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Our File Number:
25066

May 22, 2023

VIA E-MAIL ONLY

City of Goleta, Design Review Board
Mary Chang, Supervising Senior Planner
mchang@cityofgoleta.org

Re: 6975 Santa Felicia Drive, Goleta, California (APN: 073-440-026)
Storke Medical Center
Project Numbers: 21-0005-DP, 21-0002-SP, 22-0002-ORD, 23-0001-DPAM

Dear Members of the City of Goleta Design Review Board and Ms. Mary Chang:

This law firm represents Greater Santa Barbara Ice Skating Association, a California nonprofit public benefit corporation d/b/a Ice in Paradise (“Ice in Paradise”) regarding the subject-application to construct two (2) new medical buildings, a childcare facility, and associated improvements (the “Project”) at the property located at 6975 Santa Felicia Drive, Goleta, California 93117 (APN: 073-440-026) (the “Property”) and to ensure the Project and its application undergoes the appropriate review process. Ice in Paradise owns the parcel adjacent to the Property located at 6985 Santa Felicia Drive, Goleta, California 93117 and the commercial building situated on that parcel (the “Ice Rinks”).

Ice in Paradise is concerned about the parking for the Project and the parking issues that the Project may cause. In short, Ice in Paradise has the right pursuant to a recorded Access and Parking Easement Agreement (Instrument No. 2013-0079508) to use the 166 parking spots in the existing parking lot located on the western portion of the Premises (“Existing Parking Lot”). It is unclear whether the City of Goleta (“City”) considered Ice in Paradise’s lawful use of the Existing Parking Lot when it analyzed the parking and circulation requirements for the Project.

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According to the plan set for the Project posted with the Agenda for the May 23, 2023 Design Review Board meeting, the City is requiring the Project to include at least 222 parking spaces. According to the same plan set, the Project includes 245 parking spaces. The Project proponent proposes to satisfy the parking requirements by constructing 79 new parking spaces on the same portion of the Property where the two (2) medical buildings will be located ("New Parking Lot"). The remaining 166 parking spots are located in the Existing Parking Lot.

As part of the construction of the Ice Rinks, the County required Ice in Paradise to provide a certain amount of parking spaces. To satisfy the parking requirement, in 2013, Ice in Paradise obtained the Easement from the owner of the Property to use the Existing Parking Lot in perpetuity. In part, the Easement gives Ice in Paradise's employees, agents, contractors, and patrons the right to use the Existing Parking Lot for pedestrian and vehicular ingress and egress and parking. Accordingly, since 2015, Ice in Paradise's employees and patrons have used the Existing Parking Lot, and Ice in Paradise expects such use to continue despite the construction of the Project.

Moreover, it is well known that users of Girsh Park and the baseball and soccer fields adjacent to the Existing Parking Lot park in the Existing Parking Lot. Such use of the Existing Parking Lot, whether permitted or not, will exacerbate the parking issues created by the Project. As such, this use of the Existing Parking Lot should be factored into the City's analysis regarding parking and circulation for the Project.

Ultimately, the Existing Parking Lot and the New Parking Lot may be insufficient to meet the demands of the Project *and* the demands of Ice in Paradise. With an approximate floor area of 46,000 square feet, Ice in Paradise's commercial building requires 153 parking spaces of its own. If the Ice Rinks and the Project were located on the same parcel (or were part of the same proposed project), the City would likely require at least 375 parking spaces, 153 spaces for Ice in Paradise and 222 for the Project.

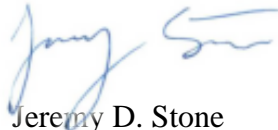
Ice in Paradise respectfully requests that the Design Review Board and the City confirm that it considered Ice in Paradise's lawful use of the Existing Parking Lot when it analyzed the parking requirements and circulation issues for the Project.

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If you have any questions regarding this letter, please contact that undersigned at jstone@ppplaw.com or 805.962.0011.

Thank you,

A handwritten signature in blue ink, appearing to read "Jeremy Stone", is positioned above the printed name.

Jeremy D. Stone
for PRICE, POSTEL & PARMA LLP

Enclosure

cc: Ice in Paradise; Jonathan W. Eymann (jeymann@cityofgoleta.org); Scott Branch (sbranch@cityofgoleta.org); Cecilia M. Brown (cbrown@cityofgoleta.org); James P. King (jking@cityofgoleta.org); Martha Degasis (mdegasis@cityofgoleta.org); Elizabeth White (ewhite@cityofgoleta.org); Dennis Whelan (dwhelan@cityofgoleta.org); Karis Clinton (kclinton@cityofgoleta.org)