



Venice Neighborhood Council

LAND USE AND PLANNING COMMITTEE

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Email: Chair-LUPC@VeniceNC.org



Land Use & Planning Committee (LUPC) Staff Report December 4, 2025

City Case No: DIR-2025-2993-CDP
CEQA Case No: ENV-2025-2994-CE
Project Address: 1515 Abbot Kinney Blvd
Coastal Zone: Single
Known As: 'The Brig'
Applicant/ Owner: David Paris
Applicant's Representative: Elisa Paster
City Planner: Luis Lopez
LUPC STAFF: David Feige
Hearing Scheduled: No

Detailed Project Description (Written by Applicant):

*The project is requesting a CDP to allow the conversion of the temporary Al Fresco Outdoor Dining Area (Al Fresco Permits #24010-10000-02677 and #24016-10000-21129) into a permanent Outdoor Dining Area. The project includes removal of the existing parking lot striping and replacement of temporary outdoor dining components with permanent features. The outdoor dining area will encompass some 3,641 SF ** and, have 129** seats. The project includes interior improvements to add a second-floor restroom within an existing commercial building.*

DETAILS (As Determined by Evaluator):

Size of Proposed Al Fresco Area: **Approx: 5,448 Sq. Feet****

Current Interior Seats: **73** Proposed Additional Al Fresco Seats: **Approx: 267**** Capacity Increase: **366 % ****

****PLEASE NOTE THAT FOR THE REASONS EXPLAINED BELOW (see page 2) EVALUATOR DOES NOT BELIEVE THAT THE NUMBERS OFFERED BY THE APPLICANT CONCERNING SIZE, SEATING AND CAPACITY ARE ACCURATE.**

Does the Requested Permit Reduce Parking? YES NO (If yes) by how many parking spaces: **15**
Are Additional Bathrooms Proposed to Accommodate Added Capacity? YES NO
Has Owner Read the Al-Fresco Ordinance and Agreed to Abide by It? YES NO
Has Owner Certified That They are Currently in Compliance with the Ordinance? YES NO
Does LUPC Staff Agree that Owner is Currently in Compliance with the Ordinance **(SEE DISCUSSION BELOW)**

Affected Area and Community Response:

Approximate Number of Homes/Apartments within 500 feet of proposed Al Fresco Space: **86**

Is There Current Opposition by Neighbors to Issuance of Al Fresco Permit? YES NO

Have There Been Previous Complaints About Al Fresco Space to City or to Owners? YES NO

If Yes, Approximate Number of Complaints to City? **MANY** Complaints directly to Owner? **MANY**

Nature of Complaints: (check all that Apply) Noise: **XX** Unpermitted Speakers or Screens:
Operating Hours: **XX** Maintenance of Adjacent Areas: **XX**
Other: **XX** Live Music or Karaoke: **XX**



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**** IMPORTANT NOTES ON THE APPLICANT'S PROJECT DESCRIPTION:**

Both square footage and seating capacity estimates offered by applicant appear to be misleading underestimates:

A. The Square Footage of the Al Fresco area is actually larger than listed in the application.

While the applicant has described the project as encompassing 3,641 square feet, this estimate does not appear to conform to the plans submitted. That's because it appears that this estimate is arrived at by only counting areas designated as D1-D3 while ignoring several other areas which are actually counted in applicant's own plans elsewhere. For example, the current plans actually list the "main dining area" as 3,771 sq. feet. But the "main dining area" still does not represent the entire area. Indeed, there is a second area described as "Secondary dining area" which is also outdoors and adds an additional 150 sq. feet. In addition, there is an additional 450 sq. ft described as "landscape" which also has outdoor seating, and then there are still other areas which support the al fresco component including a "server pickup station" and "Circulation Areas." This is, at a minimum, inconsistent with how all other applicants have characterized their spaces and certainly seems to be an attempt to minimize the footprint of what is actually one of the largest al fresco spaces we have seen to date. At a minimum, according to the applicants' own plans, the correct square footage number should be at least 3,991 sq feet (without the additional areas) but is more honestly described as 5,448 sq. ft. when including seating, landscaping and circulation areas, as others have, all of which are normally included in "service floor area."

B. Applicant's Capacity Increase is at least twice as large as listed in the application.

Even more concerning than the square footage numbers is the capacity increase listed. Applicant's proposed site plan (**ATTACHMENT XII**) lists 129 additional seats in the Al Fresco area, which seems quite light for the area—both on paper and after a site visit. However, a closer look reveals that the applicant counts picnic tables described in the plans as "TYPICAL PICNIC TABLES" and measuring 5'11" by 4'11" as seating two people rather than six (or 8) For comparison, previous applicants (including Firestone/Walker) used six people as the seating capacity of their similar typical picnic tables. The specifics of these picnic tables can be found in **ATTACHMENT XII**.

Thus, a more accurate count of the proposed outdoor seating yields a number between 267 and 342—two to three times larger than that listed by the applicant.

Here is what the evaluator believes is a more honest and accurate assessment of the load:

- 33 picnic tables that seat 6-8, (198-264 seats)
- 3 Planters with benches and tables around them seating 12, 16 and 16 people respectively (44 seats)
- An "additional" area with four tables for two (8 seats)
- A 19 foot concrete bar/table seating 9 to 13 people per side (one less seat on one side) (17-25 seats)

This more accurate assessment yields an actual additional load of between 267 and 341 seats, representing an actual load increase of between 366% and 468%.

Notably, elsewhere in the plans—specifically in A3.3 in the section titled "Exiting and occupancy exhibits" the applicant's assessment of "total allowable capacity" for the al fresco area is listed at 341 based on a square footage of 6,451. This is illuminating in assessing their actual intent since an outdoor capacity of 341 reflects the precise number you get with a full count of the picnic tables and most likely the load that is actually anticipated.

But even this larger estimate would not count standing patrons. And though the applicant made clear during the site visit that he is aware of the requirement of patrons being seated while being served, several neighbors allege that standing patrons are a common occurrence at The Brig and have provided documentary evidence to LADBS in



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support of that contention. A representative sample is below which clearly shows people standing around in the outdoor space.



Adding the possibility of standing patrons to the more accurate figure of 341 people, it would be conceivable that the applicant could pack the outdoor area with nearly 450 people since by the applicant's own calculations, there is room for approximately 100 extra people (91 in which the applicant describes as the "Circulation" area and an additional 7 in the various other listed areas). This is not an insignificant Impact on noise levels for anyone residing nearby and represents a massive intensification of use. For all these reasons it appears that the figure of 129 additional seats listed in applicant's description is significantly misleading and represents a dramatic underestimate of the real load and intensification increase.

To be clear, while there may be technical justifications for defining spaces as they have been defined here, the overall impression left by the project description ultimately feels misleading in terms of the scope of what is happening and the potential impact on the surrounding neighborhood. This is uncharacteristic of other applicants all of whom have used metrics that are far more transparent and accurate than the current applicant.

As explained in the report below, taken in the larger context these dramatic underestimates are cause for serious concern.



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EVALUATOR'S REPORT

Background:

“The Brig” has been a beloved staple of Abbot Kinney night life for decades. Set just off the the corner of Abbot Kinney and Palms, its illuminated sign, depicting a boxer in his fighting stance, has drawn in patrons for ages. Inside is a model of an old Venice dive bar with four semi-circular banquets, a few assorted high tops, and a long and prominent bar which spans almost the entire length of the interior, and, in many places, the same green tinted concrete pour laid down in the 1950’s. It is a hot, lively, often crowded watering hole which has anchored its block of Abbot Kinney.

