



PLANNING COMMISSION
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AGENDA

**CITY OF IMPERIAL
 PLANNING COMMISSION
 REGULAR MEETING**

**200 WEST 9TH STREET
 IMPERIAL, CA 92251**

**WEDNESDAY, February 10, 2016
 6:30PM**

Members of the audience are invited to speak on any item on or off the agenda. If the item is an agenda item, you will be permitted the opportunity to address the Planning Commission when the matter is considered. If you wish to speak on a matter which is not on the agenda, you will be given the opportunity to do so at the Public Comment section. When wishing to address the Planning Commission, please rise and state your name and address for the record. The Chairman reserves the right to place a time limit on each person's presentation of five (5) minutes.

A. PLANNING COMMISSION and TRAFFIC COMMITTEE CALL TO ORDER:

6:30 PM **ROLL CALL
 PLEDGE OF ALLEGIANCE**

B. PUBLIC APPEARANCES:

C. CONSENT CALENDAR

a. Approve Planning Commission Minutes for January 13, 2016

D. NEW BUSINESS: (DISCUSSION/ACTION – APPROVE/DISAPPROVE)

D-1 Public Hearing, Discussion/Action: Zoning Code Amendment Related Parking Requirements for Movie Theaters

- a. Open Public Hearing.
- b. Staff Report.
- c. Public Testimony.
- d. Close Public Testimony.
- e. Commission Discussion.
- f. Recommended Action: Approve **RESO. No. PC2016-02** Recommending that Council Amend the Zoning Code as it Relates to Parking Requirements for Movie Theaters

E. REPORTS:

- E-1. COMMISSIONER'S REPORTS**
- E-2. DIRECTOR'S REPORT**

ADJOURN PLANNING COMMISSION MEETING UNTIL NEXT REGULARLY SCHEDULED MEETING.

NOTE: Any documents produced by the City and distributed to a majority of the Planning Commission regarding any item on this agenda will be made available at the front counter at City Hall, located at 420 South Imperial Avenue, during normal business hours.



staff report

Agenda Item No.

D-1

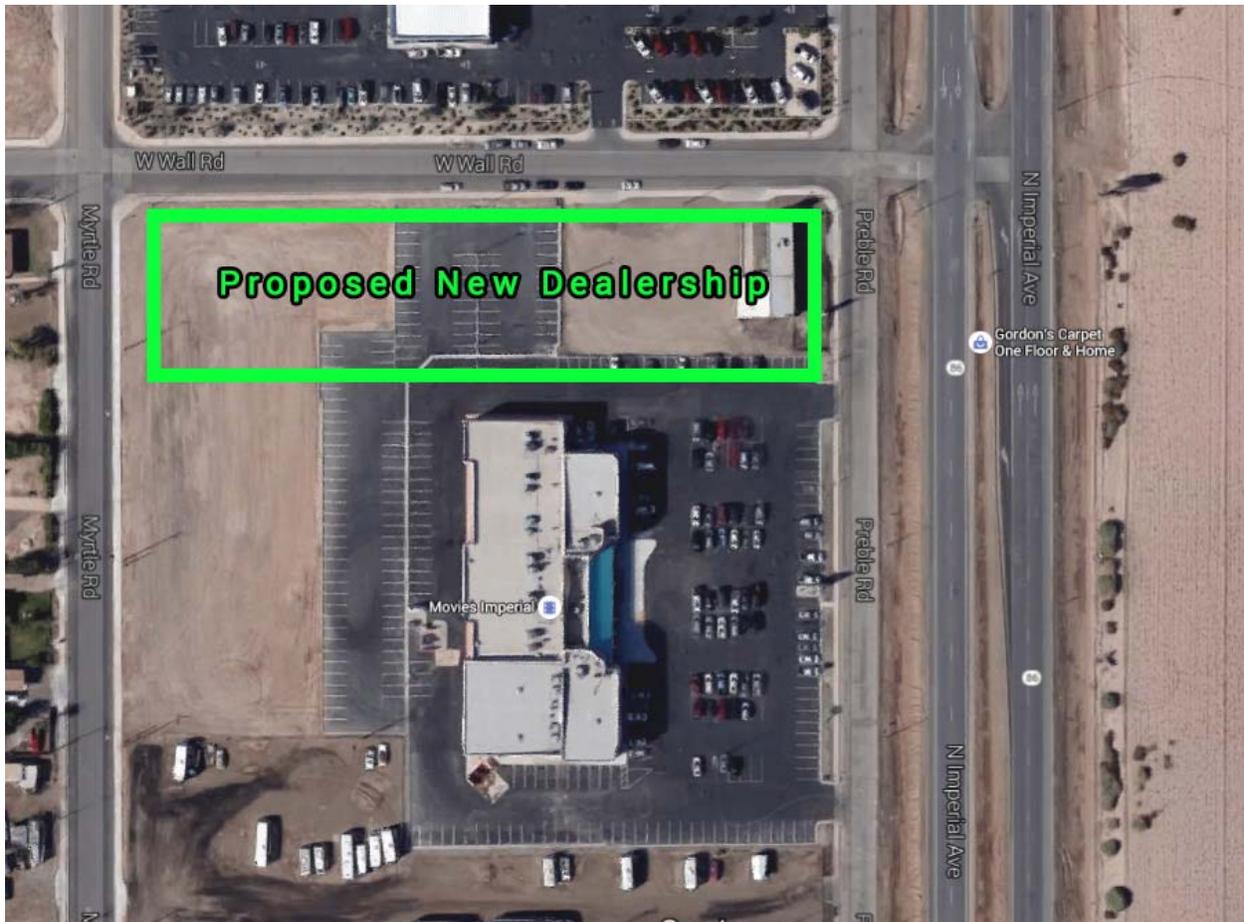
To: City of Imperial Planning Commission

