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# Planning Commission Report

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**Planning Commission Meeting: February 5, 2020**

**Agenda Item: 6-A**

To: Planning Commission  
From: Jing Yeo, AICP, City Planning Division Manager  
Subject: Resolutions of Intention to Amend Sections of the Santa Monica Municipal Code and the Bergamot Area Plan to Create a Use Classification and Parking Regulations for Food Halls and Permit Food Halls in Commercial Districts and Districts subject to the Bergamot Area Plan

## **Recommended Action**

Staff recommends that the Planning Commission adopt the following Resolutions declaring its intent to consider recommending to the City Council amendments to the text of the Zoning Ordinance and the Bergamot Area Plan to create a use classification and parking regulations for Food Halls and permit Food Halls in commercial districts and districts subject to the Bergamot Area Plan.

## **Background**

In 2018 the City Council prioritized a planning process for the Pico neighborhood which, in part, evaluated zoning standards and regulations governing land uses and development. This process involved community workshops in 2018 and 2019 to help develop a vision for Pico Boulevard and identify preferred land uses for Pico Boulevard. Included in the public feedback was community interest in a food hall land use which could provide more flexibility for eating establishments than typical full- and limited-service restaurants by allowing for smaller tenant space footprints and multiple vendors in a single location as well as encourage more economic opportunities for the area.

Also in 2018 in partnership with Downtown Santa Monica Inc., the City initiated an effort dubbed "Promenade 3.0" to develop a comprehensive place-making overview of the Third Street Promenade to emphasize refreshed infrastructure, innovative tenancing, and active public space management. Through a variety of workshops and meetings with public and private Promenade stakeholders, the goals, among others, of providing flexibility to divide retail spaces and change uses to better meet market conditions along with providing opportunities to stimulate leasing to unique, local and independent tenants were identified.

While the Pico Boulevard and Promenade 3.0 planning efforts will take additional time to complete, more immediate amendments to the Zoning Ordinance and Bergamot Area plan to create a food hall use would encourage more diverse and engaging eating and

retail establishments not only in the Pico and Downtown areas but throughout the City's commercial districts and districts within the Bergamot Area Plan.

### **Discussion**

The proposed amendments include, but are not limited to, consideration of the following:

- Permitting Food Hall uses in the city's commercial districts and districts subject to the Bergamot Area Plan
- Creating parking regulations for Food Halls
- Creating a land use classification for Food Halls

The attached Resolutions of Intention represent the formal commencement of the process to consider recommending to the City Council the amendments to the Zoning Ordinance and Bergamot Area Plan to permit Food Hall uses in the city's commercial districts and districts subject to the Bergamot Area Plan. The resolutions do not represent any specific recommendations by staff or predict any final decisions by the Planning Commission. Instead these resolutions signify the beginning of the formal processes by which the Planning Commission will review the proposed changes before making any formal recommendations to the City Council. Following approval of the Resolutions of Intention, formal Planning Commission consideration of these amendment is tentatively scheduled to occur in March 2020 with City Council consideration to follow.

**Prepared by:** Tony Kim, Principal Planner

### **Attachments**

- A. Planning Commission Resolution of Intention 20-003 (Zoning Ordinance)
- B. Planning Commission Resolution of Intention 20-004 (Bergamot Area Plan)

# **ATTACHMENT A**

Planning Commission Resolution of Intention 20-003  
(Zoning Ordinance)

RESOLUTION NUMBER 20-003 (PCS)

(Planning Commission Series)

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA MONICA DECLARING ITS INTENTION TO CONSIDER RECOMMENDING TO THE CITY COUNCIL THAT THE COUNCIL AMEND THE TEXT OF THE CITY'S ZONING ORDINANCE TO CREATE A USE CLASSIFICATION FOR FOOD HALL, PERMIT FOOD HALL USES IN THE CITY'S COMMERCIAL DISTRICTS, AND CREATE PARKING REGULATIONS FOR FOOD HALL USES

WHEREAS, on July 6, 2010, the City Council adopted the Land Use and Circulation Element ("LUCE") of the City's General Plan; and

WHEREAS, the City's new Zoning Ordinance, Chapters 9.01 through 9.52 of Article 9 of the Santa Monica Municipal Code ("Zoning Ordinance"), became effective on July 24, 2015; and

