

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 January 31, 2026. 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.
- Does not include or require parking re-striping.
- No built structures except for:
 - platforms under 30"
 - fabric shade structure per attached standard plan (only allowed outside required yards)
- 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.

AL FRESCO FAST-TRACK PERMIT FORM

Please answer all questions in the table below.

Section I. Location, Size, & Enclosures/Platforms		Yes	No
A "No" answer for questions 1-4 will mean a Fast-Track permit cannot be issued.			
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 sf?		
3	Is the outdoor dining area unenclosed or enclosed with either moveable components (i.e., nothing permanently fixed to the ground) or fabric shade structure(s) per attached standard plan.		
4	Is the outdoor dining area on grade or a platform less than 30 inches high?		

Section II. Parking Relief & Shared Parking Area		N/A	Yes	No
If the proposed outdoor dining area is not displacing any parking stalls, check N/A.				
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)			
Parking Relief				
6	Is the square footage of the primary restaurant less than or equal to 3,000 sf? or 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: https://dbs.lacity.gov/sites/default/files/efs/forms/pc17/accessible-details-for-parking.pdf			

Section III. Layout of Dining Area		Yes	No
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? A "No" answer will mean a Fast-Track permit cannot be issued.		

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

Section V. Exiting and Emergency Access		N/A	Yes	No
A "No" answer will mean a Fast-Track permit cannot be issued.				
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 NOT have any furniture or unmovable railings that will obstruct a 6' wide clear path leading from the street to any Fire Department Connection (FDC)?			

Section VI. Plot Plan: REQUIRED		Yes	No
15	Is a plot plan illustrating the layout of the proposed outdoor dining area provided? (See attachments A or C as an acceptable example of the plot plan) 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." A "No" answer will mean a Fast-Track permit cannot be issued.		

Section VII. Alcohol Service		Yes	No
A "Yes" answer will mean a clearance from the Department of City Planning will be required.			
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 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:

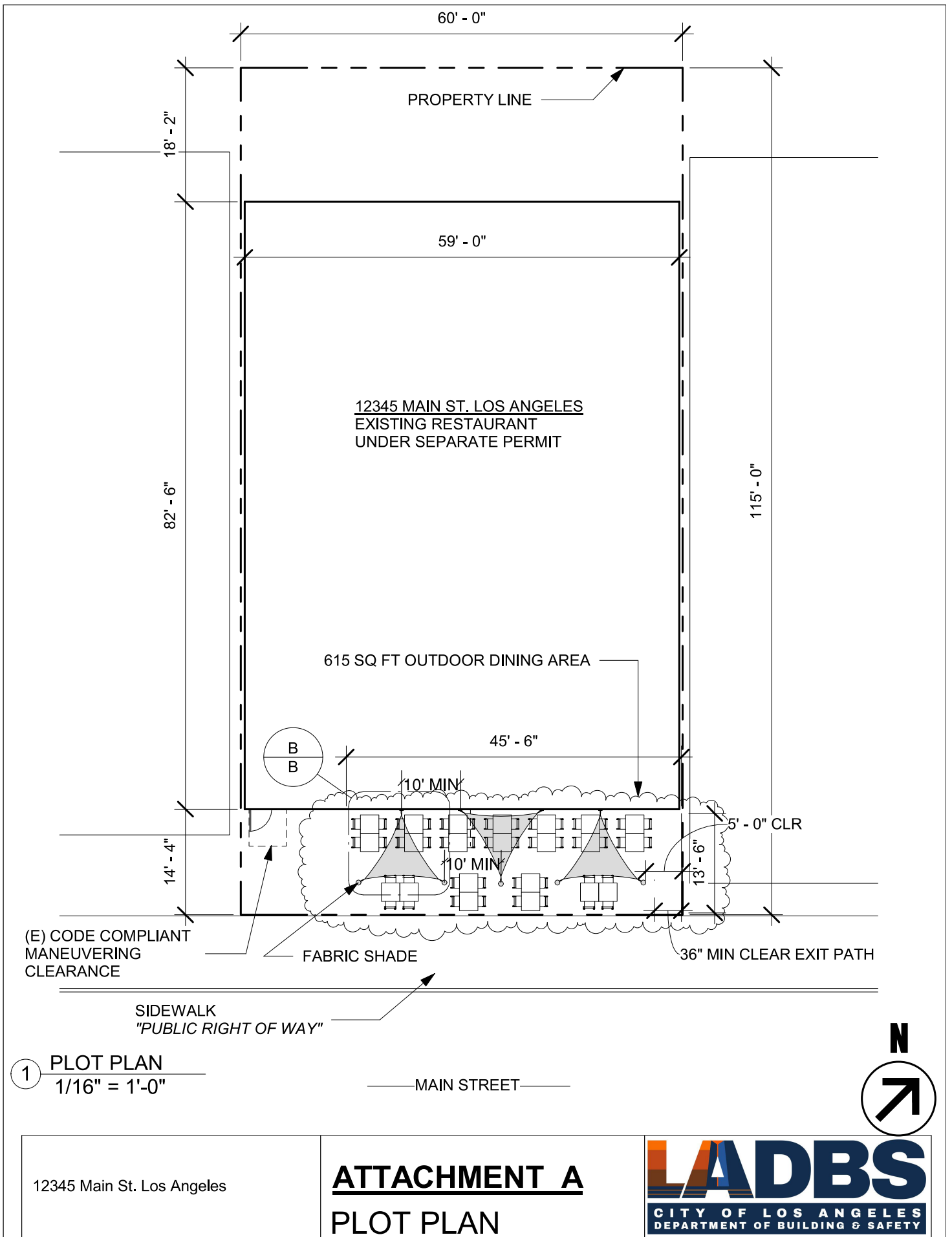
Online: <https://www.ladbsservices2.lacity.org/OnlineServices/?service=rfi>

