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RESOLUTION NO. 2025-XX

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF RIALTO, CALIFORNIA, APPROVING VARIANCE NO. 25-0002 TO REDUCE THE MINIMUM REQUIRED PARKING SPACES WITHIN AN EXISTING COMMERCIAL SHOPPING CENTER FROM ONE HUNDRED AND THIRTY-NINE (139) SPACES TO ONE HUNDRED AND THIRTEEN (113) SPACES, AS IT RELATES TO THE ESTABLISHMENT OF A CHILDREN'S INDOOR PLAYGROUND WITHIN AN EXISTING 25,750 SQUARE FOOT COMMERCIAL BUILDING LOCATED AT 155 EAST BASELINE ROAD (APN: 0127-321-45) WITHIN THE COMMUNITY SHOPPING CENTER (C-1A) ZONE.

WHEREAS, the applicant, Zebra World, proposes to establish and operate a children's indoor playground ("Project") within an existing 25,750 square-foot commercial building located on 2.35 acres of land (APN: 0127-321-45) located on the south side of Baseline Road approximately 175 feet east of Riverside Avenue within the Community Shopping Center (C-1A) zone ("Site"); and

WHEREAS, the Site also contains a 950 square foot Dutch Bros. coffee shop, which is currently under construction; and

WHEREAS, pursuant to Section 18.58.050E(4) of the Rialto Municipal Code, the Zebra World children's indoor playground requires one (1) parking space for every 200 square feet of gross floor area, which equates to 129 parking spaces required; and

WHEREAS, pursuant to Section 18.58.050I(2) of the Rialto Municipal Code, the previously approved and under construction Dutch Bros. coffee shop requires one (1) parking space for every 75 square feet of gross floor area with credit for three (3) parking spaces for any drive-thru lane, which equates to 10 parking spaces required; and

WHEREAS, the Site requires a total of 139 parking spaces to accommodate the proposed Zebra World children's indoor playground and the previously approved and under construction Dutch Bros. coffee shop; and

1 WHEREAS, upon completion of the Dutch Bros. coffee shop, the Site will have 113
2 parking spaces; and

3 WHEREAS, the Site contains 26 parking spaces less than the amount required to
4 accommodate both the proposed Zebra World children's indoor playground and the previously
5 approved and under construction Dutch Bros. coffee shop; and

6 WHEREAS, the proposed establishment of the Zebra World children's indoor playground
7 does not comply with the parking requirements of Section 18.58.050E(4) of the Rialto Municipal
8 Code; and

9 WHEREAS, pursuant to Chapter 18.64 (Variances) of the Rialto Municipal Code, the
10 Project requires the approval of a Variance, and the applicant has applied for Variance No. 25-
11 0002 ("VAR No. 25-0002") to reduce the minimum parking space requirement of the Site from
12 139 parking spaces to 113 parking spaces.

13 WHEREAS, on December 17, 2025, the Planning Commission of the City of Rialto
14 conducted a duly noticed public hearing, as required by law, on VAR No. 25-0002, at which time
15 it received input from staff, the city attorney, and the applicant; heard public testimony; discussed
16 VAR No. 25-0002; and closed the public hearing; and

17 WHEREAS, all legal prerequisites to the adoption of this Resolution have occurred.

18 NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the City of Rialto
19 as follows:

20 SECTION 1. The Planning Commission hereby specifically finds that all of the facts set forth
21 in the recitals above of this Resolution are true and correct and incorporated herein.

22 SECTION 2. Based on substantial evidence presented to the Planning Commission during
23 the public hearing conducted with regard to VAR No. 25-0002, including written staff reports, verbal
24 testimony, site plan, the conditions of approval and other documents, stated herein, the Planning
25 Commission hereby determines that VAR No. 25-0002 satisfies the requirements the requirements
26 of Section 18.64.020 of the Rialto Municipal Code pertaining to the findings which must be made
27 precedent to granting a variance. The findings are as follows:
28

- 1 1. There are exceptional circumstances or conditions applicable to the property involved,
2 or to the intended use of the property, that do not apply generally to the property or
3 class of use in the same vicinity or district.