For the bulk of its operational life The Brig’s outdoor space was used as a parking lot and memorably the locus for some “First Friday” celebrations on Abbot Kinney (this was after the early years when the event often took place on and around the steps of what was then “Patio Culture” and the surrounding businesses) as a more organized event with food trucks began to supplant the initial and more casual First Friday gatherings.

David Paris, The Brig’s owner for over two decades is a voluble and engaging presence who evinces a great and understandable fondness for the bar and its history, and deservedly so. After all, there are few Venetians who have not been to, or raised kids who eventually went to, The Brig.

But its hallowed place in Venice’s rich tapestry notwithstanding, The Brig has also been a flashpoint for community concerns for decades. As far back as 1999, when the Brig first sought to expand into its parking lot, neighbors have been seeking to alert the city to what they perceive as The Brig’s un-neighborly behavior. Mr. Paris is well aware of the regular complaints concerning the noise and unruly patrons, and has, over the years, attempted to mitigate the problems, but unfortunately, the problems remain. Thus, The Brig, unlike many previous applicants is at a flashpoint—with an owner devoted to using the new permissiveness of the al fresco ordinance to maintain and expand outdoor operations on one hand, and neighbors who feel besieged by the noise, public urination, danger, and drunkenness on the other.

The Brig does not offer Al Fresco dining per se. It offers Al Fresco drinking. Unlike other applicants, which function primarily as restaurants with attendant alcohol service, The Brig is, first and last, a bar, and touts itself as such. The two websites associated with The Brig are extremely illuminating insofar as the applicant’s website lists only a drink menu, touts DJ’s, live music and events, but makes no mention whatsoever of dining. The landing page (all web pages below can be found in **ATTACHMENT X**) notes the date of its establishment and then toggles to a page that features “Cocktails, Beer, Wine & Spirits” and links to their “Drinks” page. That page gives way to a page advertising “DJ’s and Live Music”. The DJ’s and Live Music page links to their Event’s page which states that they have Live Music or DJ’s every Tuesday, Wednesday, Friday and Saturday. Finally, the splash page gives way to a singular image of a beer. These facts raise an important question: is a place that is so clearly an outdoor bar a proper recipient of an al fresco dining permit?

Bars, after all, especially when not managed carefully, can be disruptive. Outdoor bars even more so, and large outdoor bars (such as that proposed here) yet more still. The dangers of significant disruption to the surrounding community is heightened even further when extensive operating hours are contemplated (such as here where the applicant seeks to be open from 11:00 am until 2:00 am nightly).

The applicant’s representatives and Mr. Paris in particular have been candid in their disclosures concerning some friction with the neighborhood, and they have listed on their Community Relations Survey several responsive steps taken to attempt to deal with the attendant disruption cause by their operations. They should be commended for these efforts. It is worth noting that during the site visit in this matter, Mr. Paris indicated that he’d once offered



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to replace the windows of one of the neighbors who had repeatedly complained about the noise. This speaks to a genuine and laudable desire to appease the neighborhood, but it also speaks loudly of the level of disruption.

In particular, the applicant notes that *“In 2021, an 8-foot sound-deadening fence was constructed along the rear property line to reduce sound transmission and direct exiting patrons toward Abbot Kinney Boulevard.”* And that in the current application *“additional sound mitigation measures are being implemented, including: a taller, heavier rear fence and structure, a 1,300 square foot trellis with a solid roof and Installation of three mature trees to provide natural sound buffering.”* This too is heartening, and reflects an appropriate awareness of and concern for the noise implications of the proposed expansion, but, based on the site visit, even with the proposed trellis/permeable roof, such measures seem unlikely to be sufficient given the enormous load potential.

Applicant also notes emphatically (as discussed below) that while there have been a number of complaints, subsequent actions by the city have failed to substantiate nearly all of those complaints. These are important points, and while they may indeed suggest that these complaints are invalid or vindictive, they also raise a larger and related issue concerning how the city has, to date, dealt with enforcement and what those efforts imply for current and subsequent evaluations. That issue is addressed in more detail below.

To be clear, being a bar, even a bar opened late with a large outdoor area, may not itself be a categorical disqualifier. It is indeed possible to operate such a place in conformance with applicable standards and to do so in a way that does not unduly burden the surrounding neighbors or tax the surrounding neighborhood. However, doing so requires a high degree of care and diligence, and absent strong steps to mitigate disruption, such places deserve close scrutiny and require strict adherence to the rules set forth in City Ordinances designed to curb the noise and disruption that is often created by such spaces.

Unfortunately, The Brig falls short of the standards set forth in the applicable statutes, ordinances, regulations and neighborly conduct that would make it possible to operate the proposed space in conformance with the rules:

- The project description itself is misleading and significantly understates the actual size of the project and the additional load it will represent.
- Applicant has been the subject of multiple neighbor complaints.
- Applicant has racked up 43 LADBS complaints in the past decade with over 15 in the past 3 years.
- Applicant has been the subject of 6 complaints alleging a “disorderly house”
- Applicant has been the subject of some 96 calls to LAPD complaining about noise or disturbances since May of 2021.
- Several immediate neighbors have written passionate letters to the LUPC detailing the applicant’s failures to remediate the problems.
- Unlike every other applicant thus far, The Brig dramatically fails the “good neighbor test.”
- Applicant’s previous attempt, in 1999, to expand into the parking lot was denied by the ZA, in part due to intense community opposition. An excerpt is below and the determination can be found here:
<https://planning.lacity.gov/pdiscaseinfo/document/ODY5MTM0/28387090-8a12-4e44-a368-da69f49345eb/pdd>

ZA’s 1999 FINDING:

“numerous letters from neighbors opposing any expansion and/or intensification of the use of the site were also received. In light of all that has been said above. the Zoning Administrator has



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"determined that the requested expansion at the subject location is not proper in relation to adjacent land uses and the development of the community and has thus denied the requests for construction of the patio and the sale of alcoholic beverages therein."

- Similarly, applicant's 1999 attempt to get a permit to serve alcohol in the parking lot area for which applicant is once again seeking permission was also denied in ZA 99-0485(PAB)
- Because the Applicant has a type 48 and not a type 47 liquor license¹, and because it is quite clear that it does not constitute a "bona fide dining establishment," applicant should not even be eligible for the al fresco entitlement and instead must seek a CUB via a full plan approval process.

Compliance with the Ordinance and "Neighborliness"

It is important to note that the applicant did execute and return the self-certification form (**ATTACHMENT I**) certifying that the owner has read the ordinance and is in compliance with it. That does in most respects appear to be true. Indeed, unlike many other applicants, The Brig does not and has not had affixed outdoor speakers or screens—again an indication of some respect for the ordinance. However, what they do have are events and lots of live music and DJ's inside (as permitted by their café permit). The problem is that the volume of that music leaks out, especially when the doors are open, causing patrons to have to talk over that ambient music noise. That in turn requires them to speak more loudly which in turn again ratchets up the noise emanating from The Brig.

It is crucial here to re-iterate that, more than anything else, neighborliness is a core value for the VNC's evaluation of these applications, and that the applicant, after taking advantage of the expansion opportunity offered by the pandemic, has had ample time to demonstrate that it is capable of operating this new space in ways that are respectful to its neighbors and minimize any disruption that the neighbors suffer as a result of the applicant's gain of space.

According to the neighbors that has not happened.