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)



PURPOSE

1. THIS STANDARD PLAN PROVIDES STANDARD DETAILS AND SPECIFICATIONS THAT MAY BE USED FOR CONSTRUCTION DRAWINGS FOR FABRIC SHADE STRUCTURES FOR AL FRESCO PROEJCTS IN COMPLIANCE WITH THE LOS ANGELES BUILDING CODE.
2. ANY MODIFICATION TO THE STANDARD DETAILS AND NOTES SHALL REQUIRE AN AL FRESCO BUILDING PERMIT PER THE INFORMATION BULLETIN GUIDELINES FOR PLAN CHECK AND PERMIT REQUIREMENTS FOR AN OUTDOOR DINING AREA (AL FRESCO) ON PRIVATE PROPERTY.
3. IF THERE IS A DISCREPANCY OR CONFLICT IN THE STANDARD DETAILS AND NOTES WITH THE CURRENT LOS ANGELES BUILDING CODE, THE CURRENT BUILDING CODE SHALL PREVAIL.
4. THIS STANDARD PLAN SHALL NOT BE USED IN AREAS IDENTIFIED AS LIQUEFACTION ZONES, VHFSZ, FIRE DISTRICT 1 OR SPECIAL GRADING AREAS.

REINFORCED CONCRETE NOTES

1. CONCRETE WORK SHALL BE EXECUTED IN ACCORDANCE WITH THE LATEST EDITION OF THE AMERICAN CONCRETE INSTITUTE SPECIFICATION FOR STRUCTURAL CONCRETE ACI 301 AND BUILDING CODE ACI 318.
CONCRETE SPECIFICATIONS, SHALL BE AS FOLLOWS:
-28 DAY STRENGTH: 2500 PSI
-SLUMP: 3-5
-PORTLAND CEMENT SHALL CONFORM TO C-150
-AGGREGATE SHALL CONFORM TO ASTM C-33
2. ALL REINFORCEMENT STEEL SHALL CONFORM TO ASTM A-615 GRADE 60; AND SHALL BE DETAILED, FABRICATED AND PLACED IN ACCORDANCE WITH THE LATEST ACI SPECIFICATION FOR STRUCTURAL CONCRETE ACI 301, ACI DETAILING MANUAL AND CRSI MANUAL OF STANDARD PRACTICE.
3. OWNER TO BE RESPONSIBLE FOR SITE DRAINAGE.
4. CONCRETE SHALL BE TESTED PER LABC 2023 SECTION 1903 AND SHALL BE INSPECT PER SECTION 1704.4.
5. STEEL REINFORCEMENT AND REBAR PLACEMENT SHALL BE INSPECTED PER SECTION 1704.4.