4 *This finding is supported by the following facts:*

5 Strict enforcement of the parking standard of one (1) parking space for every 200 square
6 feet required by the Section 18.58.050(E)(4) of the Rialto Municipal Code would obligate
7 the applicant to provide more parking spaces than are necessary for the efficient operation
8 of an indoor children's playground, as documented in the Parking Demand Analysis
9 prepared for the Project by Lochner, Inc. attached herein as Exhibit A. In an effort to utilize
10 an existing developed, but currently vacant site, the applicant conducted a parking study to
11 determine the parking demand associated with the proposed use. Because the use is
12 oriented towards children, the business anticipates that the number of occupied parking
13 spaces will be lower than that of a use designed to serve all age groups. The study
14 concluded that only 83 parking spaces would be required during peak days and hours,
15 resulting in a surplus of 30 unoccupied spaces. With the requested variance, the proposed
16 use would be able to operate efficiently and fully occupy the vacant commercial site.

- 17 2. This variance is necessary for the preservation and enjoyment of a substantial property
18 right of the applicant as possessed by other property owners in the same vicinity and
19 district.

20 *This finding is supported by the following facts:*

21 The existing 25,750 square foot commercial building on the Site is currently vacant and is
22 likely to remain vacant under the existing parking requirements. Approval of this variance
23 would allow the property to achieve its highest and best use consistent with the current zoning.
24 As demonstrated in the Parking Demand Analysis prepared for the Project by Lochner, Inc.,
25 adequate parking will be available to accommodate both the Dutch Bros. coffee shop and the
26 proposed Zebra World children's indoor playground.

27 Additionally, the variance will allow for a more appropriate parking allocation and support
28 full occupancy of the shopping plaza.

- 29 3. The granting of this variance will not be materially detrimental to the public welfare
30 or injurious to the property or improvements in such vicinity and district in which the
31 property is located.

32 *This finding is supported by the following facts:*

33 Granting this variance would enable the establishment of an indoor playground where nearby
34 residents can bring their children to enjoy recreational activities within a safe, enclosed
35 environment. This addition would enhance the availability of family-oriented amenities in the
36 area and promote overall public welfare.

- 1
2 4. The proposed use and development are consistent with the General Plan and
3 objectives of the zoning ordinance.

4 *This finding is supported by the following facts:*

5 Granting the variance will facilitate the establishment of a quality use within an existing
6 commercial building in keeping with General Plan Economic Development Element Goal 3-
7 1, which requires the City to “Strengthen and diversify the economic base and employment
8 opportunities and maintain a positive business climate”. Additionally, the establishment of a
children’s indoor playground is permitted by right within the Community Shopping Center
(C-1A) zone.

9 SECTION 3. The Project is Exempt in accordance with the categorical exemption
10 requirements of the California Environmental Quality Act (CEQA) Section 15301 Existing Facilities.
11 The project consists of the operation, repair, maintenance, permitting, leasing, licensing, or minor
12 alteration of existing public or private structures, facilities, mechanical equipment, or topological
13 features, involving negligible or no expansion of existing or former use. No further environmental
14 review is required for VAR No. 25-0002.

15 SECTION 4. VAR No. 25-0002 is granted to Zebra World, in accordance with the plans and
16 application on file with the Planning Division, subject to the following conditions:

- 17
- 18 1. VAR No. 25-0002 is approved to reduce the minimum required parking from 139 parking
19 spaces to 113 parking spaces, as it relates to a proposal to establish a children’s indoor
20 playground within an existing 25,750 square foot commercial building located at 155 E.
Baseline Road (APN: 0127-321-45) within the Community Shopping Center (C-1A)
21 zone, as shown on the project plans attached as Exhibit B, and as approved by the Planning
Commission.
 - 22 2. City inspectors shall have access to the site to reasonably inspect the site during normal
23 working hours to assure compliance with these conditions and other codes.
 - 24 3. The applicant shall defend, indemnify, and hold harmless the City of Rialto, its agents,
25 officers, or employees from any claims, damages, action, or proceeding against the City
26 or its agents, officers, or employees to attack, set aside, void, or annul any approval of
the City, its advisory agencies, appeal boards, or legislative body concerning VAR No.
27 25-0002. The City will promptly notify the applicant of any such claim, action, or
proceeding against the City, and the parties will cooperate fully in the defense.
- 28

