

SIMPLIFIED ZONING & PERMITTING RULES



THIRD
STREET
PROMENADE

More types of businesses can open or expand with staff-level approvals, bypassing the time and expense of public hearings.



Photo Credit: Michael Ade Ojo

RESTAURANTS, BARS & NIGHTLIFE

No Conditional Use Permit required for bars, nightclubs & lounges on the Third Street Promenade

Relaxed restrictions on dancing, arcade games, and amplified music requirements

Restaurants up to 5,000 sq. ft. allowed by-right, including the ability to provide off-site alcohol per ABC allowances

Expanded eligibility of Alcohol Exemption permits on Third Street Promenade and at Santa Monica Place

No limitations on the types of fast casual restaurants allowed on Third Street Promenade

Expanded opportunities for outdoor dining on sidewalks, parklets, rooftops, and private property

SIMPLIFIED RULES

Commercial Signage: Staff-level approvals for more signage options, including upper-level and portable signs with lettering up to 18".

Parking: New businesses located within the Downtown area are not subject to parking minimums.

Upper Floor Businesses: Entrances to upper floors are allowed directly onto the sidewalk.

Active Commercial Use Depth: Requirements reduced from 50' to the first 25' of the property.

Change of Use: Existing restaurants can change use without a CUP.

More Uses: Food Halls are conditionally allowed. Health clubs, physical training, and yoga studios up to 5,000 sq. ft. are allowed by-right in more areas.

Zoning: Non-conforming retail, food, and beverage establishments can be reoccupied by a new tenant of the same type without new zoning approvals.

Reduced zoning restrictions, Conditional Use permits (CUPs), Minor Use Permits (MUPs), and discretionary approvals for a wide range of uses have been eliminated.

Temporary Use Permits supporting economic recovery are extended up to 6-months.

DTSM, INC. RESOURCES

- [Downtown Santa Monica Economic Data](#)
- [Permitting Assistance Guide](#)
- [Commercial Real Estate Listings Map](#)

Click the links above or visit downtownsm.com.



Outdoor Dining at Blue Plate Taco



Pickle Pop: Change of Use - Retail to Commercial Entertainment and Recreation Use

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