



## AL FRESCO ON PRIVATE PROPERTY FAST-TRACK PERMIT FORM

L.A. Al Fresco Program launched in May 2020 as a temporary program to promote the economic vitality of our City's restaurants during the COVID-19 emergency. The program temporarily relaxed regulations that would otherwise govern outdoor dining, including zoning regulations, fees, and permitting procedures. In response to the success of the temporary program, the City is now offering permits for businesses that would like to offer Al Fresco dining permanently.

Temporary Authorization holders must reapply if they would like to continue to offer Al Fresco outdoor dining after July 31, 2024. Businesses are encouraged to apply early to allow for adequate time for application review and approval.

In an effort to help businesses transition to the permanent program expeditiously, the City's Department of Building and Safety has launched the *Al Fresco Fast-Track Permit Program*. The *Al Fresco Fast-Track Permit Program* on Private Property is only available for outdoor dining that meet the following criteria:

- Only moveable furniture is used, such as moveable tables, chairs, planters, and umbrellas.
- No required parking is displaced except for what is allowed per the Al Fresco ordinance.
- Does not displace parking stalls within a shared parking lot.
- No built structures except for platforms under 30"
- The outdoor dining area(s) are in conjunction with an existing permitted restaurant.
- Permeable surfaces required for Low Impact Development are not replaced with impervious surfaces.
- Drainage is not altered.

Please answer all questions in the following checklist provided to help determine if your business is eligible for the *Al Fresco Fast-Track Permit Program*. If your business is not eligible for the *Al Fresco Fast-Track Permit Program* but does comply with the Al Fresco Ordinance, you may still apply for an Al Fresco building permit. Please refer to the [Information Bulletin Guidelines for Plan Check and Permit Requirements for an Outdoor Dining Area \(Al Fresco\) on Private Property](#) which provides guidance for the plan check and permitting processes for outdoor dining areas (Al Fresco) on private property.

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Please answer all questions in the table below.

<b>Section I. Location, Size, &amp; Enclosures/Platforms</b>		<b>Yes</b>	<b>No</b>
<i>A "No" answer for questions 1-4 will mean a Fast-Track permit cannot be issued.</i>			
1	Is the outdoor dining area located entirely on private property?		
2	Is the overall square footage of the existing and new outdoor dining area less than 1,500 sq ft?		
3	Is the outdoor dining area unenclosed or enclosed with moveable components (i.e., nothing permanently fixed to the ground)?		
4	Is the outdoor dining area on grade or a platform less than 30 inches high?		

<b>Section II. Parking Relief &amp; Shared Parking Area</b>		<b>N/A</b>	<b>Yes</b>	<b>No</b>
<i>If the proposed outdoor dining area is not displacing any parking stalls, check N/A.</i>				
5	If the outdoor dining area is in a parking area, is the entire parking lot designated exclusively for your establishment? (i.e., no shared parking)			
<b>Parking Relief</b>				
6	Is the square footage of the primary restaurant less than or equal to 3,000 sf? <i>or</i> Is the proposed outdoor eating area less than or equal to 1,000 sf?			
7	Enter the number of parking stalls removed (e.g. 0,1,2,3,etc) :			
8	If the criteria in item #6 are not met and parking is being reduced, at least one stall shall remain that is at least 18' long by 9' wide, with an access aisle located on the passenger side at least 8' wide. Do you comply with this requirement?  Note: The following Information Bulletin provides additional information regarding the dimensions of the stall: <a href="https://ladbs.org/docs/default-source/publications/information-bulletins/building-code/access-ible-details-for-parking.pdf?sfvrsn=7dcaf953_34">https://ladbs.org/docs/default-source/publications/information-bulletins/building-code/access-ible-details-for-parking.pdf?sfvrsn=7dcaf953_34</a>			

<b>Section III. Layout of Dining Area</b>		<b>Yes</b>	<b>No</b>
9	A minimum of 36 inches clear path of exit to the public right of way is required ( <i>per LAMC 91.1030.13.1</i> ) and at least 5% of seats must be accessible and a 48 inches wide clear path to these tables shall be provided ( <i>per chapter 11B of CA Building Code</i> ). Do you meet these requirements? <i>A "No" answer will mean a Fast-Track permit cannot be issued.</i>		