- 1 4. In accordance with the provisions of Government Code Section 66020(d)(1), the
2 imposition of fees, dedications, reservations, or exactions for this Project, if any, are
3 subject to protest by the applicant at the time of approval or conditional approval of the
4 Project or within 90 days after the date of the imposition of the fees, dedications,
5 reservations, or exactions imposed on the Project.
- 6 5. The following improvements shall be completed prior to occupancy, including, but not
7 limited to the following:
- 8 a. Repaint the exterior of the 25,750 square foot building and repair any areas with
9 mismatched or deteriorated finishes.
 - 10 b. Submit a landscape plan review permit and install updated landscaping within all
11 existing planter areas.
 - 12 c. Slurry-seal and restripe the existing parking lot on Site, ensuring that all cracks
13 are repaired and striping is clearly visible.
 - 14 d. Enhance visibility through the front windows by removing any obstructions that
15 impede clear sightlines.
 - 16 e. Obtain all necessary building and related permits to complete these and any
17 additional required improvements.

18 SECTION 5. The Chairman of the Planning Commission shall sign the passage and
19 adoption of this resolution and thereupon the same shall take effect and be in force.

20 PASSED, APPROVED AND ADOPTED this 17th day of December, 2025.

21 _____
22 MICHAEL E. STORY, CHAIR
23 CITY OF RIALTO PLANNING COMMISSION
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1 STATE OF CALIFORNIA)
2 COUNTY OF SAN BERNARDINO) ss
3 CITY OF RIALTO)
4

5 I, Heidy Gonzalez, Administrative Assistant of the City of Rialto, do hereby certify that the
6 foregoing Resolution No. ____ was duly passed and adopted at a regular meeting of the Planning
7 Commission of the City of Rialto held on the ____th day of ____, 2025.

8 Upon motion of Planning Commissioner_____, seconded by Planning Commissioner
9 ____, the foregoing Resolution No. ____ was duly passed and adopted.

10 Vote on the motion:

11 AYES:

12 NOES:

13 ABSENT:

14 IN WITNESS WHEREOF, I have hereunto set my hand and the Official Seal of the City of
15 Rialto this __th day of ____, 2025.

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19 _____
20 HEIDY GONZALEZ, ADMINISTRATIVE ASSISTANT
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EXHIBIT A



333 S. Anita Drive, Suite 800 • Orange, CA 92868
OFFICE 714.573.0317 • hwlochner.com

November 21, 2025

To: Sam Nourafshan
Reliable Properties
6420 Wilshire Boulevard, Suite 1500
Los Angeles, CA 90048

From: Hilary Mau – Project Manager, Lochner

Subject: Parking Demand Analysis for Proposed Zebra World at 155 East Baseline Road, City of Rialto

Dear Sam:

Lochner has prepared this updated parking demand analysis to determine if there would be adequate on-site parking supply with a proposed Zebra World (children's indoor play area) that would re-occupy the previous Big Lot building located at 155 East Baseline Road in the City of Rialto.

Should you have any questions or if you would like to discuss the parking analysis, please contact me at hmau@hwlochner.com or (310) 981-4377.