WHEREAS, in 2018 the City Council prioritized a planning process for the Pico Neighborhood which, in part, evaluated zoning standards and regulations governing land uses and development for Pico Boulevard between Euclid Street and Centinela Avenue; and

WHEREAS, the process was guided by a series of workshops seeking input from the community to develop a vision and identify preferred land uses for that portion of Pico Boulevard; and

WHEREAS, the community expressed a desire for a land use that would increase flexibility for eating establishments by allowing for smaller tenant space footprints and multiple vendors in a single location, which would also encourage more economic opportunities for the area's residents; and

WHEREAS, also in 2018 the City and Downtown Santa Monica, Inc. ("DTSM") commenced a planning effort, "Promenade 3.0", to study the future of the Third Street Promenade; and

WHEREAS, "Promenade 3.0" is intended to develop a comprehensive place-making overview of the Third Street Promenade to emphasize refreshed infrastructure, innovative tenancing, and active public space management; and

WHEREAS, through a variety of workshops and meetings, public and private Promenade stakeholders expressed a desire for land use regulations that would provide flexibility for retail spaces and eating establishments to better meet market conditions by allowing for division of larger spaces which would also provide opportunities to stimulate leasing to unique, local and independent tenants; and

WHEREAS, while the Planning processes for Pico Boulevard and "Promenade 3.0" are still in progress, more immediate amendments to allow for multiple businesses to operate in a single enclosed space would encourage more economic opportunities for local tenants and allow for local-serving, diverse and engaging eating and retail establishments not only in the Pico Neighborhood and along the Promenade, but throughout the City's commercial districts; and

WHEREAS, on February 5, 2020, the Planning Commission considered amendments to the text of the Zoning Ordinance to create a use classification for Food Hall, revise land use regulations in the Zoning Ordinance to permit Food Hall uses in the City's commercial districts, and create parking regulations for Food Hall uses, which are detailed in Exhibit A, and hereby declares its intention to consider such changes by adopting this resolution pursuant to Santa Monica Municipal Code Section 9.46.030(B).

NOW, THEREFORE, THE PLANNING COMMISSION OF THE CITY OF SANTA MONICA DOES RESOLVE AS FOLLOWS:

SECTION 1. Pursuant to Santa Monica Municipal Code Section 9.46.030(B), the Planning Commission does hereby announce its intention to consider recommending to the City Council that the City Council amend the text of the Zoning Ordinance, as set forth in Exhibit A, attached to this Resolution.

SECTION 2. The Director of Planning and Community Development shall certify to the adoption of this Resolution, and thenceforth and thereafter the same shall be in full force and effect.

APPROVED AS TO FORM:

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LANE DILG  
City Attorney

Adopted this 5th day of February, 2020.

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Chair, Planning Commission

I hereby certify that the foregoing Resolution of Intention was duly and regularly introduced and approved at a meeting of the Planning Commission on the 5th day of February, 2020 by the following vote:

Ayes:

Noes:

Abstain:

Absent:

Attest:

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Director of Planning and Community Development

EXHIBIT A

[behind this page]

TOPIC	DESCRIPTION	SMMC SECTION(S) TO BE REVIEWED AND/OR AMENDED INCLUDE BUT MAY NOT BE LIMITED TO:
<p><u>Food Halls</u></p>	<p>Consider possible amendments to:</p> <ul style="list-style-type: none"> <li>• Revise the Land Use Regulations for properties in commercial districts to permit Food Hall uses</li> <li>• Create parking regulations for Food Hall uses</li> <li>• Create a use classification for Food Hall</li> </ul>	<p>9.10.040, Land Use Regulations, Downtown Districts</p> <p>9.11.020, Land Use Regulations, Mixed-Use and Commercial Districts</p> <p>9.13.020, Land Use Regulations, Employment Districts</p> <p>9.28.060, Off-Street Parking</p> <p>9.51.030, Nonresidential Use Classifications</p>

# **ATTACHMENT B**

Planning Commission Resolution of Intention 20-004  
(Bergamot Area Plan)

RESOLUTION NUMBER 20-004 (PCS)

(Planning Commission Series)

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA MONICA DECLARING ITS INTENTION TO CONSIDER RECOMMENDING TO THE CITY COUNCIL THAT THE COUNCIL AMEND THE TEXT OF THE BERGAMOT AREA PLAN TO PERMIT FOOD HALL USES IN THE ZONING DISTRICTS LOCATED IN THE PLAN AREA