To date, LUPC has received nearly a dozen letters concerning this application from those who live nearby and are directly affected by the applicant's operations. There are, of course, two stories here: In the applicant's view, as detailed in their responses to the community impact survey, they have been responsive neighbors and have attempted to mitigate their impact on the surrounding community. But from the point of view of the neighbors, the applicant has demonstrated what can only be described as contempt for the rules and concerns of the surrounding community. This view is reflected in the letters LUPC has received concerning this application. Some examples:

Mari Snyder of Electric Avenue wrote:

We have been complaining for YEARS about the Brig and its shenanigans. We have documentation. Video. Memorializations of meetings. Complaints to various city agencies.... It would be a disaster for the neighborhood if The Brig bar's request for a permanent Al Fresco permit is approved.

Ms. Snyder also provided additional documentary evidence, which is made available at **ATTACHMENT XXII**.

Jasmine Barth, also of Electric Avenue writes:

¹ A type 47 liquor license is issued to a restaurant operating as a "bona fide eating place" as defined by CAL Business & Professions code Section 23038. Because it is a restaurant that also serves alcohol, minors may go in. On the other hand, a Type 48 License has no food requirement. It is for nightclubs, bars and taverns. ABC consistently treats type 47 license holders as restaurants and type 48 holders as bars. Unlike with a type 47 license, minors are not allowed in type 48 bars.



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I have experienced multiple occasions over the past 7 years where The Brig and its patrons have been unruly, loud and generally a nuisance to the surrounding residents and the local area; The Brig has brought nothing but major distress to myself and my neighbors...

...Whether it is after-hours yelling by inebriated patrons (in the form of intensified arguments or drunken conversation), trash (including but not limited to human waste), or shaking windows in my household (which is located on the rear side of the aforementioned address) from the amplified noise emitted at all hours by the establishment (more specifically after midnight), no signs of accountability or actions to remedy have been made by The Brig;

Ethan Lovell of Electric Avenue explained:

The noise levels are extremely intrusive. Amplified music, DJs, and loud customer gatherings that carry late into the night. Additionally, the late-night crowd has created issues with safety and sanitation. We regularly encounter intoxicated patrons leaving the bar, making noise, and leaving trash throughout the neighborhood. In one alarming incident, my neighbor Ben was actually threatened by a customer with a knife, highlighting the seriousness of these ongoing problems...

I have spoken with several neighbors, all of whom feel the same way. The shared sentiment is that these outdoor operations have become unmanageable, unsafe, and unfair to adjacent residents.

Mr. Lovell also expressed serious concerns about the parking impact of The Brig, explaining that since the elimination of their parking lot and the outdoor expansion, parking on the residential streets has become much more difficult.

And Amy Alkon of Electric Avenue, perhaps the most vocal of the adjacent neighbors, sent multiple e-mails expressing enormous alarm at the potential for the granting of the permit. Ms. Alkon also sent a large corpus of supporting information including multiple complaints to various city agencies.

Finally, there are two other neighbors Marcia Tanck, and Betsy Goldman who do not live on Electric Avenue, but rather across Abbot Kinney and around the corner on Rialto.

Ms. Goldman writes:

I have lived at 588 Rialto Ave. since 1996... Charges by residents against The Brig regarding the Noise Ordinance have been long ignored by our ineffective city government. Our home is our refuge from everyday problems. It is where we welcome quiet. How can we have quiet with noise pounding through the walls?... To ask the residents adjacent to The Brig to put up with a closing hour of 2 am seven days a week is nothing short of torture. Would you want this neighborhood nuisance near your home?

Ms. Tanck's letter, which was both succinct, and powerful, seems to sum up the issues. She writes:

I strongly oppose the permanent outside permit. There is so much noise from The Brig as it is and people parking by my home, and the screaming late at night and fights etc. drive me nuts. Having in addition to this a permitted space outdoors is very disrespectful to the neighbors and disrupts our own lives. I realized that during Covid this was a necessity in order for The Brig to remain solvent, but times have changed and permitting should as well.

Thus, what we have here are two competing narratives—one in which a concerned applicant feels he is bending over backwards in order to minimize the impact on a bunch of essentially implacable neighbors, and another in



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which a deeply disruptive applicant has externalized the costs of operation to the surrounding neighborhood, allowing innocent neighbors to pay full freight for its profit driven expansion. Which of these narratives best fits the available evidence requires a deeper dive into the nature of the complaints, the avenues available to those who complain, and the mechanisms set up to address those complaints.

A. The Number and Volume of Complaints Against “The Brig”

As described in the synopsis above, the number of complaints leveled against The Brig is alarmingly high. While the first four Al Fresco Dining applicants reviewed by the VNC LUPC combined had essentially no complaints (Barrique noted a single complaint concerning their valet parking which was swiftly addressed and never resurfaced), The Brig has racked up over 15 LADBS complaints in the past 3 years (**ATTACHMENT VII**), 183 service calls to LAPD since January of 2021 (**ATTACHMENT IV**), of which nearly 100 were for what appear to be noise or disturbance issues (**ATTACHMENT V**) as well as half a dozen complaints to ABC. In addition, neighbors report calling CD 11 as well as making other desperate attempts to curb the applicant’s behavior. It is clear that the applicant has been aware of these persistent issues. Indeed, during the site visit the applicant noted that there have always been complaining calls but that the volume of those calls has not risen appreciably since COVID and al fresco dining was permitted. That may be the case, as the evaluator’s CPRA request only asked for records going back to 2021, but even if the pace has been steady, that suggests that The Brig has been the subject of well over 1,000 calls to LAPD since the last time they asked to expand outdoors (and were denied), which was in 1999.

In short, no previous applicant has had anywhere near the volume or frequency of complaints seen here. However, the applicant has very reasonably noted that of the multiple complaints to LADBS, only one recent one was substantiated. This raises an important question: have there been and are there now valid and effective investigation and enforcement mechanisms in place which make the disposition of these complaints a reliable barometer of their validity? For the reasons explained below, that answer is a resounding “no”.

B. The Mechanics of Making a Noise/Disturbance Complaint to LAPD

Calling LAPD is a natural first response of community members faced with noise issues coming from a bar. Because the vast majority of community members are not aware that LADBS is an avenue of complaint, calling LAPD is generally the first attempt to raise a concern.

Here, given the volume of noise and disturbance calls to LAPD (some 94 of the 183 logged calls were for noise or disturbances) it is critical to understand what is required simply in order to log such a call.

i. It takes an average of 40 minutes on hold to even log an LAPD non-emergency complaint

Calls concerning noise/disturbances are not 9-1-1 calls. They are routed to the LAPD non-emergency system either via the caller’s direct dial or via transfer once the nature of the issue is ascertained. When calling the LAPD non-emergency number, callers are greeted with an automated message informing them that no estimate of how long the hold time might be is available. This is, quite obviously, in itself a disincentive to attempting to log a complaint. But far more problematic are the actual hold times which, according to an April 18, 2024 interview with Interim LAPD Chief Dominic Choi, AVERAGES OVER 40 MINUTES. Thus, for every one of those 94 calls, a neighbor or impacted community member was on hold for an average of 40 minutes simply attempting to report the problem.

ii. Because Al Fresco violations and noise complaints are at the bottom of the LAPD priority list, there is little to no enforcement even in the wake of multiple complaints

Because the LAPD is stretched thin, responses to those calls are often slow and sometimes non-existent. Indeed, for many months, LAPD had a policy of not even responding to many of these issues. It does not take too many efforts to call LAPD for a kind of frustration and hopelessness to take hold among the community, and that



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frustration, at the long hold times and frequent lack of response, acts as a substantial deterrent to even making and logging those calls. Whether action was taken or not, LAPD calls are a good barometer of the FLOOR of the problem. Consistent with that is the testimony that several community members affected by the applicant report having *attempted many more calls* than were actually logged.

