120 / 90	na	26	0	26	0	7am - 7pm	Allright Parking
18	Hyatt Regency Hotel	12th and L St.	2.25/12.00	na	135	635	515	120	0	24 hours	Allright Parking
19	California Sutter	2821 J St.	1.00/4.00	na	65	295	100	195	0	7am - 7pm	Allright Parking
20	Budget Rent A Car	830 L St.	2.00/8.00	na	125 / 105	125	65	60	0	7am - 7:30pm	Allright Parking
21	Sutter Club	824 L St.	1.00/9.00	na	120 / 90	185	132	53	0	7am - 7pm	Allright Parking
22	Firehouse Alley	1226 Firehouse	2.00/12.00	na	70	85	0	0	85	9am - 10pm	Allright Parking
23	Open Parking Lot	10th and H St.	na/na	na	70	65	0	65	0	24 hours	Allright Parking
24	Open Parking Lot	10th and R, SE corner	na/na	na	55	48	0	48	0	24 hours	Allright Parking
25	Open Parking Lot	1117 J St.	2.00/8.00	na	85	46	0	46	0	7am - 7pm	Allright Parking
26	Open Parking Lot	1414 I St.	na/4.75	na	85	80	50	30	0	24 hours	Allright Parking
27	Open Parking Lot	3rd, 5th and R St.	na/na	na	72	269	50	219	0	24 hours	Allright Parking
28	Open Parking Lot	4th and Q St.	na/na	na	72	55	0	55	0	24 hours	Allright Parking
29	Open Parking Lot	7th and Q St.	na/na	na	72	145	25	120	0	24 hours	Allright Parking
30	Plaza Towers	555 Capitol Mall	2.00/10.00	na	100	800	300	500	0	7am - 7pm	Valet Parking Services
31	1 Capitol Mall Building	1 Capitol Mall	2.00/15.00	na	75	585	0	0	585	7am - 7pm	Century
32	Bank of California Center	770 L St.	2.00/12.00	na	140 / 105	196	0	0	196	7am - 8pm	Century
33	Corporate Center	501 J St.	2.00/12.00	na	90	523	0	0	523	6:30am - 7pm	Century

*Available Spaces are those spaces offered for daily or hourly use.

*Committed Spaces are those spaces devoted to monthly permits or are strictly for the use of employees or customers of a business.

Private Parking Survey

	Building	Location	Short Term Rates	Monthly Rates		Spaces	Available	Committed	Unknown	Hours	Operator	
				Hourly / Daily	Tenant							Non-Tenant
					Resv'd / Random							Resv'd / Random
34	Executive Place	777 12th St.	1.00/5.00	na	75	86	0	0	86	7am - 7pm	Century	
35	Parking Garage	1530 K St.	na/na	na	65	310	0	310	0	24 hours	Century	
36	Open Parking Lot	1601 I St.	na/na	na	65	64	0	64	0	varies	Brooks Parking	
37	Open Parking Lot	614 12th St.	na/na	na	45	14	0	14	0	varies	Brooks Parking	
38	Gateway Building	801 12th St.	na/na	na	90	43	0	43	0	7am - 6pm	Gateway Building	
39	Benvenuti Plaza	1515 S St.	1.00/6.00	na	55	700	200	500	0	6:30am - 7pm	JB Company	
40	Renaissance Tower	8th and K St.	1.50/12.00	na	100	440	110	330	0	6:30am - 8pm	JB Company	
41	Fort Sutter Med Center	2801 K St.	2.00/10.00	na	40	435	200	235	0	6am - 9:30pm	CPM	
42	Capital Place	915 L St.	2.00/12.00	na	130	250	115	135	0	6:30am - 7pm	Turner Parking	
43	Open Parking Lot	1122 I St.	na/na	na	na	28	0	28	0	7:30am - 5:30pm	Turner Parking	
44	Cathedral Building	1100 J St.	2.00/8.00	105 / 95	125 / 105	276	26	250	0	24 hours	Ampco Parking	
45	Old Wells Fargo Building	500 Capitol Mall	2.00/8.00	na	95	167	37	130	0	6:30am - 7pm	Ampco Parking	
46	Wells Fargo Building	400 Capitol Mall	2.00/10.00	na	140 / 105	1200	600	600	0	6am - midnight	Ampco Parking	
47	Home Savings	930 K St.	2.00/no max	na	na	24	0	24	0	8am - 5pm	Ampco Parking	
48	Sutter General Hospital	2801 K St.	0.50/5.00	na	na	1200	0	0	1200	24 hours	Sutter General Hospital	
49	Open Parking Lot	9th and R St.	na/na	na	70	100	0	100	0	varies	7th and R Parking	
50	Open Parking Lot	7th and R St.	na/na	na	70	100	0	100	0	varies	7th and R Parking	
51	728 J Street Building	728 J St.	3.00/24.00	na	90	527	0	0	527	6am - 9pm	unknown	
52	Open Parking Lot	16th and J St.	na/na	na	50	38	0	38	0	24 hours	unknown	
Totals						15237	3312	8723	3202			

*Available Spaces are those spaces offered for daily or hourly use.

*Committed Spaces are those spaces devoted to monthly permits or are strictly for the use of employees or customers of a business.