PROJECT BACKGROUND

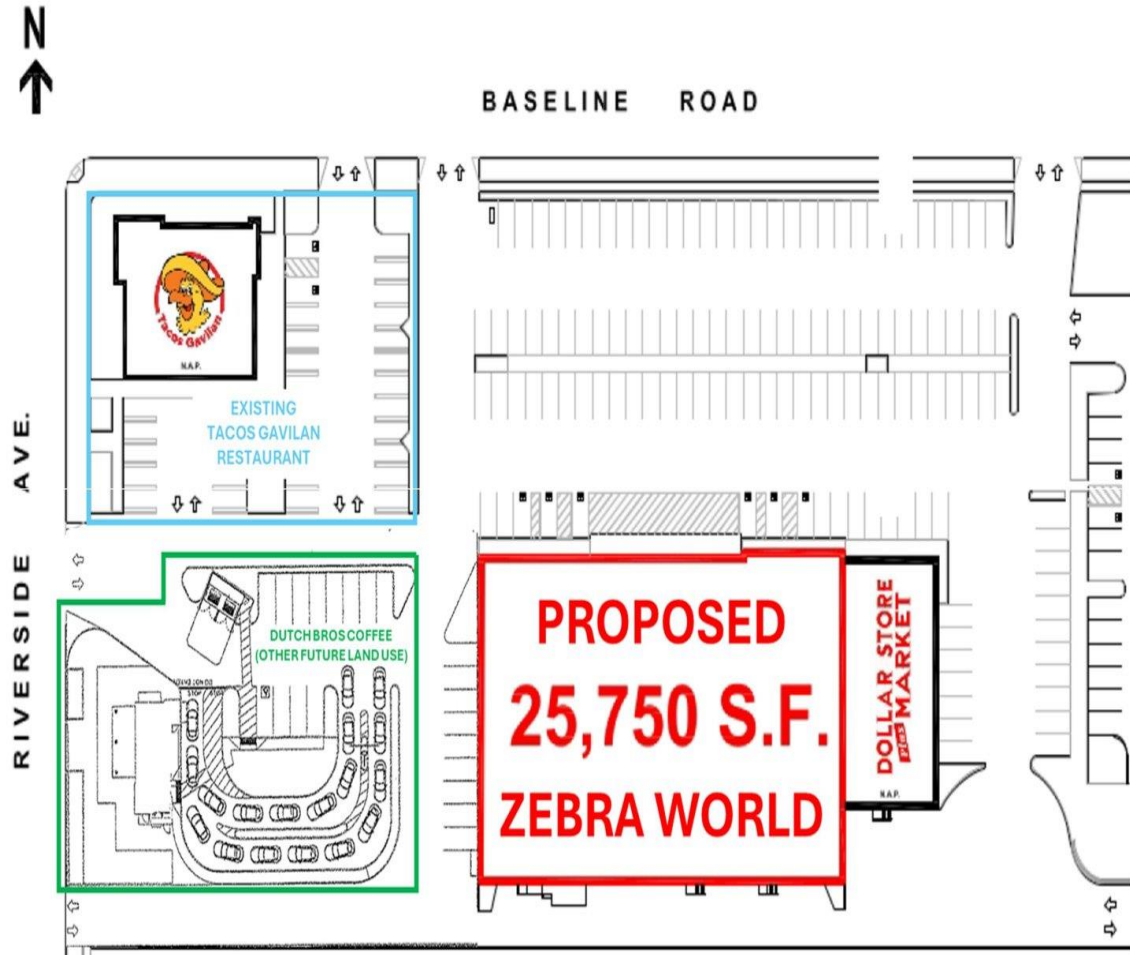
The proposed project will consist of a 25,750 square-foot indoor children's play area called Zebra World that will occupy a currently vacant Big Lot store building in a commercial center located on the southeast corner of Baseline Road and Riverside Avenue. The project is expected to provide 103 parking spaces.

In addition, a planned 950 square-foot coffee chain restaurant (Dutch Bros Coffee) is scheduled to be constructed on the southwest portion of the commercial center. This project is a separate project and is not part of the proposed Zebra World project. The restaurant will provide 10 parking spaces resulting in 113 shared parking spaces in the commercial center.