Thus, where, as here, nearly 100 such complaints were logged it is clear that there is a significant problem. That's because in each instance someone rode out the hold time and actually made the complaint. That is not something the average community member does absent some real problem-- a surmise supported by the fact that, as shown in chart 1 (**ATTACHMENT VI**) more than 90 percent of these calls were at night with peak call volume occurring during evening/bedtime hours ranging from 9:30 pm to 12:30 am.

C. The Mechanics of Making a Noise/Disturbance Complaint to LADBS

i. Calling LADBS is not obvious to the average community member.

As an initial matter, there is nothing intuitive for the average community member about calling LADBS to complain about a nearby business. In interview after interview, community members have expressed the fairly common-sense notion that when there is a problem they first call LAPD, and only after a great deal of frustration and continued annoyance do they dig deep enough to even realize that LADBS might be a fruitful avenue of complaint. Unfortunately, LADBS remains ill-suited to address ongoing outdoor dining issues.

ii. LADBS did not initially even offer a way to file al fresco complaints

For the first several years of the temporary al fresco program the LADBS website offered no way to complain about violations of the temporary al fresco rules. Residents were led on a confusing roundelay of drop down menus and choices, none of which led to the ability to make an al fresco complaint. Thus, even for those told to attempt to complain via LADBS, there was literally no clear mechanism through which to do so. At some point in 2024, subsequent to the passage of the al fresco ordinance, a tab relating to al fresco complaints was added. However, it is crucial to note that this is not only **not** on the home page or the complaint page, but it is only revealed after going through the entire complaint process at which time a user is afforded the chance to categorize the complaint.

iii. Even under the current system many al fresco violations cannot be reported

Compounding the problem with this process is that the preliminary questions concerning the complaint include (as shown in **ATTACHMENT VXII**) "Is the service request in the public way?" If the answer is "Yes" as it often is for places that have sidewalk or street side al fresco space, one cannot file a complaint at all, and the stakeholder is referred to the department of public works which does not then offer the ability to file a complaint. While in this case the applicant's land is private, that status is not easy to discern. This glitch—which functionally prevents anyone from filing complaints against the dozens of al fresco spaces which are in the public way—also serves to artificially minimize the size of the problem by creating barriers to reporting.

iv. LADBS was not and is not capable of investigating these complaints as it is not open past 6 PM and lacks the ability to investigate at night.

Even after a community member learns that LADBS might be a fruitful avenue through which to voice concerns or complaints about the conduct of an al fresco permit holder, and even after successfully navigating the maze of the complaint process, the likelihood that an al fresco violation is investigated, let alone substantiated, is essentially nil. That is because as responsive as LADBS is, and as excellent as it may be in policing the labyrinthine world of permits, building and safety, it lacks the ability to go out at night and document the problems that can plague



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those who live near outdoor dining areas. As shown in **ATTACHMENT VI**, al fresco problems, especially the noise and service hour problems, occur at night at a time that is basically dark for LADBS. Thus, the only types of complaints that are likely to be substantiated are those occurring during the day and those concerning fixed items, such as signage or tents, which can be observed at any time.

- v. Despite the mandate in the ordinance there remains no hotline for al fresco violations, no dedicated enforcement team, and none of the required signage offering avenues for complaint.**

Section 24(d)(1)(viii) of the Al Fresco Ordinance under which an application is submitted contains the following provision:

A City-issued identification shall be posted in the Outdoor Dining Area and made clearly visible to the public, indicating that the area is subject to the standards of the Al Fresco Ordinance. The identification shall include the City's MyLA311 portal as the contact information for complaints or concerns regarding the operation of the Outdoor Dining Area during regular business hours. A hotline phone number and contact information for LADBS shall be provided for complaints or concerns regarding the operation of the Outdoor Dining Area that occur after business hours. A telephone number of the restaurant operator or manager shall be provided for complaints or concerns regarding the operation of the Outdoor Dining Area.

This provision, as much as any, makes clear just how large the gap in reporting and enforcement has been. Currently there is no such city issued notice, there is no contact information, there is no hotline, and no contact information at LADBS. As explained above, there has been no effective way for concerned citizens to voice their concerns, and no real enforcement mechanism.

- vi. Applicant's explanations concerning the lack of city action on the various complaints should be understood in the context of these reporting and enforcement issues.**

In light of the facts described above, it is the view of the evaluator that an absence of LAPD, LADBS or ABC enforcement action does not imply a spate of frivolous allegations, but rather a sustained and troubling clash between an aggrieved public and an apathetic or ineffectual bureaucracy either ill-equipped or unwilling to bring to heel a serial violator who has been damaging their quality of life for years.

Thus, while the applicant, in their disclosures, uses the fact that little or no action was taken, to suggest that reports of problems may be overblown, that is not this evaluator's take-away. Rather, what appears from the record is an applicant best characterized as a serial violator who has been at odds with the surrounding neighbors for more than two decades coupled with a pervasive institutional failure to enforce the rules that govern these places.

Those institutional failures have one exception: the last time the applicant attempted to expand outdoors—in 1999, some 25 years ago--those attempts were denied by the ZA, in part because of substantial community complaints about the same disturbing noise, drug use, and other disturbing behavior which appear to have continued to this day.

Put simply, despite a total lack of institutional action, the volume, persistence and specificity of complaints, does not suggest a bunch of oversensitive neighbors, but rather a city and state deaf to the pleas of its citizens. That is something that, at least in the view of this evaluator, the LUPC committee and hopefully the VNC board and the city itself, must change.



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Compliance with Previously Imposed Planning Conditions:

As discussed above, The Brig has attempted to expand into their parking lot in the past and those attempts have been denied by the ZA. For example, as far back as September 29, 1999, the Brig sought a permit to expand into their parking lot and serve alcohol there. The case number was ZA-1999-0485-PAB. Multiple impacted neighbors filed letters of opposition noting the noise, and disruption already created by the applicant. After a public hearing, the Zoning Administrator denied a Plan Approval to allow the construction of the proposed 46 seat, 850 SF patio addition and denied a Plan Approval to permit the sale and dispensing of alcohol in the same patio area finding that:

"In light of all that has been said above, the Zoning Administrator has "determined that the requested expansion at the subject location is not proper in relation to adjacent land uses and 'the development of the community and has thus denied the requests for construction of the patio and the sale of alcoholic beverages therein"

It was not until the COVID-19 Emergency and the temporary al fresco ordinance allowed unpermitted outdoor expansions that the parking lot at The Brig came to be used as outdoor drinking space. In the subsequent years that The Brig has used that space it has moved quickly to pull building permits and cement (literally), as shown by the facts on the ground that now come before LUPC, the VNC Board and the city for consideration. Indeed, demolition has already taken place in a large area of the parking lot to the east, and construction has already taken place on a large swath of the patio to the west. All of this is being done in advance of any determination of whether such a space is legal or appropriate, which essentially makes this an "after the fact" permit request.

As discussed above, this application represents one of the largest proposed expansions the VNC LUPC has reviewed thus far, with a proposed outdoor area of well over 5,000 square feet, and a load capacity increase of between 259 and 449 people. That is a significant load increase for a bar that currently has 73 seats.

