



LOS ANGELES
CITY PLANNING

Permanent Al Fresco Ordinance

Citywide Code Amendment

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CITY PLANNING

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Virtual Information Webinar
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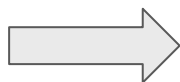


Temporary Al Fresco: A Response to the Covid Emergency

- Supported restaurants and offered healthy dining during the covid emergency.
- Included dining on private property spaces, sidewalks, curbside and in the street.



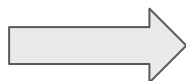
Timeline for Temporary AI Fresco Permit



February 28th is the last date to apply for a Temporary Permit.



The Temporary Permit is valid until August 28th, 2023.



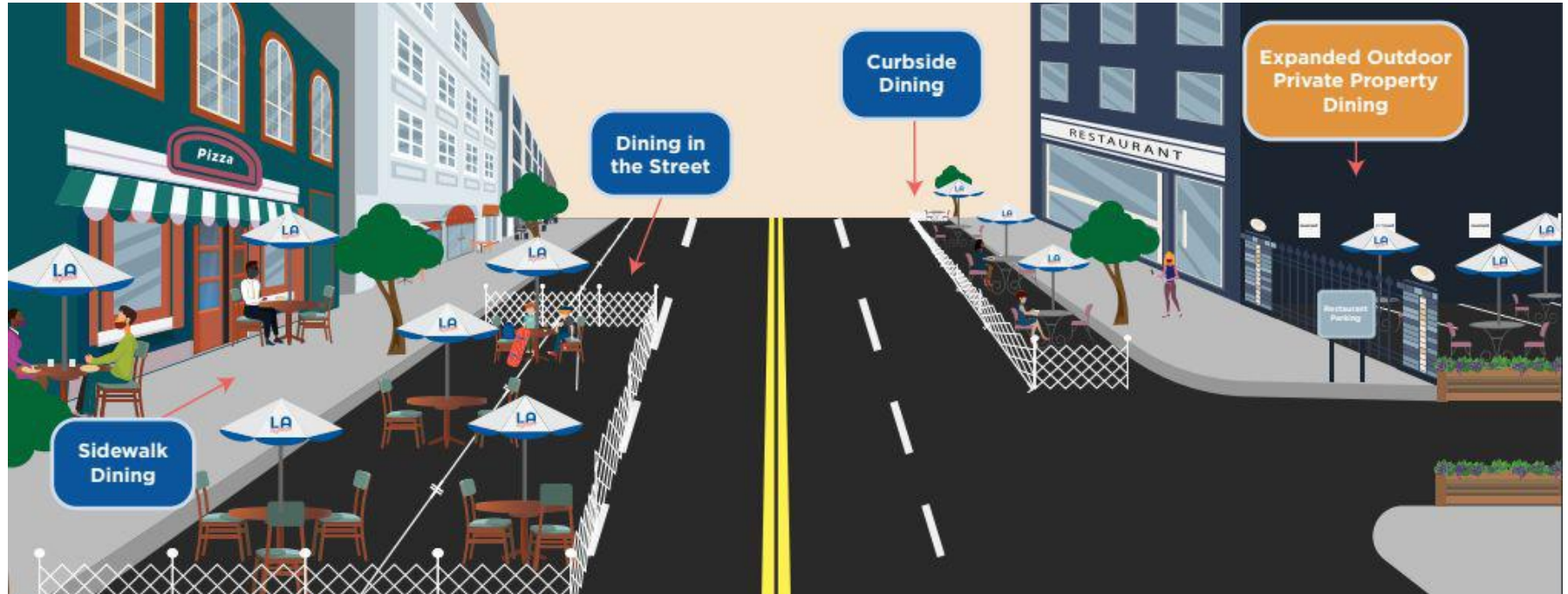
The six month extension between February 28th and August 28th is a grace period to allow restaurant operators time to apply for the new Permanent AI Fresco permits.