STRUCTURAL STEEL

1. ALL STRUCTURAL STEEL SHAPES SHALL BE COLD FORMED HSS ASTM A500 GRADE C, UNLESS OTHERWISE NOTED, TYPICAL MECHANICAL PROPERTIES FOR HSS PRODUCTS:
SQUARE AND RECTANGULAR 50,000 PSI YIELD / 62,000 PSI TENSILE
ROUND PIPE 46,000 PSI YIELD / 62,000 PSI TENSILE
- MIN PRODUCT SIZES: HSS8X8X5/8; 8" STD. ROUND PIPE
2. ALL GALVANIZED STEEL TUBE PRODUCTS ARE MANUFACTURED PER ASTM A500, TYPICAL MECHANICAL PROPERTIES ACHIEVED FOR GALVANIZED TUBE PRODUCTS:
ROUND TUBE 45,000 PSI YIELD / 48,000 PSI TENSILE
3. ALL PLATES PRODUCTS SHALL COMPLY WITH ASTM A572 GRADE 50
4. STRUCTURAL STEEL SHALL BE DETAILED, FABRICATED AND ERECTED IN ACCORDANCE WITH A.I.S.C. SPECIFICATIONS.
5. ALL SHOP WELDS SHALL BE EXECUTED IN ACCORDANCE WITH THE LATEST EDITION OF THE AMERICAN WELDING SOCIETY (AWS) D1.1 SPECIFICATIONS. ALL WELDS SHALL BE CONTINUOUS WHERE LENGTH IS NOT GIVEN, UNLESS OTHERWISE SHOWN OR NOTED ON DRAWINGS. ALL WELDS SHALL BE MADE USING E70XX .045 WIRE.
6. SHOP CONNECTIONS SHALL BE WELDED UNLESS NOTED OTHERWISE. FIELD CONNECTIONS SHALL BE AS INDICATED ON THE DRAWINGS (IF REQUIRED). ALL FILLET WELDS SHALL BE A MINIMUM OF 3/16" UNLESS OTHERWISE NOTED. FIELD WELDS SHALL NOT BE ALLOWED.
7. SHOP WELDS MUST BE PERFORMED IN A LADBS LICENSED FABRICATOR'S SHOP.
8. LADBS LICENSED FABRICATOR IS REQUIRED FOR STRUCTURAL STEEL.

FABRIC SPECIFICATION

1. FABRIC SHALL BE A HIGH DENSITY POLYETHYLENE WITH ULTRA VIOLET ADDITIVES, WITH MONOFILAMENT AND TAPE CONSTRUCTION GIVING A STABLE MATERIAL AND RACHEL KNITTED TO ENSURE MATERIAL WILL NOT UNRAVEL IF CUT.
2. FABRIC SPECIFICATIONS:
- | | SOLID COLORS | STRIPE COLORS | ASTM SPECS |
|----------------|------------------------------|----------------|------------|
| TEAR STRENGTH | WARP 220.46 LB | WARP 182.98 LB | D2261 |
| | WEFT 462.97 LB | WEFT 401.24 LB | D2261 |
| BURST STRENGTH | 37.71 PSIA | 33.07 PSIA | D6797 |
| FADING | MINIMUM FADING AFTER 5 YEARS | | |
3. THREAD-PTFE (TEFLON) USED MEET THE FOLLOWING SPECIFICATIONS: HIGH STRENGTH, LOW SHRINKAGE, WIDE TEMPERATURE RANGE, FLEX & ABRASION RESISTANT AND UV RADIATION IMMUNITY.
LOCKSTITCH - 1200 DENIER. CHAINSTITCH THREAD - 2400 DENIER
4. THE MEMBRANE MEETS THE REQUIREMENTS OF CBC 2022 SECTION 3105 FOR AWNINGS AND CANOPIES & LABC 2023.
- REQUIRED FIRE TESTS ON FABRIC:
- CALIFORNIA STATE FIRE MARSHAL F-52001
 - NFPA 701 TEST 1 OR 2
 - ASTM E48 OR UL 723 WITH FLAME SPREAD INDEX (FSI) : 10 SMOKE DEVELOPED INDEX (SDI): 50

AIRCRAFT CABLE

1. WIRE ROPE CABLE SHALL BE 7x19 STRAND CORE GALVANIZED WIRE ROPE WITH A BREAKING STRENGTH VALUE OF 7,000 LBS (1/4" DIAMETER).
2. CABLES SHALL BE FED THROUGH THE FABRIC SLEEVES AROUND THE PERIMETER OF THE CANOPY AND TENSIONED UNTIL THE FABRIC PANELS (DESIGNED PURPOSELY UNDERSIZED) REACH A TAUNT APPEARANCE. ANY LONG TERM CABLE SAG SHALL BE MINIMIZED DURING THE MAINTENANCE RETIGHTENING VISITS AS REQUIRED.