The history here is a bit complicated. As sometimes happens with older establishments, important documents either don't exist or are lost to time. The applicant's addendum lists a 1948 building permit and subsequent certificates of occupancy, but, at least according to the 1999 application to expand outdoors, "There are no existing relevant ZA or CPC cases on the subject property." Thus, The Brig has been operating for decades with far less oversight and far fewer conditions (none) than most other properties that have come before the committee, all of which had gone through the ZA process at some point and were thus subject to the many conditions routinely imposed particularly on places that serve alcohol. Because there is such a thin paper trail, it is hard to judge whether the applicant has complied with previously imposed conditions. Indeed, it is more accurate to say that the applicant has not, for some time, been subject to any conditions, and that fact itself may well be part of the problem here.

Because the Applicant Does Not Constitute a "Restaurant" for Purposes of the Al Fresco Ordinance, This Application Should Be Reviewed via a Full Discretionary CUB Process.

Because what this application really seeks is a permit for outdoor drinking, rather than outdoor dining, it squarely frames a question: Does the Al Fresco Ordinance even apply to a place like The Brig? For the reasons set forth below, it seems clear that it does not. As a result, the appropriate avenue for the licensing of the area and the use this application proposes should be via the more traditional full discretionary CUB process. Here is why:

The welcome page of the City's al fresco site, (<https://buildla.lacity.org/alfresco>) declares in all CAPS that the program is "OPEN TO ALL RESTAURANTS." and goes on to describe a wide variety of businesses that could be swept into program, all of which are described as offering "outdoor dining."

Both the common and the legal definitions of the words "restaurant" and "dining" make clear that a place like 'The Brig' (which has no kitchen, and no menu, and serves no real food) does not offer outdoor "dining" nor is it, in fact, a "restaurant."



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The dictionary definition of “**dining**” is: “*The act of eating a meal.*”

A “**meal**” being defined as “*Any of the regular occasions in a day when a reasonably large amount of food is eaten, such as breakfast, lunch, or dinner*”

A “**restaurant**” is defined as “*a place where people pay to sit and eat meals that are cooked and served on the premises.*”

Though not always co-extensive, the dictionary definition and common understanding of words is central to the legal meaning of those words. And indeed, in this context the California Supreme Court has elaborated on the legal components of what constitutes a “restaurant”. That happened in a case which also involved the very question of whether a place was a bar or an actual restaurant, or in the parlance of the court “a bona fide eating establishment.”

The case, decided in 1948—the very same year in which the subject location received a building permit—is known as ***Covert v. State Board of Equalization, 29 Cal.2d 125 (Cal. 1946)*** In it, the California Supreme Court established the outer limits of what constituted a restaurant and, more importantly, what did not. Alive to the idea that bars might attempt to offer an occasional hot dog to a patron in order to masquerade as a restaurant, the Court declared that

“It is true, of course, that a restaurant would not be bona fide if it were created or operated as a mere subterfuge in order to obtain the right to sell liquor. There must not only be equipment, supplies, and personnel appropriate to a restaurant, together with a real offer or holding out to sell food whenever the premises are open for business, but there must also be actual and substantial sales of food.”

This basic understanding is actually codified in California law where there is an actual definition of a “bona fide eating establishment.” That definition can be found in ***CA Bus & Prof Code § 23038:***

“Bona fide public eating place” means a place which is regularly and in a bona fide manner used and kept open for the serving of meals to guests for compensation and which has suitable kitchen facilities connected therewith, containing conveniences for cooking an assortment of foods which may be required for ordinary meals, the kitchen of which must be kept in a sanitary condition with the proper amount of refrigeration for keeping of food on said premises and must comply with all the regulations of the local department of health. “Meals” means the usual assortment of foods commonly ordered at various hours of the day; the service of such food and victuals only as sandwiches or salads shall not be deemed a compliance with this requirement. “Guests” shall mean persons who, during the hours when meals are regularly served therein, come to a bona fide public eating place for the purpose of obtaining, and actually order and obtain at such time, in good faith, a meal therein. Nothing in this section, however, shall be construed to require that any food be sold or purchased with any beverage.

This distinction—between bars and restaurants has been upheld and applied time after time, in context after context, including at ABCAB (ABC Appeals Board). There, as recently as 2017, in ***152 Post LLC vs. Department of Alcoholic Beverage Control, (https://abcab.ca.gov/wp-content/uploads/sites/27/2019/08/AB-9622_Issued-Decision.pdf)*** the board affirmed the suspension of a license, finding that the Administrative Law Judge’s determination that because the kitchen was dusty and dirty, food on hand was rotting and past expiration dates, and there was no kitchen staff, the facts as established were sufficient to support the legal conclusion that the premises was operating as a nightclub/public premises, not as a bona fide restaurant. Time after time, in case after case, it is the question of whether the honest service of real food is taking place that that forms the very basis for the distinction between bars and restaurants.



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Thus, it should come as no surprise that this is also the distinction that the ABC uses to distinguish between type 47 and type 48 licenses. Indeed, dispensing with the bona fide eating establishment definition would render moot the difference between these licenses, collapsing a crucial distinction that has existed at the ABC for more than half a century. Again, a type 47 liquor license is issued to a restaurant operating as a “bona fide eating place” as defined by CAL Business & Professions code Section 23038. Because it is a restaurant that also serves alcohol, minors may go in. On the other hand, a Type 48 License has no food requirement. It is for nightclubs, bars and taverns. ABC consistently treats type 47 license holders as restaurants and type 48 holders as bars. Unlike with a type 47 license, minors are not allowed in bars.

The Brig has a type 48 license—not a type 47. It has the bar version, not the restaurant version. That’s because it is a bar not a restaurant.

This clear and longstanding distinction is also echoed on the home page that the city set up to answer al fresco questions. On it, is a Q&A that once again draws this distinction and answers definitively whether The Brig qualifies for the program. In response to the question: “Which businesses qualify for LA al fresco program?” the city says this:

An operation requesting Al Fresco Alcohol Authorization will need to demonstrate that it is a “restaurant” allowed to use the ordinance by providing a menu with food items for sale and served during all operating hours.

The applicant does not serve food items during all operating hours and has no food menu. Indeed, the only menu (**ATTACHMENT X**) and accessible at <https://thebrig.com/venice-venice-the-brig-drink-menu> has seven categories, all of which concern drinking. The menu categories are: “HAPPY HOUR” “COCKTAILS” “SPIRITS” “BEER” “WINE” “CIDER AND SOURS” and “KOMBUCHA.”

Quite simply there is no record of any real food service, no kitchen and no kitchen staff. Suggesting that The Brig constitutes a restaurant for the purposes of the Al Fresco Ordinance, would be, as the high court made abundantly clear some 70 years ago, mere subterfuge.

Thus, rather than an Al Fresco permit, what this applicant needs is to live under a CUB/Plan Approval/other discretionary entitlement that specifically allows outdoor service, with conditions (hours, noise, etc.). Quite simply, this is a type 48 public premises, not a bona fide eating place, and the permanent Al Fresco Ordinance, while extremely broad, is none-the-less limited to restaurants with bona fide meal service. Therefore, this establishment is ineligible for outdoor “dining” under the Al Fresco Ordinance, and any outdoor alcohol service must be reviewed through a full discretionary process (CUB) with appropriate protections for nearby residents.

