

Section 12.06 Parks and playgrounds in the A2 zone - Privately built and managed.

Q - Can the Department of Recreation and Parks of the City of Los Angeles lease its land to a private enterprise and allow it to be developed with a recreational use such as a miniature golf and arcade project in the A2 zone?

A - The code permits the following uses in the A2 zone:

(g) Parks, playgrounds or community centers, owned and operated by a governmental agency;

(e) Golf courses, except driving tees or ranges, miniature and pitch and putt courses, and similar uses operated for commercial purposes.

The primary question here presented is whether a miniature golf course seemingly operated for a private enterprise is a use permitted by the code. The code does not prohibit the express prohibition contained in Section 12.06A2(e).

The City Charter gives the Department of Recreation and Parks the authority to determine what is a park and recreational use. If Recreation and Parks determines that the project (e.g. miniature golf and arcade) constitutes a recreational use, the Department of Building and Safety must accept that determination as controlling. Hence, the proposed project would be regulated by Subsection "g".

The City Attorney further interpreted that even though the facilities are constructed by a private party through a long term lease, the Department of Recreation and Parks is still assumed to exercise control over the proposed playground.

(C.A.C. 530)

Section 12.07A6 Distribution of Farming Products in the RA Zone.

Q - Since the RA zone allows farming (excluding animal raising) and truck gardening (including nurseries), is the display and sale of products that have been grown on the lot permitted to be conducted in the premises?

A - Unlike the A1 and A2 zone, the code does not allow the display or sale of products produced upon the premises in the RA zone. Truck gardening consists of the growing of produce on the premises in the RA zone. The code does not allow the display or sale of products produced upon the premises in the RA zone. See Section 12.07A6. Farming entails the growth and not the retail sale of products from within the premises. A Nursery consists of plants grown on the lot that, if grown for other than private purposes, must be sold out of an approved commercial location. The selling of products from an RA-zoned lot is subject to Conditional Use per Section 12.24.

(Z.E. Memo 2-23-98, Information Bulletin No. PZC 2002-007)

Transported automobiles must be repairable and may be stored on the site if they are intended to be repaired. Sections 12.20B(4) and 12.14A42 contain the requirements for the storage of vehicles.

Also see Sec. 12.14A42 Open Storage in Conjunction with Automotive Repair Shops in C2 zone" in this manual.

(ZAI 2035)

Section 12.14A C2 zone Use Regulations. Baseball Batting Cages.

Q - Are baseball batting cages permitted in the C2 zone. Additionally, how are their parking requirements figured?

A - Baseball batting cages have been considered as an amusement enterprise and thus are allowed in the C2 or less restrictive zones except the C4 Zone. Per ZAI Case No. 1363, batting cages are allowed without having to be located within a completely enclosed building. The netting (e.g. chain link) that typically is part of a batting cage's construction is used for containment of the balls and does not constitute a building. A building as defined in Section 12.03 is "any structure having a roof... for the housing, shelter, or enclosure of persons... Chain link fencing material, in this application, does not meet that criteria.

Since a batting cage is not classified as a building, there are no provisions in the Zoning Code for required parking and therefore no parking is required. Any accessory buildings provided for refreshments, baseball equipment, offices, bathrooms, etc. must be provided with 1 parking space per 100 sq. ft. of floor area.

Netting other than chain link fencing material must be individually evaluated to determine if it would constitute a building.

Note: A batting cage, being an amusement enterprise, must comply with limitations of C-zoned corner lots and mini-stopping centers.

(ZAI 1363, Z.E. memo 11-3-93)

Section 12.14A C2 zone regulations. Definition of Retail use.

Q - Is a business that manufactures and/or assembles small parts to be sold to a larger manufacturer for use in the manufacturing of a larger product (such as a subcontractor selling to a main contractor) considered a retail business? Also, since there is no definition in the code, what criteria is used to determine what constitutes "retail" use?

A - As "retail" is not defined anywhere in the code, the City Attorney has interpreted that a retail business is that type of enterprise which is maintained for the sale of goods and merchandise to the general public at that location. This opinion is consistent with the definition

REVISIONS				REVISIONS			
NO.	DATE	ITEM	BY	NO.	DATE	ITEM	BY
1	11-22-01	LAST DISTRIBUTION	JCR	2	06-30-09	PARK REVISIONS	JCR
4	02-09	REC #1 PARKS REVIEW	JCR	3	05-09	PARK REVISIONS	JCR
5	02-09	REC #1 PLAN CHECK	JCR				
6	02-09	REC #1 PARKS REVISION	JCR				

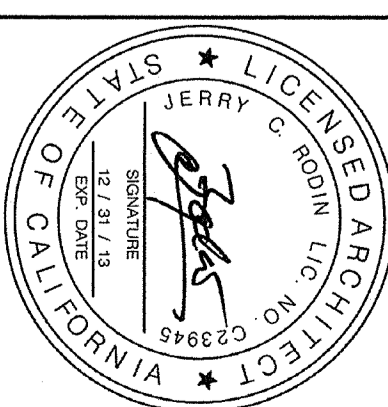
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C2 ZONE USE REGULATIONS



T-5

06/14/2012

RA-2002-005

RTI SEP 20 2012



FORMALDEHYDE EMISSIONS VERIFICATION CHECKLIST (2011 Los Angeles Green Building Code)

FORM GRN 3

Formaldehyde emissions verification of non-structural engineered wood, hardwood plywood, particleboard, and medium density fiberboard composite wood. This form is required at final inspection. Attach product specification sheets and other supporting documents.

Table with 5 columns: Item #, Product Category, Product Manufacturer, Product Specification, Formaldehyde Content (in parts per million), Formaldehyde Limits (in parts per million).