GEOTECHNICAL PARAMETERS

1. SOIL PARAMETERS ; TABLE 1806.2, CLASS : 5. ZERO PSF ALLOWABLE END BEARING PRESSURE, SKIN FRICTION 250 PSF/FT. ALLOWED LATERAL BEARING PRESSURE OF 100 PSF X 2 = 200 PSF BASED ON CBC 2022 1806.3.4 (INCREMENT FOR LIGHT POLES).
2. OWNER TO BE RESPONSIBLE FOR SITE DRAINAGE.
3. IF ADVERSE CONDITIONS ARE ENCOUNTERED, A SOILS INVESTIGATION MAY BE REQUIRED.

SPECIAL INSPECTION

1. STRUCTURAL TESTS AND STRUCTURAL OBSERVATIONS SHALL COMPLY WITH THE APPLICABLE PROVISIONS OF CHAPTER 17 OF THE 2023 LOS ANGELES BUILDING CODE.
2. ALL CONTINUOUS INSPECTIONS SHALL BE DONE BY AN LA CITY CERTIFIED DEPUTY INSPECTOR.
3. SPECIAL INSPECTION IS REQUIRED FOR WELDING OF STEEL ELEMENTS. ALL FULL PENETRATION WELDS SHALL BE CONTINUOUSLY INSPECTED PER AWS D1.1 AND D1.8.
4. PERIODIC SPECIAL INSPECTION IS REQUIRED FOR SINGLE PASS FILLET WELDS NOT EXCEEDING 5/16 INCH IN SIZE.
5. THE WELDING SPECIAL INSPECTOR (AWS/CWI INSPECTOR) MUST INSPECT THE MATERIALS AND VERIFY THE WELDING PROCEDURES AND QUALIFICATIONS OF WELDERS PRIOR TO START TO WORK; INSPECT WORK IN PROGRESS DURING PERIODS STATED AND VISUALLY INSPECT ALL WELDS PRIOR TO COMPLETION OR PRIOR TO SHIPMENT OF WELDED COMPONENTS TO THE JOBSITE.
6. CONCRETE SHALL BE TESTED PER LABC 2023 SECTION 1903 AND SHALL BE INSPECTED PER SECTION 1704.4.
7. STEEL REINFORCEMENT AND REBAR PLACEMENT SHALL BE INSPECTED PER SECTION 1704.4.
8. CONTRACTORS RESPONSIBLE FOR THE CONSTRUCTUION OF A WIND OR SEISMIC FORCE RESISTING SYSTEM/COMPONENT LISTED IN THE "STATEMENT OF SPECIAL INSPECTION" SHALL SUBMIT A WRITTEN STATEMENT OF RESPONSIBILITY TO THE LADBS INSPECTORS AND THE OWNER PRIOR TO THE COMMENCEMENT OF WORK ON SUCH SYSTEM OR COMPONENT PER SECTION 1709.1.