Parking Impacts:

While there has been a broad parking study commissioned by the council to evaluate the parking impacts of the Al Fresco transition on Coastal Access, this study is not yet complete. As a consequence, it is impossible to adequately assess or contextualize the larger parking impacts of the Al Fresco transition, but it is clear that in the instant case, under the prior rules, not only would alternatives have been required for the parking spaces lost but additional parking for the additional service floor area would have also been required. It is the view of LUPC that such an overall assessment on Coastal Access is critical to the evaluation of any Al Fresco application, AB2097 notwithstanding, and the failure of the city to have completed that study is a significant impediment to a full and proper assessment of any application. Here, 15 spaces in the previously used parking lot (albeit on private property) will be lost, and an additional 109 spaces, which previously would have been required by certified Venice Land Use Plan Policy II.A.3. Parking Requirements (service floor area, including outdoor service area, of 5,448 SF divided by 50), will not be provided.



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This lack of parking was emphasized by neighbor Ethan Lovell who, in a letter to LUPC, wrote: “*Customers should not be parking in the neighborhood. The Brig should be required to use its own parking lot for its patrons, rather than pushing overflow parking on residential streets. Their parking lot should be used for parking, not as an entertainment area that forces their clientele into the neighborhood at the expense of residents' safety and quality of life.*”

It is ironic that an Al Fresco application that seeks the permanent elimination of 15 parking spaces comes from an applicant that touts in its marketing materials the terrible lack of parking along Abbot Kinney. “*Because of Abbot Kinney Blvd.'s draw for tourists and locals alike, finding parking can be difficult...*” (see Marketing Materials at **ATTACHMENT XI**). More ironic still, this will eliminate what was previously one of the largest lots along one of Venice’s most traveled commercial boulevards.

While AB2097 may have eliminated minimum parking requirements, as discussed below in the Coastal Act section, the lack of mitigation here (which is still an appropriate evaluative criterion) is extremely problematic.

To put this loss of parking in perspective, under the new rules this application, if granted, will cost the community approximately 124 (15+109) parking spaces or, roughly one side of the entire length of Abbot Kinney between Main St. and Venice Blvd.²

Bathroom Sufficiency:

While permits have been pulled for the addition of two bathrooms, the permits concerning the overall bathroom space is a bit complicated here: though the application indicates the addition of a bathroom, a permit was approved in 2025, Permit 24016-10000-21129, to adjust the second story office layout, which actually eliminated one restroom and thereby the need for a second water heater.

The site visit, however, revealed that there is indeed a new unisex bathroom with two stalls (one of which is an accessible stall) located in the rear (east) of the second floor and is accessible by stairs from the patio and proposed outdoor space. This bathroom is in addition to the two bathrooms downstairs in the bar proper (a Women’s room and a Men’s room, each with a stall, and with the men’s room having an additional large tub style urinal).

It’s important to note that prior to any al fresco expansion The Brig offered two bathrooms for a bar with a capacity of 73 patrons. If the additional patron load that the Al Fresco expansion truly represents is an additional 129 people, one unisex bathroom with two stalls might be enough, but with a potential patron load (as discussed above) that could reach over 400, this is wildly insufficient and likely to lead to a significant increase in public urination as drunk patrons who either cannot find the upstairs toilets or can’t wait to use them spill into the adjoining neighborhood looking for a place to relieve themselves.

This is not a fanciful scenario. Indeed, all around Venice and particularly on Washington Blvd that is precisely what has happened. Allowing such an expansion without accounting for a sufficiently increased number of restrooms is likely to do a significant disservice to an already put-upon surrounding neighborhood.

Trees and Greenscape:

To its credit, The Brig has incorporated trees and greenery into the landscape plan, with three large, beautiful mature trees included in its designs and native mature vines on the trellis. This is in addition to some fairly lush bamboo which has been planted on the south end of the lot and which provides some sonic shielding.

² That distance has been measured as .68 miles of which 75% is parkable after curb, hydrant and other setbacks.



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It is worth noting that the trees called for in the plans are used as something of a centerpiece, with bench seating around them. The design is lovely, the trees are important, and this attention to arboreal detail is to be commended.

Aesthetic or Code Concerns:

As discussed above, the plans submitted by The Brig, evaluated entirely independent of their honesty, accuracy and impact, would be lovely. Mature trees in a vibrant and well-designed space might well be a wonderful addition to the streetscape, and there can be no question that the area is well and professionally designed. But as the LUPC has made clear, unlike most residential projects that the LUPC evaluates, al fresco applications bring with them a far greater impact on a neighborhood and the lived experience and quality of life of a community. Unfortunately, here, the pleasing visual aspects of the project cloak a far darker reality.

As for code concerns, it is worth noting that the owner took very seriously abiding by the dictates of code enforcement. He shared one instance in which an unpermitted tent was ordered to be taken down and he complied quickly. Once again, that speaks to an owner responsive to enforcement but advantaged significantly by a lack thereof.

Service Hours and Noise Concerns:

Because the applicant is adjacent to rather than abutting a residential area, it is not subject to the operating hours set forth in the ordinance, and permitted hours of operation are essentially discretionary. The applicant has requested operating hours of 11 am to 2 am nightly. However, as all of the evidence herein amply demonstrates, there are serious concerns with such a scheme, the first of which is the regularity of live music and DJ amplified sound regularly leaking out from the bar due to the oft-left open door connecting the indoor and outdoor spaces. That addition to the ambient sound level leads patrons to raise their voices, creating a significantly elevated baseline noise level. What is clear from the applicant's own website (**ATTACHMENT X**) is that at least 4 nights a week the place is rocked by DJ's, the house band or other live acts. This music is by all accounts loud, and it is, according to the neighbors, audible outside the interior space. The problem with that is that it increases the level of ambient sound on the street and in the outdoor space. And when the background levels are higher, people speak louder, and the general noise level goes up substantially. Thus, it is also crucial when thinking about the noise levels and the disturbances to adjacent neighbors to consider what is happening inside the bar as well as what is happening outside (such as the concerts and music festivals solicited for on The Brig's other website, see **ATTACHMENT II**).

Given the outdoor area it proposes and the actual load that space is likely to have, it is the view of the evaluator that these hours are excessive. As we all know, sound carries, and the larger the capacity, the louder the sound, and the greater the disturbance. An Al Fresco space of the size proposed with a capacity as large as that proposed simply poses too large a danger to the surrounding community—a group of immediate neighbors who have already, per their letters and complaints, suffered a great deal under the temporary authorization.

Finally, it is important to address live events. The applicant actually maintains two websites. One is devoted to the promotion of the bar itself, (**ATTACHMENT X**) touting (as described above) the drinks, live music, DJ's and bands to be found at The Brig. The other, known as "Rent The Brig" (**ATTACHMENT XI**), seeks to monetize the whole space by offering various events, including, prominently "Music Festivals and Concerts."

This too has created issues. While the applicant has been conscientious about getting permits for these events, even here, there is a consistent theme: between an aggressive interpretation of the rules and respect for the neighborhood, the applicant will opt for the former to the expense of the latter. For example, several years ago, one neighbor, Mari Snyder complained to the city about the number of events that were taking place at The Brig. It



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is worth noting here that the applicant acknowledges that only 5 events per year are allowed via Temporary Special Event permit. However, because the parking lot actually constitutes two lots, with different APN's it was the applicant's position (and one ratified by the city) that 10 events were allowed, despite the fact that each event utilized the entire lot. According to Lisa Yancey of the city, since this was an acceptable interpretation, perhaps it simply reflects good lawyering and a willingness to exploit a deep knowledge of the subtleties of the system for gain. But the bigger question then is, will this applicant act in good faith or simply take every mile imaginable for every inch of leeway offered. Between the misleading numbers in the application itself and this sort of maneuvering, it is hard to imagine that granting this application will do anything other than exacerbate an already heated and unfortunate relationship between the applicant and the neighborhood.