**City of Sacramento
Off-Street Parking Rate Ranges**

Approved 1993

	Hourly	Daily & Pre-Charge	Monthly Permit
Parking Garages	\$0.40 - \$1.50 per hour \$5.00 - \$18.00 daily max.	\$1.00 - \$7.00	\$60.00 - \$150.00
Surface Parking Lots		\$1.00 - \$7.00	\$45.00 - \$90.00

Proposed 1998

	Hourly	Daily & Pre-Charge	Monthly Permit
Parking Garages	\$0.25 - \$3.00 per hour \$4.00 - \$30.00 daily max.	\$2.00 - \$15.00	\$60.00 - \$300.00
Surface Parking Lots	\$0.25 - \$2.00 per hour \$3.00 - \$20.00 daily max.	\$2.00 - \$12.00	\$25.00 - \$150.00

Definitions, Policies, and Additional Fees and Charges:

1. The Parking Manager or designee shall adjust the maximum number of monthly parking permits to be issued for each parking facility in order to maximize revenues while retaining sufficient transient parking to facilitate retail activity.
2. Customers who qualify as "carpoolers" according to City Council established criteria may obtain monthly parking permits at a 25% (twenty-five percent) discount. The Parking Manager shall make available twenty-five percent (excluding Lot.1) of all monthly parking permits as discount carpool permits.
3. Separate maximum charges may be imposed for the period from 6AM to 6PM and for the period from 6PM until 6AM.
4. Parking fees shall be expressed in one- (1) hour increments, but may be applied in one-half hour (30 min.) increments or one hour (60minute) increments or fractions thereof. Fees may be adjusted by the Parking Manager or designee from time to time within ranges shown in the chart of fee ranges.
5. Parking validations shall be sold to qualified merchants for \$0.25 to \$1.00 per hour. Maximum parking validations accepted per ticket shall be limited to two (2) one hour validation stamps and/or one (1) two hour validation stamp except as set forth in separate agreements authorized by City Council.
6. A lost ticket is one not surrendered or returned at the parking facility exit. The minimum charge for a lost ticket shall be \$5.00 and the maximum fee shall equal the maximum day and night rate combined for the lot in which the vehicle is parked. One lost ticket charge shall be imposed for each day that a vehicle is known to have parked.
7. Monthly permit holders shall remit payment on or before the due date established in their service contracts. The Parking Manager or designee may establish late fees of up to fifteen percent (15%) of the monthly fee for payments received after the date due.
8. Tour busses may park in specially designated areas at no charge. This exemption shall not apply to charter or special event busses.
9. Motorcycles may park in specially designated areas at no charge or the Parking Manager may establish special parking fees for motorcycles at rates up to 75% of regular parking fees.
10. Should patronage at any garage by vehicles powered exclusively by electricity exceed five percent (five percent) of overall parking transactions, the Parking Manager or designee shall establish fees and charges for such vehicles at rates equal 50% of regular parking fees. Until that level of patronage is achieved, such vehicles may park at no charge.
11. The City's cost for computerized monthly parking permit access cards may be recovered by selling cards to permit holders at the City's cost rounded up to the nearest five dollar (\$5.00) increment. The City may re-purchase permit cards from card holders at the same rate originally paid for the card if the card is in usable condition and the original value of the card equaled or exceeded ten dollars (\$10.00). Persons who have, prior to City Council approval of this policy, obtained a monthly permit access card by remitting a refundable deposit shall have their deposit refunded upon return of the access card in keeping with their original agreement.
12. The City shall recover the cost of identification cards issued to special parking program members at the rate of \$2.00 for cards not requiring a photo and \$5.00 for cards where the City provides a photo of the cardholder. This fee shall be waived for members of the Sacramento County Board of Supervisors.
13. Horse-drawn vehicles with related truck or horse trailer shall be charged a monthly rate of \$100.00 per licensed vehicle. Hourly rate for horse-drawn vehicles and related truck or horse trailer shall be \$2.00. Monthly parking charges for horse-drawn vehicles shall be computed per parking space or the equivalent of each parking space or portion thereof that is occupied.
14. The Parking Manager or designee is authorized to refund all or part of parking fees or charges to correct errors and or to compensate customers for service shortcomings.
15. Parking rates may be adjusted within the ranges shown in Table 1 without further City Council approval. The rates in Table 1 shall be superceded by any contracts or agreements approved by the City Council.

RESOLUTION NO. 98-274

ADOPTED BY THE SACRAMENTO CITY COUNCIL

ON DATE OF _____

APPROVED
BY THE CITY COUNCIL

JUN 16 1998

OFFICE OF THE
CITY CLERK

**A RESOLUTION AMENDING THE CITY OF SACRAMENTO
FEE AND CHARGE REPORT**

**THEREFORE, BE IT HEREBY RESOLVED BY THE COUNCIL OF THE CITY OF
SACRAMENTO THAT:**

1. The City of Sacramento Fee and Charge Report is hereby amended to include new parking fee ranges, charges, penalties, and practices as set forth in Attachments B and C.
2. Based on the information presented and upon all information in the public record, and in compliance with Public Resources Code Section 21080(b), (8), the City Council finds that the amended range is for the purpose of meeting operating expenses, including employee wage rates and fringe benefits.

Mayor

ATTEST:

CITY CLERK

FOR CITY CLERK USE ONLY

RESOLUTION NO.: _____

DATE ADOPTED: _____

RESOLUTION NO.

ADOPTED BY THE SACRAMENTO CITY COUNCIL.

ON DATE OF

**A RESOLUTION AMENDING THE CITY OF SACRAMENTO
FEE AND CHARGE REPORT**

**THEREFORE, BE IT HEREBY RESOLVED BY THE COUNCIL OF THE CITY OF
SACRAMENTO THAT:**

1. The City of Sacramento Fee and Charge Report is hereby amended to include new parking fee ranges.
2. Based on the information presented to it and upon all information in the public record, and in compliance with Public Resources Code Section 21080(b), (8), the City Council finds that the amended range is for the purpose of meet operating expenses, including employee wage rates and fringe benefits.

MAYOR

ATTEST:

CITY CLERK

FOR CITY CLERK USE ONLY

RESOLUTION NO.: _____

DATE ADOPTED: _____