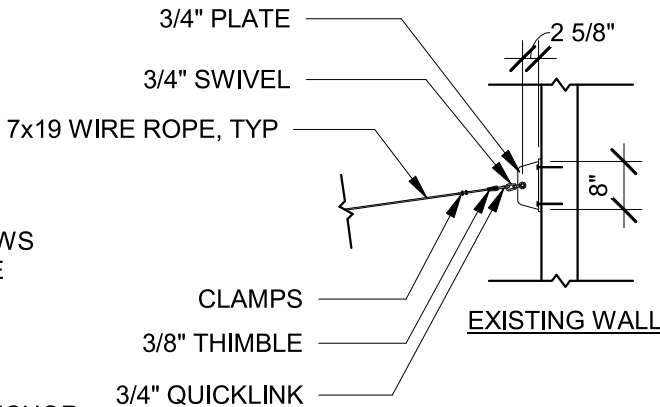
(E) WALL MATERIAL

WOOD

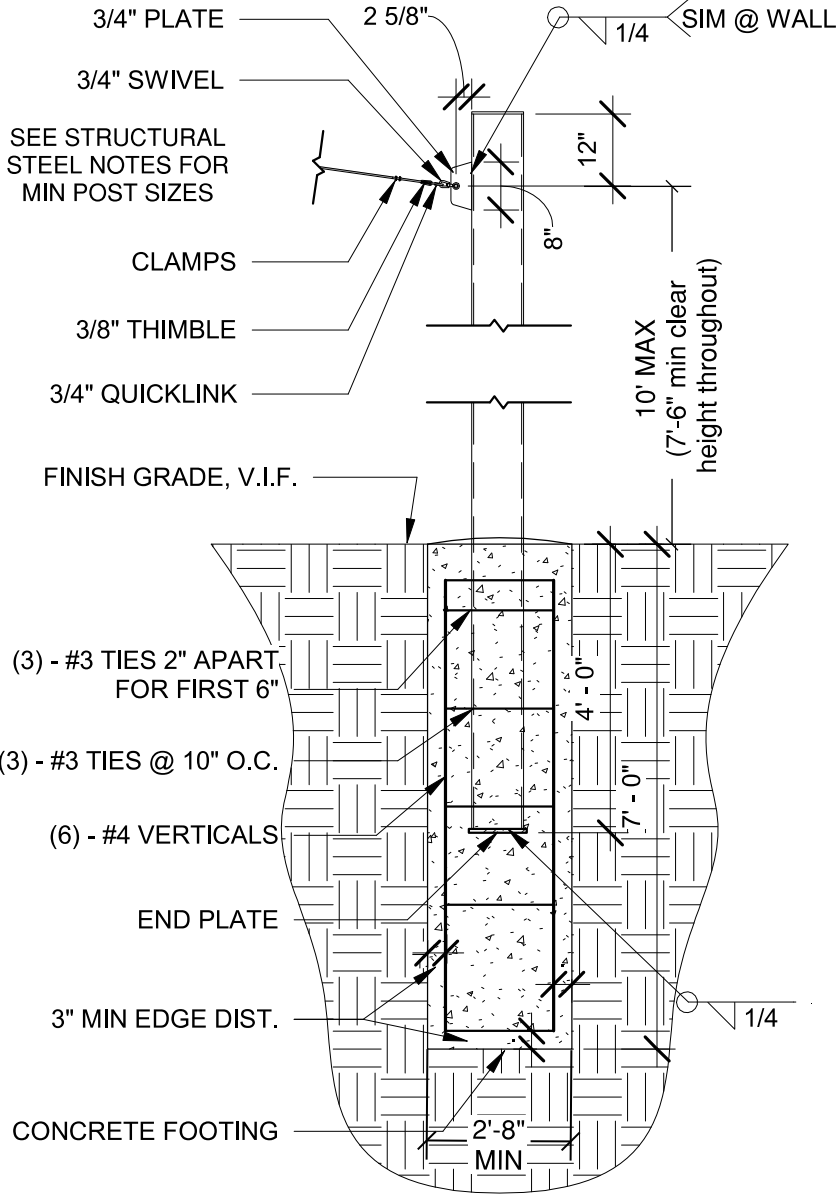
- (4) 1/2" x 4" LAG SCREWS
4" EDGE DISTANCE
1-1/2" SPACING
DF GRADE LUMBER

CONCRETE

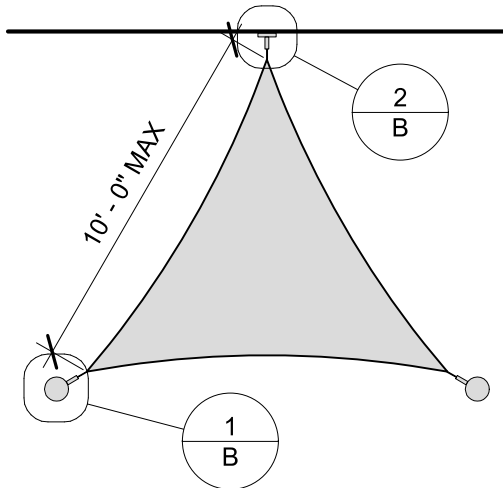
- (2) 1/2" EXPANSION ANCHOR
W/4" EMBEDMENT



