

**DOWNTOWN “T”
CARPINTERIA PARKING AND
BUSINESS IMPROVEMENT AREA
ASSESSMENT DISTRICT NO. 4**

The Carpinteria Parking and Business Improvement Area District No. 4 was formed under the authority of the Parking and Business Improvement Area Law of 1979. The District has subsequently been continued pursuant to the Parking and Business Improvement Area Law of 1989 and appropriate Ordinances and Resolutions adopted by the City Council.

State Legislature found and declared it in the public interest to promote the economic revitalization and physical maintenance of the business districts of its cities in order to create jobs, attract new businesses, and prevent erosion of the business districts. Tourism is also a large and growing contributor to the economy and the promotion of a city’s scenic, recreational, cultural, and other attractions as a tourist destination is an important public purpose.

The general boundaries of Carpinteria Assessment District No. 4 include all areas adjacent to Linden Avenue from the railroad to Carpinteria Avenue and from Holly Avenue to Palm Avenue.

All businesses within the boundaries of the Assessment District are subject to an annual General Business Assessment fee and, where applicable, a Special Parking Benefit Assessment fee for costs associated with the parking lots. The criteria used for establishing the Parking Assessment Fee is based on the parking requirement outlined in the zoning ordinance, less any on-site parking provided by the business. The fee is adjusted to reflect the benefit derived from the parking lot based on distance and accessibility to the parking lot. By Ordinance, the funds derived from this assessment must be used exclusively for the purpose of acquisition, development and maintenance of off-street parking.

In compliance with State regulations, an advisory board is appointed to make recommendations to the City Council on assessments and use of funds collected by the District.

This seven-member Downtown “T” Business Advisory Board (DTBAB), formerly Parking and Business Improvement Area Advisory Board (PBIAAB), represents the business community and are appointed by the Mayor, subject to the advice and consent of the City Council.

Four of the members must represent businesses paying assessment fees in District No. 4. The remaining three members, while preferably representative of the Assessment District, may be any qualified person as determined by the Council. An additional three members serve as alternates.

The Board meets monthly and, in compliance with State regulations, is charged with the responsibility and duty to oversee the Assessment District parking and business assessment fees. The Board is further charged with the responsibility to promote and encourage the economic growth and stability of the District. The Board’s mission statement is shown on the reverse below the list of members.

The Board is required to present an annual report on all matters relating to the District prior to the Council taking any action regarding continuing the assessments and/or boundaries for the next fiscal year.

Parking Assessment

Parking Lot 1 (9th Street and Yucca Lane) This Parking Lot, which was acquired in 1968, was financed through the sale of serial bonds, which were paid off by means of property assessments on the individual property owners. Funding was completed in 1988. In FY 1996-97, an additional per space assessment fee was levied on businesses adjacent to Parking Lot #1 to reimburse the City for costs incurred for resurfacing of the parking lot. This assessment was paid off in 2006.

Parking Lot 2 (Cactus Lane) The funding program for Parking Lot 2 was started in Fiscal Year 1987-88 and completed June 30, 1997.

Parking Lot 3 (Linden and 5th Street) This parking lot, which was completed in FY 1989-90, was intended to benefit both the downtown and the beach area. A portion of the cost was funded through grant monies, Tidelands Trust Fund and the General Fund. The balance was funded by an assessment on businesses in the proximity of Parking Lot #3. This assessment was paid off in 2017.

Business Assessment Fee

Each business in the Assessment District pays an annual general business assessment fee. Funds derived from the general business assessment must be used exclusively for the benefit of general business promotion and improvement within the boundaries of the District.

With the adoption of the City's Community Marketing Plan in 1993 the City Council authorized the PBIA Advisory Board to fund events and activities in the Downtown “T” with funds derived from the General Business Assessment fees, so long as such activities are within the restricted use of revenues as outlined by City Ordinance and within the scope and guidelines of the Community Marketing Plan.

Projects and activities supported by the Assessment fees include general business promotion, minor maintenance, organization and support of events and activities that promote the Downtown “T” as a vital shopping and activity focal point for residents and tourists.

The Advisory Board purchases and maintains the banner program displayed in the Downtown “T” throughout the year, sponsors the Independence Day Parade, Halloween Safe Trick or Treating in the Downtown “T”, and the annual Holiday Spirit Parade.

The Downtown "T" Business Advisory Board meets at City Hall, 5775 Carpinteria Avenue on the first Thursday of every month at 8:30 a.m. All meetings are subject to the Brown Act, and open to the public. Minutes of the meetings are available for review.

We welcome your comments and suggestions. If you have questions regarding the Assessment District, your assessment billing, or events and activities taking place in the Downtown, please contact Brian Barrett, City Clerk at brianb@ci.carpinteria.ca.us.



PBIA District #4
6/2022

DTBAB MEMBERS

*Roxanne Barbieri, Chair
Roxanne's A Wish and A Dream*

*Monica Solórzano
Resident*

*Mary Beth Radley
Homestead Antiques*

Mission Statement

The Downtown "T" Business Advisory Board (DTBAB) in partnership with business owners, strives to improve the economic vitality of the Downtown "T" district by:

1. Fostering and supporting businesses in the Downtown "T"
2. Acting as a resource for information and communication between City Hall and Downtown "T" businesses
3. Making recommendations on parking, maintenance, and infrastructure needs of the Downtown "T"

*City of Carpinteria
5775 Carpinteria Avenue
Carpinteria, CA 93013
(805) 684-5405*

**City of Carpinteria
Parking & Business Improvement
Area
Assessment District #4
The Downtown "T"**