The Progression of Outdoor Dining in LA

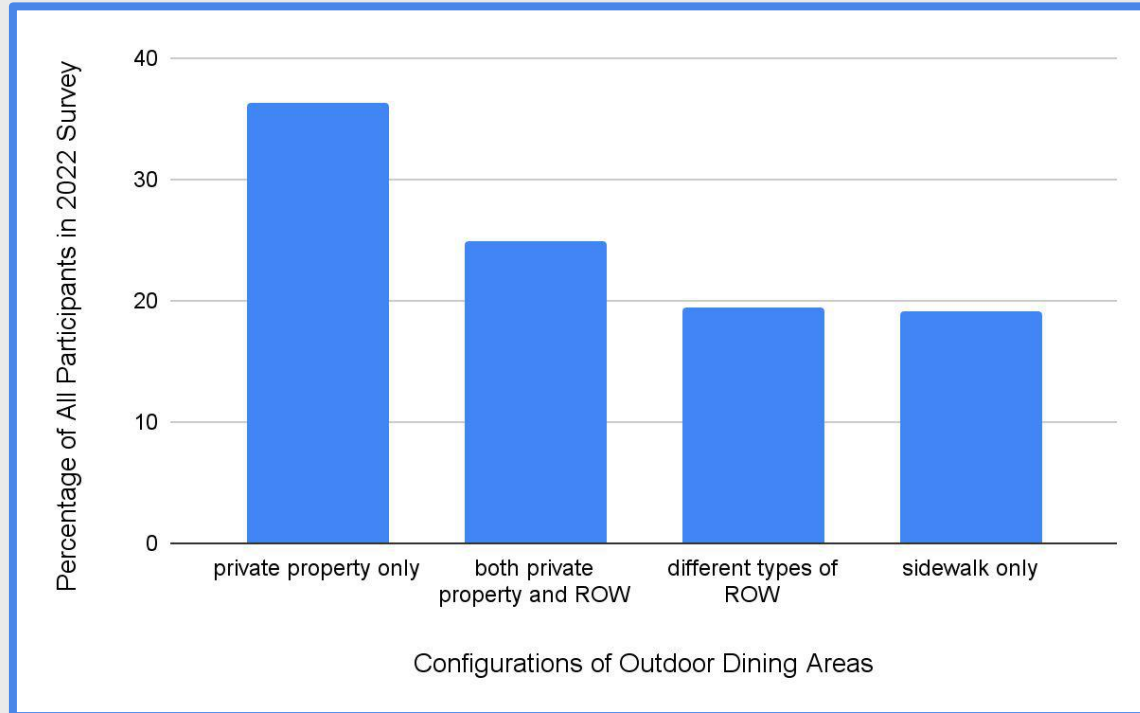


- Proposed AI Fresco Ordinance will replace temporary LA AI Fresco for outdoor dining on private property.
- Private property includes parking lots and other private property spaces.
- Regulations for sidewalk dining or dining in the street are being developed by LADOT and the Bureau of Engineering.

Outdoor Dining on Private Property and in the Right-of-Way



Outdoor Dining Configurations - Private Property and Public Right-of-Way (ROW)



Outdoor Dining Options

In the Public Right-of-Way

- The Bureau of Engineering oversees outdoor dining on the sidewalk.
- The Department of Transportation oversees outdoor dining in the street.
- Operators in the public right-of-way need to renew their Revocable Permits.

On Private Property

- The Department of Building and Safety and the Department of City Planning oversee outdoor dining in parking lots and other private property spaces.
- Operators on private property will need to reapply to DBS for various by-right permits, and to City Planning for discretionary approvals.

Operators who offer outdoor dining in a combination of the public right-of-way and private property will need permits for both types of outdoor dining.

By-Right versus Discretionary Approvals

- Outdoor dining that complies with Permanent AI Fresco standards will require by-right permits from Building and Safety.
- Discretionary approvals, such as a Conditional Use Permit (CUP), from City Planning, will be needed if the outdoor dining area does not comply with Permanent AI Fresco standards, or if alcohol is served.
- If there has been a change in how alcohol is served, such as a change in the occupant load, square footage, or operating hours, state and local permits to serve alcohol will need to be renewed.

Outdoor Dining Redefined

Current Definition of Outdoor Dining

- A covered or uncovered portion of a ground floor restaurant.
- Is not larger than 50 percent of the dining area of the ground floor restaurant.
- Standards differ by zone.
- Outdoor dining is not allowed by-right in parking lots.

Proposed Definition of Outdoor Dining

- A covered or uncovered portion of a restaurant.
- Does not have a minimum or maximum allowed square footage.
- Standards are the same in every zone where outdoor dining is allowed.
- Outdoor dining is allowed by-right in parking lots when compliant with the LAMC.

Proposed Parking Relief

- An Outdoor Dining Area is exempt from floor area calculations and does not trigger parking requirements.
- A maximum of five required automobile parking spaces, new or existing, may be replaced by an Outdoor Dining Area.
- When parking is shared between multiple tenants on a lot, such as in a mini-mall or shopping center, a tenant may apply for the allowed parking reduction with signed and notarized proof of the property owner's permission.
- The total number of required accessible parking spaces may not be reduced by an Outdoor Dining Area.

Proposed Site Design

- An Outdoor Dining Area may be covered or uncovered.
- 50% of the perimeter of an Outdoor Dining Area shall be fully open from the ground to the top of the structure with the exception of a partial height wall.
- An Outdoor Dining Area shall be designed and operated so that it may be used by people of all abilities.
- An Outdoor Dining Area, and all of the structures, furniture and equipment within it, shall be designed and operated so that it complies with the Building Code and Fire Code.

Proposed Parking Lot Design

- When an Outdoor Dining Area is located on a surface parking lot or parking structure where cars are parked, barriers shall be installed to separate the two uses.
- If a parking lot is used entirely as an Outdoor Dining Area and is not used to park cars, the parking lot shall be designed so that barriers block vehicular access from the roadway into the parking lot, but shall allow for direct pedestrian access from the parking lot to the sidewalk and/or roadway.

Good Neighbor Policies

- Hours of operation are those of the kitchen facilities of the associated restaurant.
- Hours of operation for Outdoor Dining Areas which abut or are across an alley from an A or R zoned lot are limited to hours of operation between 7AM and 11PM.
- Outdoor dining which abuts an A or R zoned lot must be at least 20 ft. from the A or R zone. RAS zones are not included as R zones.
- Music, dancing, live entertainment, TV screens and speakers, private events and cover charges are not allowed in an Outdoor Dining Area.

What's Next?

- A staff-level public hearing will be held via Zoom on February 8th from 6:00-8:00 PM
- The Ordinance and a staff recommendation report will be presented to the City Planning Commission in Spring 2023.
- The deadline for making public comments is February 24th, 2023 at 5 PM. Please include planning case number **CPC-2022-8179-CA** in all submitted correspondence.

For More Information

- Visit <https://planning.lacity.org/plans-policies/proposed-land-use-regulations>
- Email alfresco.planning@lacity.org to:
 - Join the Interested Parties email list
 - Ask questions
 - Submit comments

To submit a hard copy of your comments, please mail:
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Los Angeles, CA 90012

