



## Legislation Details (With Text)

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**File #:** 05-2531      **Version:** 1      **Name:** Amendment to the Zoning Regulations to address maintenance of non-conforming parking rights

**Type:** Agenda Item      **Status:** Approved

**File created:** 3/10/2005      **In control:** City Council

**On agenda:** 3/15/2005      **Final action:** 3/15/2005

**Title:** Recommendation to refer to Planning Commission to investigate amending the Zoning Regulations in the Belmont Shore area to allow grandfathered parking rights in the conversion of a restaurant-to-retail use.

**Sponsors:** COUNCILMEMBER FRANK COLONNA, THIRD DISTRICT

**Indexes:**

**Code sections:**

**Attachments:** 1. 031505-R-14sr.pdf

Date	Ver.	Action By	Action	Result
3/15/2005	1	City Council	approve recommendation and refer to	Pass

Recommendation to refer to Planning Commission to investigate amending the Zoning Regulations in the Belmont Shore area to allow grandfathered parking rights in the conversion of a restaurant-to-retail use.

It is my understanding that the Belmont Shore Parking and Business Improvement Area Advisory Commission would like to create a mechanism that would permit existing restaurants to be converted to non-restaurant use to both broaden the tenant mix along Second Street and provide for some temporary decrease in parking demand. To accomplish this, a change to the Zoning Regulations is necessary to encourage, or remove the constraints from restaurant property owners converting the use of their properties.

I respectfully request that the City Council refer this matter to the Planning Commission to investigate amending the Zoning Regulations in the Belmont Shore area to allow grandfathered parking rights in the conversion of a restaurant-to-retail use.

[Timing Considerations]

[Fiscal Impact]

Approve recommendation.

[Enter Body Here]

[Respectfully Submitted,]