2 WALL CONNECTION
3/8" = 1'-0"



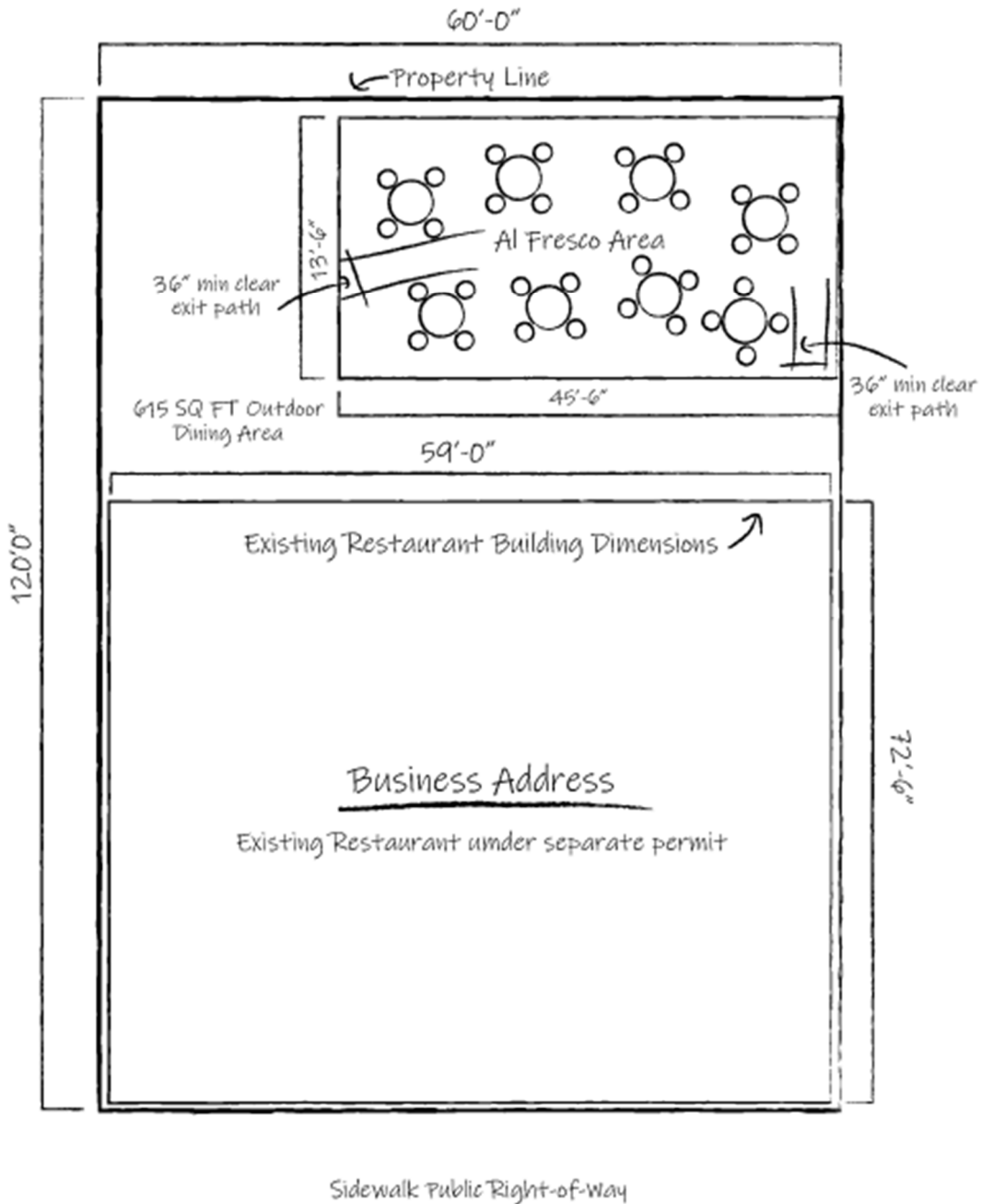
1 COLUMN & FOOTING
3/8" = 1'-0"



B SHADE STRUCTURE PLAN
3/16" = 1'-0"

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 AI Fresco area (include distance between AI 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 AI Fresco area
- Must note number of parking stalls being removed for outdoor dining



ATTACHMENT C