An existing 4,900 square-foot discount store business (Dollar Store Market) is located immediately adjacent to and east of the proposed Zebra World. This business does not share a parking agreement with the site of the proposed Zebra World and is not included in this parking analysis. Additionally, the parcel located on the northwest portion of the commercial center is occupied by an existing chain restaurant named Tacos Gavilan. The parking facility on this parcel is not shared with the other three aforementioned businesses. Therefore, the parking facility at the Taco Gavilan is also not included in this parking analysis.

The project site plan is depicted in **Figure 1**.

Figure 1 – Project Site Plan





PARKING DEMAND ANALYSIS

A parking demand analysis was conducted to determine if there will be adequate parking capacity to accommodate the site's parking demand with the proposed Zebra World. **Table 1** shows the number of parking spaces required for each business (land use) according to City Code requirements and in discussion with City staff. Zebra World is required to provide a total of 129 parking spaces. Dutch Bros Coffee is required to provide a total of 10 spaces (a credit of three spaces was applied to the initial requirement of 13 spaces per City Code due to the presence of a drive-through lane).

Table 1 – Parking Rates and Requirements

Land Use	Size	Parking Rate	Number of Parking Spaces Required
Zebra World [1]	25,750 Sq. Ft.	1 space per 200 sq. ft. GFA on Ground Floor	129
Dutch Bros Coffee [2]	950 Sq. Ft.	1 space per 75 sq. ft. GFA on Ground Floor	10 (13 minus 3 spaces in Drive-Thru Lane)

[1] Parking rates are based on an analysis conducted by City of Rialto staff

[2] Parking rates are based on City of Rialto Municipal Code, Section 18.58.050

The maximum parking demand for the planned Dutch Bros Coffee restaurant was assumed to be 10 spaces based on parking rates from the City's Municipal Code. To estimate the maximum parking demand for both weekday and weekend scenarios for the proposed Zebra World, parking utilization counts at an existing 20,000 square-foot Zebra World site in Cathedral City were utilized. According to Zebra World, the peak demand occurs on Mondays for weekdays and on Saturdays for weekends. The hours of operation at the Zebra World in Cathedral City are from noon to 9:00 PM on weekdays and from 11:00 AM to 8:00 PM on weekends. Therefore, the parking utilization counts were collected on Monday, August 18, 2025, from 11:00 AM (one hour before opening) to 9:00 PM and on Saturday, August 16, 2025, from 10:00 AM (one hour before opening) to 8:00 PM. These counts were proportionally adjusted to reflect the larger land use size (25,750 square feet) of the proposed Zebra World project. The parking utilization count sheets containing the original counts are provided in the Attachment.

As shown in **Table 2**, the estimated parking demand for both the proposed Zebra World and the future Dutch Bros Coffee restaurant is 53 spaces for weekday and 83 spaces for weekend. As previously mentioned, a supply of 113 parking spaces is expected to be shared between the two developments once both are complete.

Table 2 – Parking Demand Analysis

Land Use	Size	Parking Demand		Parking Supply	Surplus/(Deficit)	
		Weekday	Weekend		Weekday	Weekend
Zebra World [1]	25,750 Sq. Ft.	43	73	103	60	30
Dutch Bros Coffee	950 Sq. Ft.	10		10	0	
Total		53	83	113	60	30

[1] The parking demand for weekday and weekend is based on parking utilization counts from an existing Zebra World located in Cathedral City.



CONCLUSION

When comparing the estimated parking demand for the proposed Zebra World to the future parking supply available, a surplus of a minimum of 60 parking spaces is expected to be available on the weekdays and a surplus of a minimum of 30 parking spaces is expected to be available on weekends. The future Dutch Bros Coffee restaurant will provide a parking supply that is equal to the number of parking spaces required per City's Municipal Code. Therefore, it is concluded that the future on-site parking supply for the proposed Zebra World and the future Dutch Bros Coffee restaurant would be adequate to accommodate the future parking demand of these two businesses.