Consistency with Chapter 3 of the Coastal Act

Given all the grave concerns expressed herein by the neighbors and the lengthy history of complaints, we must place all this in the context of Chapter 3 of the Coastal Act.

Coastal Act §30250(a) requires new development in existing developed areas to avoid significant adverse effects, individually or cumulatively, on coastal resources.

Coastal Act §30116(e) states that "sensitive coastal resource areas," defined as "areas within the coastal zone of vital interest and sensitivity," includes "special communities or neighborhoods which are significant visitor destination areas."

Coastal Act §30253(e) requires new development, "where appropriate, [to] protect special communities and neighborhoods that, because of their unique characteristics, are popular visitor destination points for recreational uses."

Thus, it's clear that the policies described above apply to the CDP the applicant is seeking, that The Brig, on Abbot Kinney, smack in the heart of the most visited coastal community in all of California is both a special community and a significant visitor destination and thus a sensitive coastal resource area. Venice after all is a classic "special community"/visitor destination – dense coastal housing, walk streets, the beach and Boardwalk, and of course the famous Venice canals.

The expansion proposed here would further degrade a unique coastal residential neighborhood and visitor destination that is already suffering documented noise and nuisance impacts as it would greatly intensify a late-night bar use immediately adjacent to coastal housing. Given the long history of noise, public urination, and disturbance complaints: ~96 LAPD calls since 2021 and 15+ LADBS complaints, plus multiple neighbor letters describing late-night yelling, shaking windows from amplified sound, trash and human waste, it seems fairly clear that one could reasonably conclude that the intensification proposed here does not "protect" the special neighborhood, but instead degrades it, contrary to §30253(e).

This report's finding that restroom capacity is insufficient for the projected load likely leading to more public urination in alleys and on nearby properties, is, likewise powerful factual evidence that the intensity of this use is out of scale with what the neighborhood and public realm can absorb.



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In a similar vein, §30250(a) of the Coastal Act requires all new development in existing developed areas to avoid significant adverse effects, individually or cumulatively, on coastal resources. And while noise and nuisance per se aren't explicitly regulated in Chapter 3, they become relevant when they discourage public use of nearby coastal recreation areas. When places like The Brig erode the residential fabric of a special visitor-serving neighborhood and make people avoid the area at night because of disorder, this risks cumulative degradation of public access and neighborhood livability in a special coastal community, constituting a "significant adverse effect on coastal resources," which §30250(a) does not allow.

And, of course, there is parking.

While AB2097 essentially prohibits public agencies (cities, counties, etc.) from imposing minimum automobile-parking requirements on most new developments which are, as this one is, located within a half-mile of a "major transit stop" and while AB2097 does impact parking requirements in the coastal zone, that is not the end of a parking impact. In fact in their final implementation memo concerning AB2097 in the coastal zone, the Coastal Commission makes clear that while minimum parking requirements are no longer mandated, the impact analysis remains in the context of mitigation.

As they put it on page 6 of the memo:

Although AB 2097 prohibits the Commission and local governments from imposing minimum parking requirements on most types of development projects within one-half mile of major transit stops, the Coastal Act and certified LCPs otherwise continue to apply in these areas. Local governments should update their LCPs to conform with AB 2097 and require alternative kinds of mitigation where a project's lack of parking contributes to adverse impacts to coastal resources.

So it remains important to evaluate the degree of parking lost in order to determine the mitigation that might be necessary.

To that end, the Chapter 3 Coastal Act policies relevant here are:

Coastal Act §30210 – requires "maximum access" and recreational opportunities to be provided for all the people, consistent with safety, the need to protect public rights, rights of private property owners, and resource protection.

Coastal Act §30212.5 – states that public facilities, including parking, should be distributed to mitigate overcrowding/overuse by the public of any single area.

Coastal Act §30252 – requires new development to "maintain and enhance public access to the coast" by, among other things, "providing adequate parking facilities or providing substitute means" such as transit.

Coastal Act §30253(d) – requires new development "minimize energy consumption and vehicle miles traveled."

Here, we have a project that substantially intensifies a visitor-serving, alcohol-focused use while eliminating private parking that has functioned as de facto coastal-access parking, while offering no replacement parking, no transit substitute, and no area-wide mitigation program, and all that in a location already known for acute parking shortages and heavy coastal visitor demand.



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Permanently removing 15 existing on-site parking spaces and not providing roughly 109 additional spaces that would otherwise have been required for the new service floor area (as per the certified Venice LUP) in the Coastal Zone, for a total parking impact of a loss of 125 spaces, with no replacement parking, transit substitute or other mitigation program--right along one of the key coastal access corridors in Venice (Abbot Kinney) where the applicant itself advertises how hard parking is, and where spillover parking already pushes patrons into adjacent residential streets (Electric Ave, etc.)--is a clear indication that the project runs afoul of Chapter 3 of the Coastal Act because of its utter failure to mitigate this significant loss of parking. A couple of bike racks simply doesn't cut it

Given all of the above, this application most likely violates Chapter 3 of the Coastal Act, and on that basis as well, should not be approved as presented.

Conclusion

Far more than any that has come before, this application poses an enormous challenge in attempting to fairly and legally balance the interests of business owners, the surrounding neighborhood and the community itself. Let us be clear: everyone in this process—from the evaluator to the LUPC to the VNC Board—supports outdoor dining and takes seriously the importance of having thriving businesses in our communities. It is worth noting that to date, this evaluator, the LUPC and the VNC Board have supported every single application for a permanent al fresco permit that has been considered so far.

But, a pro-business, pro-outdoor dining mindset does not offer a blank check for misconduct nor an excuse to flout regulations. This evaluator, the LUPC and the VNC itself have made clear that we must balance the financial interests of businesses with the ability of neighbors to have peaceful enjoyment of their homes and the community to be free from excessive disruptions. The externalization of costs onto the community—in terms of noise and disruption—are not intrinsic to outdoor dining; they can be avoided. Harmony is possible, but it is not a given. It is, in the end, profoundly unfair to ask neighbors to pay for your profit. That is what our rubric of rules and laws was designed to prevent. And that is what the Al Fresco Ordinance with its concerns about hours, noise and cleanliness, the Coastal Act with its concerns about parking and access to the coast, and CEQA with its explicit concerns about noise, are all about.

Put simply, determining whether a business is a good or bad actor is not anti-business.

After all, even Santa differentiates between naughty and nice.

Here, the overwhelming weight of the evidence suggests that the applicant falls on the wrong side of every ledger, and, as a result, we are left to grapple with what to do with a business that has filed a misleading application, which substantially reduces parking (and thus coastal access), and that remains a perennial problem for its surrounding neighbors, and that almost certainly is applying for a permit to which they are **not, ab initio** entitled.

The argument for a denial is simple: What this application presents is precisely what we should aim to avoid: a bar with a history of imposing on the community, proposing an over-sized space that substantially reduces parking and that is to be used until the wee hours of the morning to the detriment of a surrounding community, united in opposition to this proposal.

On the other hand, the applicant has invested a great deal of time and effort into creating a viable business, and while they have knowingly assumed a risk by building first and asking permission later (as noted above), our goal has always been to be as permissive as possible while creating genuine safeguards, grounded in the applicable laws, cases, statutes, ordinances and norms that can still be effective in protecting the community.



