




Date: March 10, 2005
To: Mayor O'Neill & City Council
From: Frank Colonna, Council Member, Third District 
Subject: AGENDA ITEM-MARCH 15, 2005 AMENDMENT TO THE ZONING REGULATIONS TO ADDRESS MAINTENANCE OF NON-CONFORMING PARKING RIGHTS

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.

FC/ag