

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.

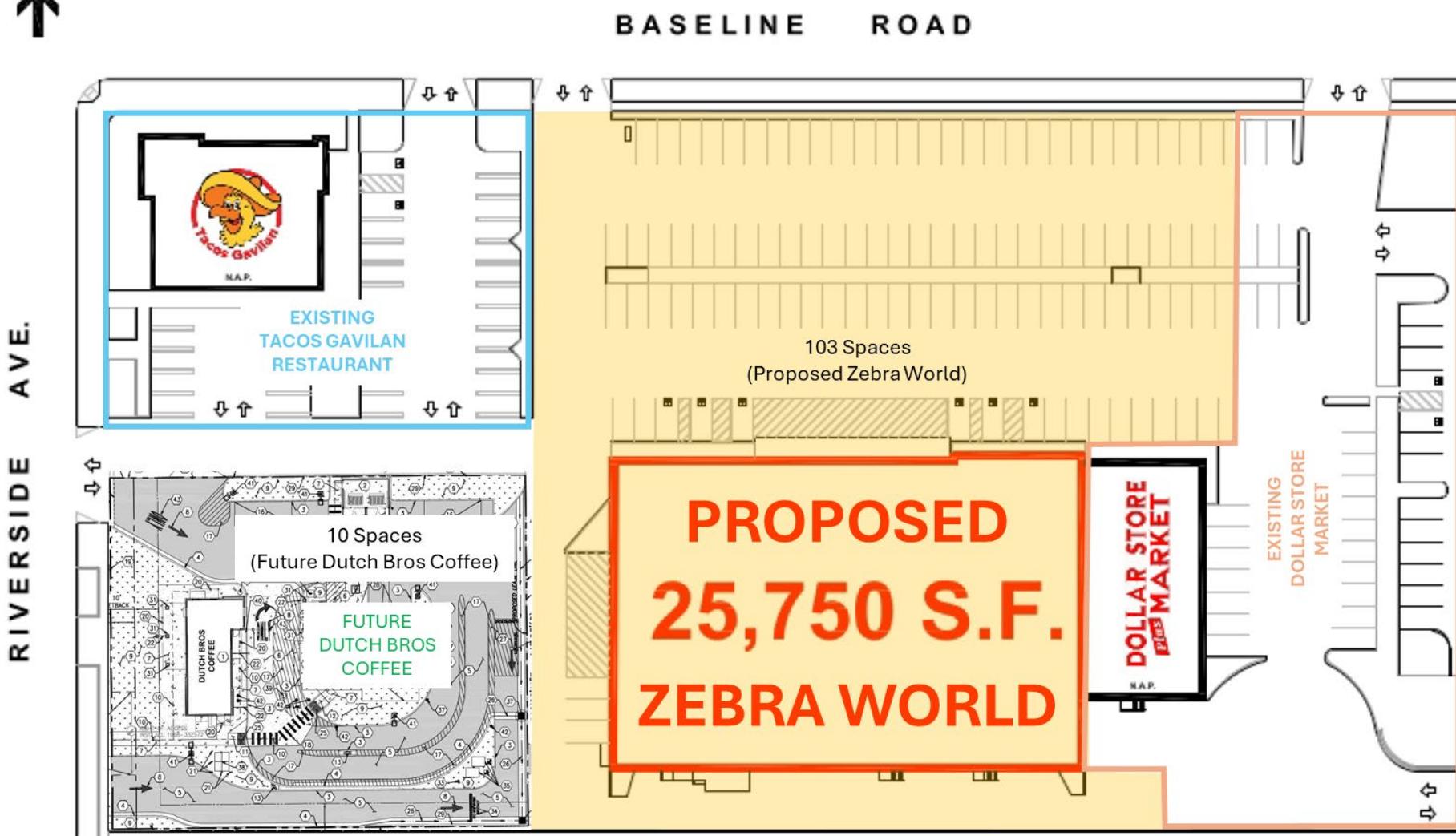
In addition, a planned 950 square-foot coffee chain restaurant (Dutch Bros Coffee) is scheduled to be constructed on the southwest portion of the commercial center. This project is a separate project and is not part of the proposed Zebra World project. The restaurant will provide 10 parking spaces resulting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



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



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