

## MEMORANDUM

**TO:** Adrian Moreno, Associate Planner

**FROM:** Stephen Nieto, The Altum Group

**DATE:** April 19, 2025

**SUBJECT:** Parking Analysis – Compliance with Section 17.54.010 of the City of Coachella Municipal Code

This memorandum serves to confirm that the project site located at 85901 Avenue 53, Coachella (APNs: 778-420-013 and 778-390-008) has been evaluated for compliance with the City of Coachella Municipal Code, Section 17.54.010 – Parking Requirements. The parking analysis provided below indicates that the project site will maintain a surplus of 42 parking spaces beyond the minimum requirements stipulated by the municipal code. Refer to attached Exhibit for existing facility square footages quantities.

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### Parking Requirements and Compliance

The parking analysis was conducted in accordance with the City of Coachella's established standards, which specify the following requirements:

#### Existing On-Site Buildings Parking Calculations

- Existing Warehouse Buildings: 95,495 square feet
  - One (1) parking space per 400 square feet for the first 20,000 square feet of unit area.
  - One (1) additional parking space per 1,000 square feet for any area exceeding 20,000 square feet.
  - Existing warehouse space: 95,495 square feet = 125 required spaces.
- Existing Office Buildings: 25,800 square feet
  - One (1) parking space per 250 square feet of gross floor area.
  - Existing office space: 25,800 square feet = 104 required spaces.
- **Total existing on-site parking = 229 spaces required**

#### Proposed New Building Parking Calculations

- New Warehouse Building (APN: 778-420-013): 15,345 square feet
  - One (1) parking space per 400 square feet for the first 20,000 square feet of unit area.
  - New Warehouse Building: 15,345 square feet = 39 required spaces.

- New R&D Facility (APN: 778-390-008): 3,773 square feet
  - One (1) parking space per 400 square feet for the first 20,000 square feet of unit area.
  - New R&D Facility: 3,773 square feet = 10 required spaces.
- **Total parking spaces required for new construction = 49 spaces.**

The total number of required parking spaces is 278, currently there are 320 existing spaces provided, resulting in a surplus of 42 parking spaces. See below Parking Summary Table.

Parking Summary and Surplus

| Category             | Spaces Required                        | Existing Spaces Provided               |
|----------------------|--|--|
| Existing Buildings   | 229                                    |  |
| New Construction     | 49                                     |  |
| <b>Total</b>         | <b>278</b><br>(7 ADA-Compliant Spaces) | <b>320</b><br>(5 ADA-Compliant Spaces) |
| <b>Surplus Total</b> | <b>42 parking spaces</b>               |  |

**ADA Parking Compliance:**

- Per the City's Off-Street handicapped parking requirements, 201-300 parking spaces require (7) ADA-compliant parking spaces.
- Armtec currently provides (5) ADA-compliant parking spaces.
- Armtec to provide (2) additional ADA-Compliant parking spaces.

- Non-occupied buildings 18,410 sf.      Office space 25,800 sf.
- Occupied buildings 77,085 sf.

