

Funbox La Habra

951 N Harbor Blvd, La Habra, CA 90631

Parking Impact Study



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1.1. Executive Summary

The Parking Impact Study scope of work has been prepared to determine and evaluate the potential parking impacts attributable to the business unit, Funbox, which is proposed to be included in the North Hills Plaza Shopping Center, 951 N Harbor Blvd. The project site is in the northwest quadrant of N Harbor Blvd and E Whittier Blvd, within the Northern city limits of La Habra.

The proposed project is a change in use of the existing Rite Aid totaling 20,100 square feet (sf) located at 951 N Harbor Blvd in the shopping center to the proposed Funbox. Funbox is an indoor inflatable space for kids to play and jump in as well as includes space for party rooms.

This report analyzes the future parking demand for this business by following (3) methods:

- a. Comparing the available parking spaces with the code based parking requirements per La Habra Municipal Code.
- b. Analyzing the peak parking required per ITE "Parking Generation Manual, 5th Edition".
- c. The report also reviews an on-site parking survey at this site and (03) comparable sites to compare the actual number of vehicles entering and leaving the parking lots.

After performing the analysis it is determined that the proposed Funbox project is not expected to create any significant parking impact and the existing on-site parking supply is sufficient to meet the parking requirements.

1.2. Site Summary

The site provides 265 existing parking spaces, shared between multiple commercial retail space, a medical office and a restaurant. See the site plan in attachment A.

Summary of existing parking spaces on site:

- 252 standard parking stalls
- 13 accessible stalls
- Total: 265 stalls

2.0. Code Based Parking Requirements

Per City of La Habra Municipal Code – Chapter 18.14, Off-Street Parking Requirements, the following number of parking spaces are required.

Unit Number	Business Name	GFA (sf)	LHMC Description	LHMC Spaces per 1000 GFA	LHMC Required Parking Space
951 N Harbor	Funbox	20,100	General Commercial	4	80
941 N Harbor	Barber Sop	500	Integrated Retail Commercial Center	3.3	2
931 N Harbor	Shoe Repair	600	Integrated Retail Commercial Center	3.3	2
921 N Harbor	THE UPS Store	3,987	Integrated Retail Commercial Center	3.3	13
911 N Harbor	Laundry Shop	3,523	Integrated Retail Commercial Center	3.3	12
851 N Harbor	Stater Bros	31,980	Integrated Retail Commercial Center	3.3	106
1061 E Whittier Blvd	Sushi Restaurant	1,728	Services (Restaurant)	10	17
971 N Harbor Blvd	Dental Office	2,275	Medical	4	9
Total Parking Spaces Required					241

265 existing – 241 required = **24 surplus spaces**

3.0. ITE Parking Generation

Parking generation for the proposed project and existing uses were calculated based on rates using the Institute of Transportation Engineers (ITE) Parking Generation Manual (5th Edition). The Parking Generation Manual doesn't list the soft play structure as land use. So the Health/Fitness Club (LU 492) which is the closest use case to our uses is for the calculations.

See the results in the tables below:

Unit Number	Business Name	GFA (sf)	ITE Land Use Code	ITE Avg Peak Period Demand per 1000 GFA	ITE Required Parking Space
951 N Harbor	Funbox	20,100	492	4.73	95
941 N Harbor	Barber Sop	500	820	1.95	1
931 N Harbor	Shoe Repair	600	820	1.95	1
921 N Harbor	THE UPS Store	3,987	920	3.01	12
911 N Harbor	Laundry Shop	3,523	820	1.95	7
851 N Harbor	Stater Bros	31,980	850	2.93	94
1061 E Whittier Blvd	Sushi Restaurant	1,728	933	9.91	17
971 N Harbor Blvd	Dental Office	2,275	630	3.89	9
Total Parking Spaces Required					236

265 existing – 236 required = **29 surplus spaces**

4.0. On site Parking Survey

A parking survey was performed on the project site, and (03) comparable sites as noted below.

Project site:

Funbox La Habra – 951 N Harbor Blvd, La Habra CA 90631

Comparable sites:

- a. Urban Air Trampoline and Adventure Park - 1515 S Harbor Blvd, Studio 10, Fullerton CA 92832
- b. Kids Empire - 1979 W Malvern Ave, Fullerton, CA 92833
- c. Funbox Sacramento - 4710 Natomas Blvd Ste 190, Sacramento, CA 95835

The above mentioned comparable sites have been selected since they are comparable with capacity and located in a strip mall with shared parking and closely mimic the parking requirements at our project site. The Funbox in Sacramento provides the most accurate representation for what we expect at the site in question.

The following parking study times have been proposed since they are expected peaks periods for the La Habra Funbox:

- a. Tuesday 12/2/2025 from 4:00pm – 7:00pm
- b. Thursday 12/4/2025 from 4:00pm – 7:00pm
- c. Saturday 12/6/2025 from 11:00am – 4:00pm

Funbox's operating hours begin at 2pm-8pm during week days, and 9am to 9pm during the weekend.

The methodology proposed is for surveyors to count the number of empty spaces available at the La Habra Funbox location for the expected peak times. Surveyors also recorded the numbers of vehicles that enter and leave the comparable sites in 15-minute intervals during the peak periods listed above. We then compared the net number of vehicles per hour at each comparable site to the available parking spaces for that hour at La Habra Funbox.

Note that the counted vehicles for comparable sites are not for the entire parking lots but for the specific businesses listed above. The parking demand listed in the tables below also includes the parking demand for the employees.

Generally, there are approximately 140-180 available parking spaces during the proposed Funbox peak periods while the maximum cars per hour at the comparable sites was 71 cars per hour. Hence the La Habra site has enough available parking spaces to accommodate the peak traffic during expected peak hours.

See the tables on the following pages for the actual number of vehicles parked per hour at the comparable sites for the peak periods on the dates listed above:

Hourly Parking Demand

Date 12.02.25 (Tue)	Hourly Parking Demand			Available Spaces at La Habra	Surplus
	Kids Empire - Fullerton	Urban Air - Fullerton	Funbox - Sacramento		
4:00pm - 5:00pm	25	29	30	158	Yes
5:00pm - 6:00pm	27	29	33	180	Yes
6:00pm - 7:00pm	29	28	33	177	Yes

Date 12.04.25 (Thu)	Hourly Parking Demand			Available Spaces at La Habra	Surplus
	Kids Empire - Fullerton	Urban Air - Fullerton	Funbox - Sacramento		
4:00pm - 5:00pm	15	27	28	156	Yes
5:00pm - 6:00pm	43	29	31	184	Yes
6:00pm - 7:00pm	30	26	27	180	Yes

Date 12.06.25 (Sat)	Hourly Parking Demand			Available Spaces at La Habra	Surplus
	Kids Empire - Fullerton	Urban Air - Fullerton	Funbox - Sacramento		
11:00am - 12:00pm	23	71(max)	43	152	Yes
12:00pm - 1:00pm	41	65	34	155	Yes
1:00pm - 2:00pm	38	63	35	166	Yes
2:00pm - 3:00pm	44	31	31	179	Yes
3:00pm - 4:00pm	39	61	56	144	Yes

5.0. Conclusion

Based on the City of La Habra Municipal Code parking requirements, ITE Parking Generation manual and the actual number of vehicles data collected on site, the center provides more parking spaces than required at La Habra Funbox. Therefore, the proposed FunBox project is not expected to create any significant parking impact and the existing on-site parking supply is sufficient to meet the parking requirements.