<b>Section IV. Seating</b>		<b>Yes</b>	<b>No</b>
10	Are there less than 100 seats in your proposed Al Fresco area? <i>A "No" answer will mean a Fast-Track permit cannot be issued.</i>		

<b>Section V. Exiting and Emergency Access</b>		<b>N/A</b>	<b>Yes</b>	<b>No</b>
<i>A "No" answer will mean a Fast-Track permit cannot be issued.</i>				
11	If the outdoor dining area is less than 750 sf, is there one exit to the public right of way that does not pass through the existing indoor restaurants?			
12	If the outdoor dining area is equal or larger than 750 sf, are there at least two exits to the public right of way that do not pass through the existing indoor restaurant?			
13	If the existing indoor restaurant has an occupancy of less than 100 occupants, will there be a 44" clear egress path from all exit doors? Or If the existing indoor restaurant has an occupancy of 100 or more occupants, will there be a 10' clear egress path from all exit doors?			
14	The outdoor dining area will <b>NOT</b> have any furniture or unmovable railings that will obstruct a 6' wide clear path leading from the street to any Fire Department Connection (FDC)?			

<b>Section VI. Plot Plan: REQUIRED</b>		<b>Yes</b>	<b>No</b>
15	Is a plot plan illustrating the layout of the proposed outdoor dining area provided? <i>(See attachments A or B as an acceptable example of the plot plan)</i> <i>Specify on the plot plan the total number of parking stalls removed for the outdoor dining area. If no parking is removed, state on plans: "NO PARKING REMOVED."</i> <i>A "No" answer will mean a Fast-Track permit cannot be issued.</i>		

<b>Section VII. Alcohol Service</b>		<b>Yes</b>	<b>No</b>
<i>A "Yes" answer will mean a clearance from the Department of City Planning will be required.</i>			
16	Does your establishment serve alcoholic beverages?		
17	Does your establishment propose to serve alcoholic beverages in the outdoor dining area?		
18	Is the site associated with an alcohol case [e.g. a Conditional Use Beverage (CUB) or Restaurant Beverage Program (RBP) authorization?		

**Comments:**

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**Clearances:**

Clearances from the Department of City Planning, Bureau of Engineering, and Los Angeles County Department of Public Health may be required.

**Los Angeles County Health Department:**

The addition of customer seats to a restaurant for Al Fresco Dining may impact your restaurant's public health permit fee. Restaurant permit fees are based on the number of customer seats and the risk category the restaurant is assigned. It is the applicant's responsibility to meet the County's requirements and associated fees. Please contact the Los Angeles County Department of Public Health at 888-700-9995 or [ehmail@ph.lacounty.gov](mailto:ehmail@ph.lacounty.gov) for more information.

**Fast-Track Submission:**

Complete the Fast-Track permit checklist, attach the plot plan, and submit it to LADBS by using the ePlan process. <https://eplanla.lacity.org/>

**Inspection Request:**

Once the Fast-Track permit is issued, call to request an inspection. The Inspector will verify that all answers provided on the form are correct and confirm that the outdoor dining area complies with the requirement of the Al Fresco Fast-Track permit.

Inspection request options:

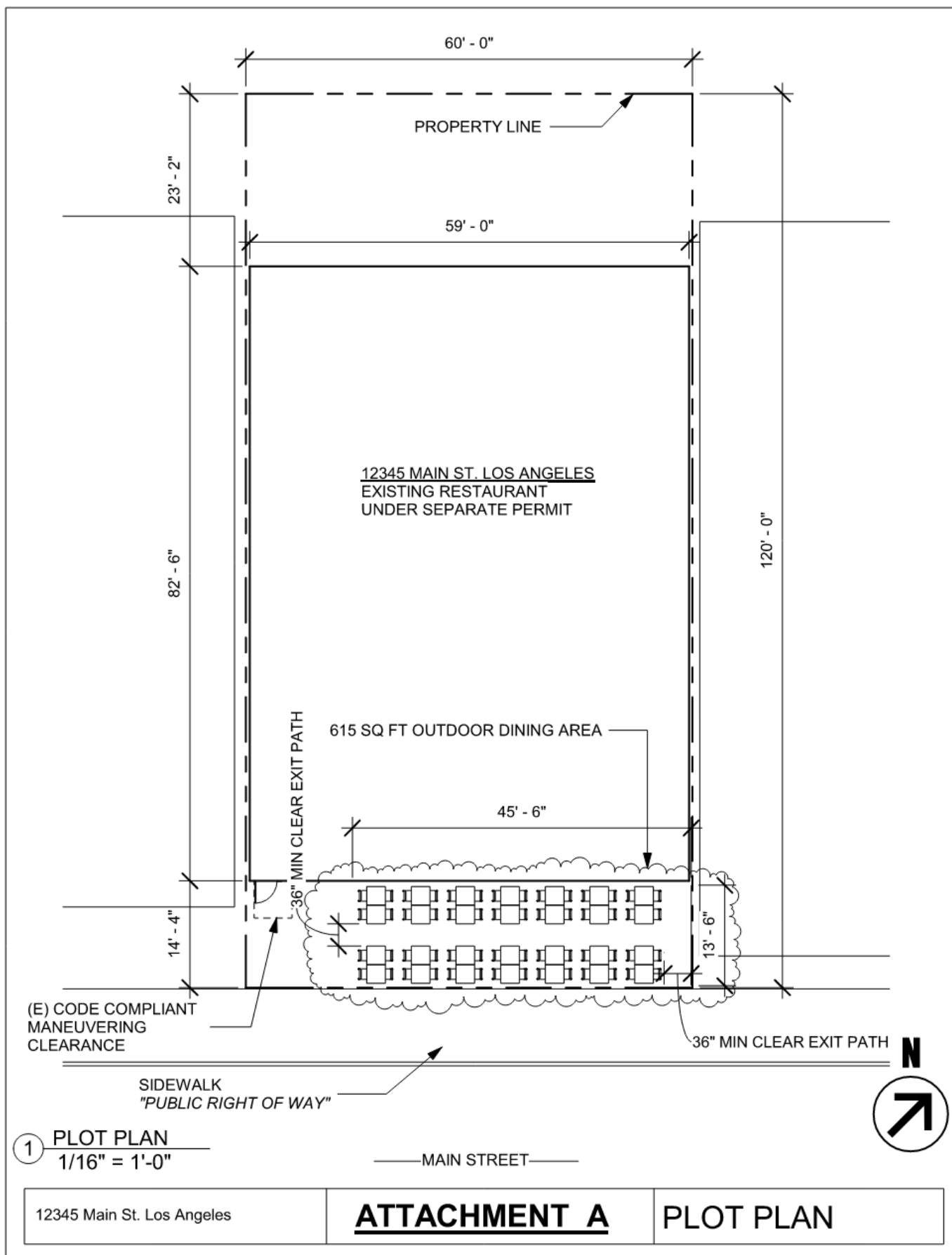
Online: <https://www.ladbsservices2.lacity.org/OnlineServices/?service=rfi>

