

- c. The theater parcel has inadequate space to meet the parking needs of the staff and patrons; and
 - d. No parking easement was retained for use of the adjacent property.
2. A safety hazard has been created in that theater patrons must walk along a narrow road to attend shows, due to the loss of available parking to the theater;
 3. Bus parking and unloading has created a public nuisance by obstructing the free passage on the public highway; and
 4. Any legal nonconforming use of Assessor's Parcel Number 006-290-04 which may have existed for a theater is terminated.

Staff further recommends that enforcement action be stayed if a complete special use permit application is submitted to Planning Services no later than April 1, 2007, and is diligently pursued by the Coloma Crescent Players. During the time that a special use permit is being processed, use of the theater shall be limited to audiences of no more than 40 persons.