Address: Permit #

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Revised 06-30-2011



VOC CONTENT VERIFICATION CHECKLIST (2011 Los Angeles Green Building Code)

FORM GRN 2

VOC content verification of paints, coatings, carpets, cushions, resilient flooring, adhesives/sealants, and caulks. This form is required at final inspection. Attach product specification sheets and other supporting documents.

Table with 5 columns: Item #, Product Category, Product Manufacturer, Product Specification, VOC Content (in grams/liter), Allowable VOC Content (in grams/liter).

Address: Permit #

www.ladbs.org

Revised 05-10-2011



STORM WATER POLLUTION CONTROL (2011 Los Angeles Green Building Code)

FORM GRN 1

Storm Water Pollution Control Requirements for Construction Activities. Minimum Water Quality Protection Requirements for All Construction Projects.

The following notes shall be incorporated in the approved set of construction/grading plans and represents the minimum standards of good housekeeping which must be implemented on all construction projects.

- 1. Construction means constructing, cleaning, grading or excavation that result in soil disturbance. Construction includes structure tear-down (demolition). It does not include routine maintenance to maintain original line and grade, hydraulic capacity, or original purpose of facility; emergency construction activities required to immediately protect public health and safety; interior remodeling with no outside exposure of construction material or construction waste to storm water; mechanical permit work; or sign permit work. (Order No. 01-182, NPDES Permit No. CAS004001 - Part 5, Definitions)



2011 Los Angeles Green Building Code VOC AND FORMALDEHYDE LIMITS FORM GRN 11

This table below set forth from the 2011 Los Angeles Green Building Code, Table 5.504.1, 5.504.2, 5.504.3, 5.504.4, 5.504.5, 5.504.6, 5.504.7, 5.504.8, 5.504.9, 5.504.10, 5.504.11, 5.504.12, 5.504.13, 5.504.14, 5.504.15, 5.504.16, 5.504.17, 5.504.18, 5.504.19, 5.504.20, 5.504.21, 5.504.22, 5.504.23, 5.504.24, 5.504.25, 5.504.26, 5.504.27, 5.504.28, 5.504.29, 5.504.30, 5.504.31, 5.504.32, 5.504.33, 5.504.34, 5.504.35, 5.504.36, 5.504.37, 5.504.38, 5.504.39, 5.504.40, 5.504.41, 5.504.42, 5.504.43, 5.504.44, 5.504.45, 5.504.46, 5.504.47, 5.504.48, 5.504.49, 5.504.50, 5.504.51, 5.504.52, 5.504.53, 5.504.54, 5.504.55, 5.504.56, 5.504.57, 5.504.58, 5.504.59, 5.504.60, 5.504.61, 5.504.62, 5.504.63, 5.504.64, 5.504.65, 5.504.66, 5.504.67, 5.504.68, 5.504.69, 5.504.70, 5.504.71, 5.504.72, 5.504.73, 5.504.74, 5.504.75, 5.504.76, 5.504.77, 5.504.78, 5.504.79, 5.504.80, 5.504.81, 5.504.82, 5.504.83, 5.504.84, 5.504.85, 5.504.86, 5.504.87, 5.504.88, 5.504.89, 5.504.90, 5.504.91, 5.504.92, 5.504.93, 5.504.94, 5.504.95, 5.504.96, 5.504.97, 5.504.98, 5.504.99, 5.504.100.

Table with 4 columns: ITEM # SECTION, REQUIREMENT, REFERENCE (Sheet # or N/A), COMMENTS (to detail #).

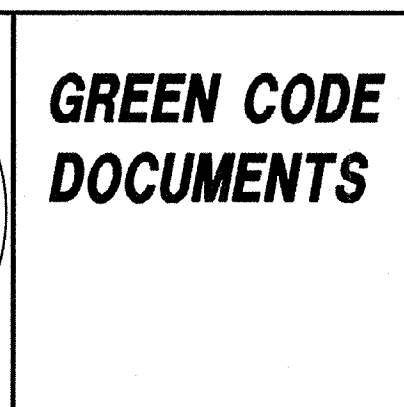
GREEN BUILDING CODE SHEET FOR NEWLY CONSTRUCTED RESIDENTIAL BUILDINGS OVER SIX STORIES & NON-RESIDENTIAL BUILDINGS (2011 LAGBC) Plan Check / Permit Application Number: R128P0191/12020-4000-00657 Job Address: 845 W. 12th St.

GREEN BUILDING CODE SHEET FOR NEWLY CONSTRUCTED RESIDENTIAL BUILDINGS OVER SIX STORIES & NON-RESIDENTIAL BUILDINGS (2011 LAGBC) Plan Check / Permit Application Number: R128P0191/12010-4000-00794 Job Address: 845 W. 12th St.

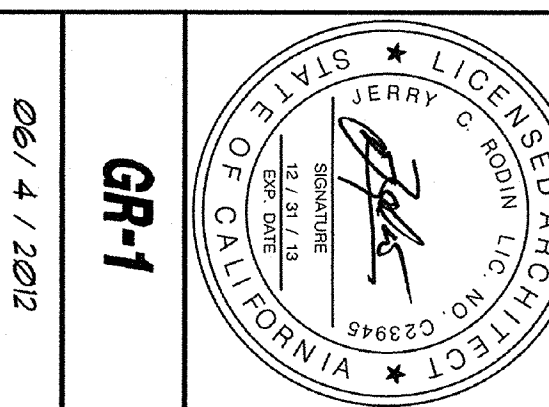
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City of Los Angeles Department of Building Division Green Building Code. This set of plans and specifications has been reviewed and is approved for construction with all notes and conditions referred to the Green Building Code. MUST be at the job site during construction.

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REVISIONS table with columns: NO, DATE, ITEM, BY.

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