Phone: 888-LA4-BUILD / (888)-524-2845 or (213) 482-0000

**Certification**

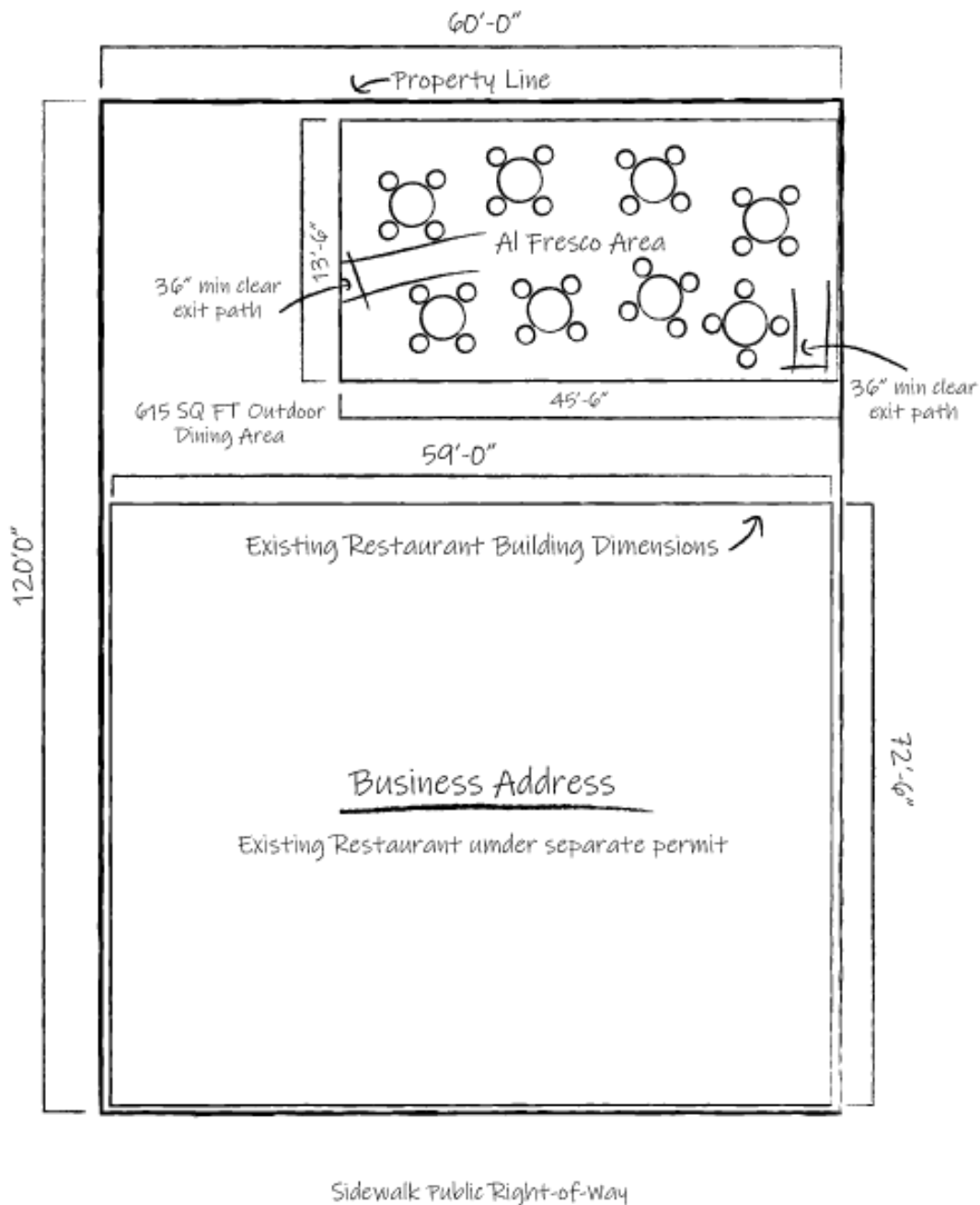
I, \_\_\_\_\_, the owner or operator of \_\_\_\_\_  
located at \_\_\_\_\_, certify that the information provided is correct to the best  
of my knowledge and agree to adhere to all requirements pursuant to Los Angeles City [Ordinance No. 188073](#).

\_\_\_\_\_(signature)



Hand-Drawn Site Plan can be drawn by applicant, but must follow requirements:

- Lines should be straight and dimensions legible
- Must include dimensions for property line, existing permitted building, and Al Fresco area (include distance between Al Fresco area to building and property lines)
- Must show 36" minimum clear exit path and 48" minimum clear walkway for 5% of seats
- Must provide square footage of proposed Al Fresco area
- Must note number of parking stalls being removed for outdoor dining



## **ATTACHMENT B**