From: Jorge Galvan, AICP, Director of Planning and Development

Date: February 10, 2016

Subject: Public Hearing: Zoning Code Amendment Related Parking Requirements for Movie Theaters

Mr. Les Rogers of Rogers and Rogers Automotive Group is proposing to open a new dealership along Preble Road and will likely purchase a small strip of land from The Movies. This will result in the removal of a number of parking spaces for the movie theater. The Zoning Code currently requires one parking space for every five seats in the theaters. The proposed removal of the parking space would result in non-compliance with the City's requirements.



Mr. Rogers is requesting that the City revise its requirements to reduce the amount of parking spaces required for movie theaters. Theater attendance numbers have been declining in recent years and during the

recent opening of Star Wars on December 18, 2015, staff observed that approximately 75% of the front parking area was occupied during the 6:00PM show. The north parking lot was approximately 50% occupied while the rear parking lot was empty. Star Wars is the current record holder for opening day box office attendance and it would have been on this day that the parking lot would be the most occupied.

The Imperial Movie Theater has been the only movie theatre in the city of Imperial for at least 20 years and parking spaces have never been fully occupied. When the theater received its Conditional Use Permit, the Planning Commission approved a variance to reduce the amount of parking space required from one space for every four seats to one space for every five seats. In October 2004, the City amended the Zoning Code to the approved variance ratio. Even with this reduced ratio, there appears to be an abundance of extra parking spaces. Those spaces to the rear of the building are rarely used.

Rather than establishing a new ratio, it is more practical to require a parking study. Several cities in California require a parking study rather than having a fixed ratio as there are multiple variable that affect the need for parking spaces. The current amount of spaces at Imperial Movie Theatre is sufficient at this time and no further action is required from the theater but should there be an expansion, the theater would have to submit a parking demand study and the recommendations out of that study will determine the number of spaces required.

Staff recommends that the Planning Commission **approve Resolution PC2016-02** that Council Amend the Zoning Code as it Relates to Parking Requirements for Movie Theaters.

Respectfully Submitted,



Jorge Galvan, AICP
Planning and Development Director

RESOLUTION PC2016-02

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF IMPERIAL
RECOMMENDING THAT COUNCIL AMEND THE ZONING CODE AS IT RELATES TO PARKING
REQUIREMENTS FOR MOVIE THEATERS**

WHEREAS, the Planning Commission of the City of Imperial held a duly notice public hearing on February 10, 2016.

WHEREAS, upon hearing and considering all testimony and arguments, analyzing the information submitted by staff and considering any written comment received, the Planning Commission considered all facts relating to the Zoning Ordinance Text Amendment.

NOW THEREFORE, BE IT RESOLVED by the Planning Commission of the City of Imperial recommend the amendment of Section 24.13.130.B.7.i.1 as follows

USE	MINIMUM OFF-STREET PARKING REQ.
Motion Picture Theaters	A Parking Demand Study shall be prepared and the recommendations of the Study shall be the number of spaces required.

PASSED, ADOPTED AND APPROVED by the Planning Commission of the City of Imperial, this 10th day of February 2016.

Planning Commission Chairman

ATTEST:

City Clerk