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> PLANNING > CIVIL ENGINEERING > LAND SURVEYING

December 3, 2019

Ms. Rebecca Deming
Community Development Department
City of Desert Hot Springs
65950 Pierson Blvd.
Desert Hot Springs, Ca 92240

RE: PARKING ANALYSIS AND JUSTIFICATION FOR "BARX DOGGIE DAY CARE" (CUP# 19-14).

Dear Ms. Deming,

As requested, and on behalf of BARX Doggie Daycare, please find below our parking analysis and justification letter for the proposed dog day care to be located at 66171 Pierson Boulevard (CUP 19-14).

BACKGROUND:

Section 17.48.040 (NUMBER OF PARKING SPACES REQUIRED) of the Desert Hot Springs Municipal Code (DHSMC) outlines the number of required parking stalls for a variety of different uses. There are however no specific provisions pertaining to dog day care facilities, kennels, or similar uses. In such instances the zoning code gives authority to the Planning Director to vary from the Section's standards for uses which represent special circumstances.

PARKING DEMAND AND RECOMMENDATION:

Based on the daycare's proposed operations plan (attachment 1), the overall parking demand for the business is expected to be relatively low given the maximum number of employees during peak shifts (2 employees) and the temporary nature of the parking demand (drop-off/pickup). It is also anticipated that no more than 10 customers will be using the daycare's services per day and that no more than 3 customers will be dropping off / picking up their dogs at any given time.

Because of the low demand and temporary nature for parking, it is anticipated that 1 space per employee (during maximum shift) and 1 space per 4 customers (during peak demand) will be needed to accommodate the business for a total of 5 spaces required. The project proposes a total of 8 parking spaces with 1 stall being designated for ADA per the attached site plan (attachment 2). In addition, the daycare will provide training lessons for up to 5 customers a time. During such activities, parking demand would temporarily increase to a total of 6 spaces. It is anticipated, under these assumptions, that the proposed parking would accommodate the dog day care.

Should you have any questions, or require any additional information, please do not hesitate to contact Christopher Brizuela by phone (760) 320-9811 or by email cbrizuela@msaconsultinginc.com.

Sincerely,


Christopher Brizuela

Planner

MSA Consulting, Inc.

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CITY OF DESERT HOT
SPRINGS