ATTACHMENT

ZEBRA WORLD COUNT SHEETS (CATHEDRAL CITY SITE)



SurveyCount

Project: SC0345

Contact: (949)-543-5767

For	Cathedral City		
Location	http://maps.google.com/maps?z=12&t=m&q=loc:33.778778,-116.457388		
Date	8/16/2025	Saturday	

Parking Study

*Initial parking prior to 10 am: 10 parking spaces

	Observed Car Parking Activities for Zebra World			Parking Demand
	In	Out	Dif	
10:00 AM	0	0	0	10
10:15 AM	0	0	0	10
10:30 AM	1	1	0	10
10:45 AM	7	1	6	16
11:00 AM	6	2	4	20
11:15 AM	10	2	8	28
11:30 AM	2	1	1	29
11:45 AM	3	1	2	31
12:00 PM	9	1	8	39
12:15 PM	1	1	0	39
12:30 PM	5	1	4	43
12:45 PM	2	7	-5	38
1:00 PM	3	5	-2	36
1:15 PM	4	4	0	36
1:30 PM	5	4	1	37
1:45 PM	5	2	3	40
2:00 PM	5	1	4	44
2:15 PM	3	2	1	45
2:30 PM	4	2	2	47
2:45 PM	6	6	0	47
3:00 PM	6	2	4	51
3:15 PM	7	2	5	56
3:30 PM	3	7	-4	52
3:45 PM	7	6	1	53
4:00 PM	5	3	2	55
4:15 PM	2	7	-5	50
4:30 PM	2	2	0	50
4:45 PM	10	5	5	55
5:00 PM	9	7	2	57
5:15 PM	4	6	-2	55
5:30 PM	7	11	-4	51
5:45 PM	1	4	-3	48
6:00 PM	7	9	-2	46
6:15 PM	4	2	2	48
6:30 PM	2	4	-2	46
6:45 PM	1	3	-2	44
7:00 PM	1	7	-6	38
7:15 PM	1	6	-5	33
7:30 PM	0	2	-2	31
7:45 PM	5	5	0	31



SurveyCount

Project: SC0345

Contact: (949)-543-5767

For	Cathedral City	
Location	http://maps.google.com/maps?z=12&t=m&q=loc:33.778778,-116.457388	
Date	8/18/2025	Monday