WHEREAS, on July 6, 2010, the City Council adopted the Land Use and Circulation Element (“LUCE”) of the City’s General Plan; and

WHEREAS, on September 11, 2013, the City Council adopted the Bergamot Area Plan (“BAP”), which provides policies and standards for transition 142.5 acres of former industrial lands into an arts-focused, transit-oriented, mixed use pedestrian-oriented neighborhood anchored by the Bergamot Exposition Light Rail Station; and

WHEREAS, the BAP envisions creating the City’s most sustainable neighborhood—one that both conserves the authentic, industrial character that has fostered a creative community in the area and removes barriers to housing, local restaurants and services to take full advantage of the arrival of the Exposition Light Rail; and

WHEREAS, the BAP sets for the land use regulations for the Plan’s four zoning districts which are designed to promote a more walkable, less auto-dependent land use

pattern that meets the City's broad social, economic and environmental goals while encouraging local-serving economic activity that responds to the needs of local residents and area workers; and

WHEREAS, in 2018 the City Council prioritized a planning process for the Pico Neighborhood which, in part, evaluated zoning standards and regulations governing land uses and development for Pico Boulevard between Euclid Street and Centinela Avenue; and

WHEREAS, the process was guided by a series of workshops seeking input from the community to develop a vision and identify preferred land uses for that portion of Pico Boulevard; and

WHEREAS, the community expressed a desire for a land use that would increase flexibility for eating establishments by allowing for smaller tenant space footprints and multiple vendors in a single location, which would also encourage more economic opportunities for the area's residents; and

WHEREAS, also in 2018 the City and Downtown Santa Monica, Inc. ("DTSM") commenced a planning effort, "Promenade 3.0", to study the future of the Third Street Promenade; and

WHEREAS, "Promenade 3.0" is intended to develop a comprehensive place-making overview of the Third Street Promenade to emphasize refreshed infrastructure, innovative tenanting, and active public space management; and

WHEREAS, through a variety of workshops and meetings, public and private Promenade stakeholders expressed a desire for land use regulations that would provide flexibility for retail spaces and eating establishments to better meet market conditions by allowing for division of larger spaces which would also provide opportunities to stimulate leasing to unique, local and independent tenants; and

WHEREAS, while the Planning processes for Pico Boulevard and “Promenade 3.0” are still in progress, more immediate amendments to allow for multiple businesses to operate in a single enclosed space would encourage more economic opportunities for local tenants and allow for local-serving, diverse and engaging eating and retail establishments not only in the Pico Neighborhood and along the Promenade, but throughout the City’s commercial districts, including those located within the BAP plan area; and

WHEREAS, on February 5, 2020, the Planning Commission considered amendments to the text of the BAP to permit Food Hall uses in the zoning districts located in the plan area, which are detailed in Exhibit A, and hereby declares its intention to consider such changes by adopting this resolution pursuant to Santa Monica Municipal Code Section 9.45.060(A).

NOW, THEREFORE, THE PLANNING COMMISSION OF THE CITY OF SANTA MONICA DOES RESOLVE AS FOLLOWS:

SECTION 1. Pursuant to Santa Monica Municipal Code Section 9.45.060(A), the Planning Commission does hereby announce its intention to consider recommending to

the City Council that the City Council amend the text of the Bergamot Area Plan, as set forth in Exhibit A, attached to this Resolution.

SECTION 2. The Director of Planning and Community Development shall certify to the adoption of this Resolution, and thenceforth and thereafter the same shall be in full force and effect.

APPROVED AS TO FORM:

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LANE DILG  
City Attorney

Adopted this 5th day of February, 2020.

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Chair, Planning Commission

I hereby certify that the foregoing Resolution of Intention was duly and regularly introduced and approved at a meeting of the Planning Commission on the 5th day of February, 2020 by the following vote:

Ayes:

Noes:

Abstain:

Absent:

Attest:

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Director of Planning and Community Development

EXHIBIT A

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TOPIC	DESCRIPTION	BERGAMOT AREA PLAN CHAPTER(S) TO BE REVIEWED AND/OR AMENDED INCLUDE BUT MAY NOT BE LIMITED TO:
<u>Food Halls</u>	Consider possible amendments to land use regulations to permit Food Hall uses in zoning districts located in the plan area	Chapter 5, Land Use Regulations and Development Standards