Parking Study

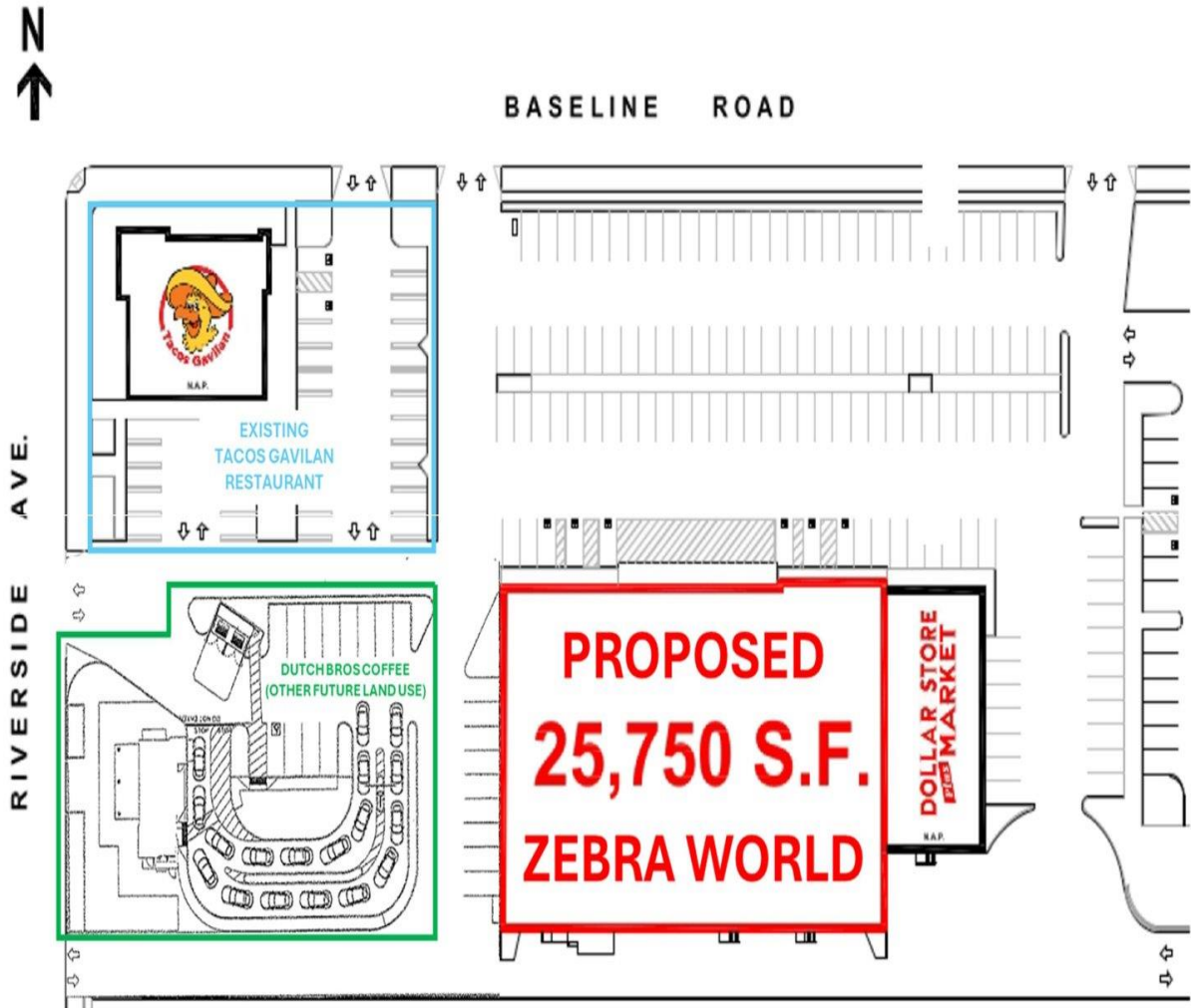
*Initial parking prior to 11 am:		10 parking spaces		
	Observed Car Parking Activities for Zebra World			Parking Demand
	In	Out	Dif	
11:00 AM	0	0	10	10
11:15 AM	1	0	1	11
11:30 AM	1	0	1	12
11:45 AM	4	0	4	16
12:00 PM	2	0	2	18
12:15 PM	2	0	2	20
12:30 PM	4	1	3	23
12:45 PM	2	0	2	25
1:00 PM	1	0	1	26
1:15 PM	8	1	7	33
1:30 PM	0	0	0	33
1:45 PM	1	1	0	33
2:00 PM	1	1	0	33
2:15 PM	0	2	-2	31
2:30 PM	0	2	-2	29
2:45 PM	2	4	-2	27
3:00 PM	1	1	0	27
3:15 PM	1	2	-1	26
3:30 PM	2	2	0	26
3:45 PM	7	4	3	29
4:00 PM	1	4	-3	26
4:15 PM	1	1	0	26
4:30 PM	0	2	-2	24
4:45 PM	1	1	0	24
5:00 PM	3	2	1	25
5:15 PM	1	1	0	25
5:30 PM	0	2	-2	23
5:45 PM	0	2	-2	21
6:00 PM	1	2	-1	20
6:15 PM	1	0	1	21
6:30 PM	1	2	-1	20
6:45 PM	1	0	1	21
7:00 PM	0	1	-1	20
7:15 PM	0	0	0	20
7:30 PM	0	2	-2	18
7:45 PM	0	0	0	18
8:00 PM	0	0	0	18
8:15 PM	0	0	0	18
8:30 PM	0	2	-2	16
8:45 PM	0	2	-2	14

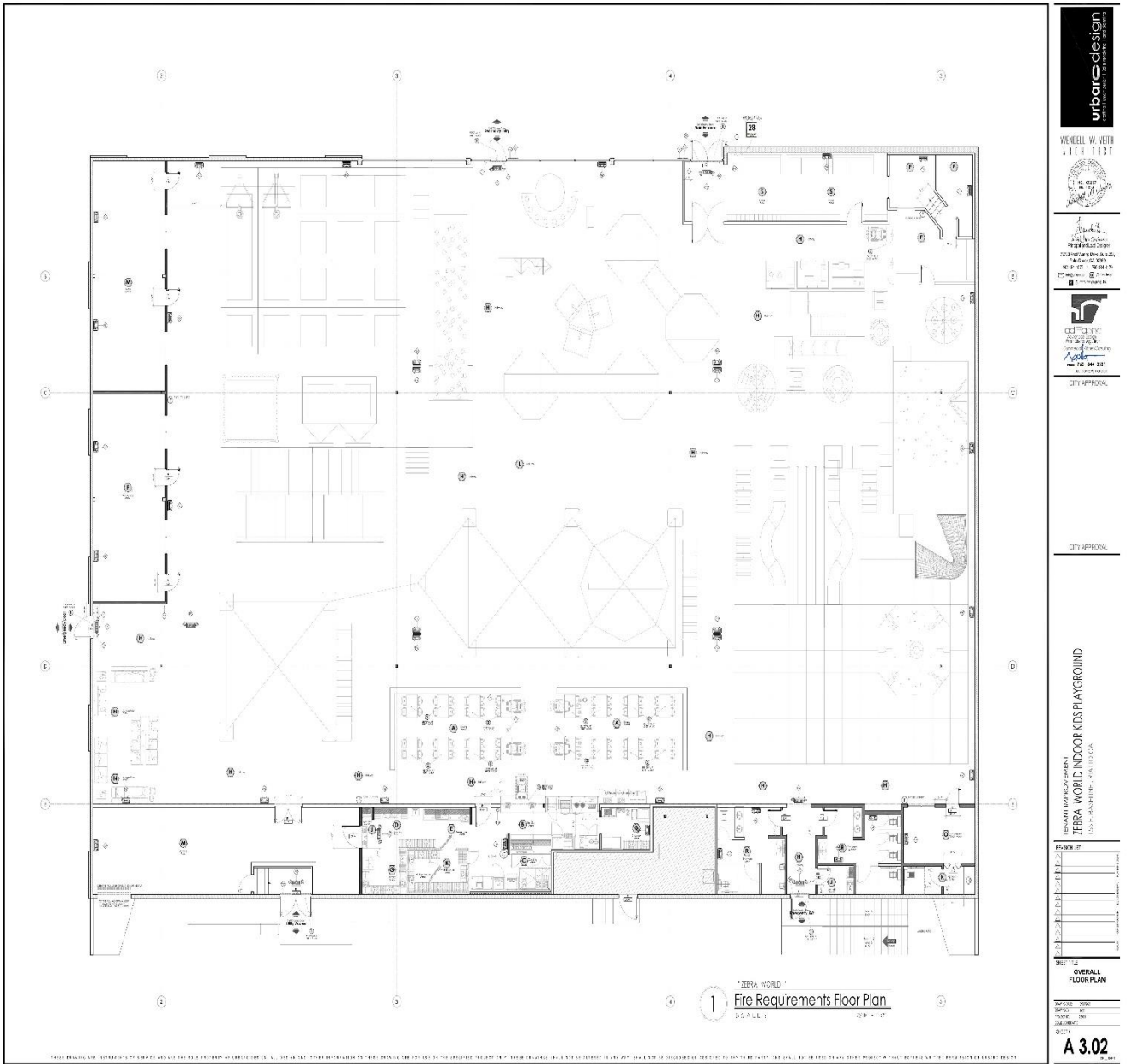
END OF EXHIBIT A

EXHIBIT B



Figure 1 – Project Site Plan





END OF EXHIBIT B