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The problem is that in this instance it is hard to envision what those safeguards might look like: certainly a significantly scaled back footprint, limited hours and strict capacity limits, along with as many noise reduction and monitoring conditions as possible, and a subsequent evaluation within 6 months to 1 year to determine if the proposed conditions have alleviated the burden on Coastal Access and the neighborhood; but most importantly, this should be an entirely different process—one that is more legally appropriate and one that is better formulated for this sort of applicant and application—namely, a full discretionary process (CUB), with appropriate protections for nearby residents.

Would more stringent measures put a stop to the externalities and allow the applicant to exist in harmony with the neighbors and the community? It is hard to tell, but what seems clear is that the alternative to the imposition of significant conditions is a simple denial of this application.

Thus, in the end, the recommendation here is to ~~EITHER require a CUB and impose the below conditions or DENY~~ the permit application altogether.



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ATTACHMENTS

Supporting Documents and Community Feedback:

- I. Signed Self Certification of Compliance Form
- II. LUPC Community Relations Form (3 pages)
- III. Affected Area Map
- IV. List of LAPD Radio Calls/Complaints (4 pages)
- V. Subset of LAPD Calls concerning Noise/Disturbances
- VI. Chart showing Noise/Disturbance Call times.
- VII. List of LADBS complaints
- VIII. LADBS Complaint details (43 pages) (one sample page attached)
- IX. E-mails between Neighbors, Applicant and LADBS (286 pages) Also included are over 40 pages of attachments, photos etc. running to 58 MB of material. (Because of the extensiveness of this material, an extremely brief two paragraph synopsis is attached rather than the source documents)
- X. 'The Brig' Website Information/print-out
- XI. 'Rent the Lot" Website Information/print out
- XII. Site Plan for "Al Fresco Space"
- XIII. 1948 Building Permit
- XIV. 1954 C of O
- XV. ABC License
- XVI. Café License
- XVII. Parking Study
- XVIII. LADBS Complaint form
- XIX. Letters to LUPC from Neighbors (10 Letters)
- XX. Addendum: Attachments from Neighbors:



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Attachment I – Signed Self Certification of Compliance Form



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AL FRESCO DINING PERMIT SELF-CERTIFICATION

Instructions: Owner/Applicant should fill out this form, only after reviewing the Al Fresco Ordinance or the Fact Sheet distributed by the LUPC which lists the basic requirements of the ordinance. Please initial each box and sign the certification at the bottom. The form need not be notarized. Please return the signed and dated form to the assigned evaluator via USPS or E-mail for inclusion in the staff report to the board. Please note that a failure to execute this self-certification will be a factor to be considered in the evaluator's recommendations.

1. I David Parks, Parks West Co. am the owner and applicant, and am seeking a permanent Al Fresco Dining Permit for my business, known as The Brig and located at 1515 Abbot Kinney Blvd. in Venice, CA.

2. I have personally reviewed Ordinance 188073, enacted by the City Council on December 23rd, 2023 and codified in LAMC Section 12.21 A. I am familiar with the requirements therein, and my initials in the boxes below indicate my familiarity with, and agreement that I am abiding by, and will continue to abide by each of the following provisions:

Initial Here

pp

nn

vp

dp

vv

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Attachment II--LUPC Community Relations Form



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COMMUNITY RELATIONS SURVEY

Instructions: Owner/Applicant should fill out this form, and sign the certification at the bottom. The form need not be notarized. Please return the signed and dated form to the assigned evaluator via USPS or E-mail for inclusion in the staff report to the board. Please note that a failure to execute this survey will be a factor to be considered in the evaluator's recommendations.

1. I David Paris, Paris West Co. am the owner and applicant, and am seeking a permanent Al Fresco Dining Permit for my business, known as The Brig and located at 1515 Abbot Kinney Blvd in Venice, CA.
2. We (check one) HAVE or HAVE NOT received complaints from the community concerning the noise, crowds, or other issues concerning the operation of our temporary Al Fresco Space.

If "HAVE NOT" is checked, please simply sign and date the form below. If HAVE is checked please fill out the sections below.

3. The complaints we received concerned (check all that apply):
 Noise Hours of Operation Conduct of Patrons Cleanliness Other
4. Approximate number of complaints (count each person and date as a separate complaint) 20
Approximate dates of complaints received: see attachment
5. Please describe below any actions taken as a result of these complaints and the resolution, if any (feel free to use additional space if necessary):
see attachment

By signing below, I Affirm that the above statements are true:

SIGNED ON THIS 12 DAY OF Nov, 2025

David Paris
Signature of Applicant



Venice Neighborhood Council

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LUPC Community Relations Survey – Attachment to Question #5

Overview

- Since the beginning of the Al Fresco service in 2021, complaints have been filed with LADBS Code Enforcement or directly with the property.
- Complaints can be grouped into three categories: **Noise, Miscellaneous, or Lighting**.
- Each complaint was investigated and resolved by the appropriate City agency.
 - All Code Enforcement investigations concluded no violations or unusual activity related to noise.
 - LAPD responses likewise found no evidence of noise violations.
 - All Code Enforcement investigations relating to the Al Fresco permit concluded no violations.

Noise

- As is typical with any restaurant establishment located near residential uses, noise complaints have been received over the years of operation of The Brig. The frequency and nature of these complaints have not increased since the commencement of **Temporary Alfresco Dining in July 2021**.
- Approximately half of all complaints pertain to activity in the City-owned parking lot and alley (Irving Tabor Court) located behind the property, primarily during closing hours on weekends. In other words, these complaints did not relate to the Brig's operations. Nonetheless, as a good neighbor, Brig personnel actively monitor the parking lot to provide additional "eyes on the street".
 - The Los Angeles Police Department (LAPD) is responsible for and manages enforcement in this public area.
 - Brig security staff maintain a visible presence but are not authorized to take enforcement action on City property. If Brig staff witness a potential security or nuisance incident, they will contact the LAPD for assistance.
 - Periodic LAPD patrols and Department of Transportation (DOT) parking enforcement have been effective in mitigating noise when conducted.
- In 2021, an 8-foot sound-deadening fence was constructed along the rear property line to reduce sound transmission and direct exiting patrons toward Abbot Kinney Boulevard.
- All Code Enforcement investigations concluded no violations or unusual activity related to noise.
- LAPD responses likewise found no evidence of noise violations.
- A single confirmed noise violation occurred during the Jack Daniels Holiday Concert on December 10, 2024, held under a Temporary Special Event (TSE) permit.
 - Noise levels exceeded contractual limits during the event.
 - As a corrective action, the property owner has determined that no further concert events will be hosted on site.



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- Under the Permanent Alfresco Dining permit, additional sound mitigation measures are being implemented, including:
 - A taller, heavier rear fence and structure.
 - A 1,300 square foot trellis with a solid roof.
 - Installation of three mature trees to provide natural sound buffering.

Miscellaneous

- The property has received complaints regarding compliance with Temporary Alfresco Dining regulations.
- In all cases, Code Enforcement confirmed full compliance, and the cases were closed.
 - Example: A complaint regarding required closing hours was reviewed by the Los Angeles Planning Department, which confirmed that the property is not adjacent to a residential zone; the case was closed.
 - Example: A complaint concerning tent area limits was reviewed. While we had valid LAFD and LADBS permits, the LADBS permit expired and could not be extended.

Lighting

- To improve safety in the rear alley and City parking lot, two downward-facing light poles were installed along the rear property line.
- Following initial complaints, standard light shields were added to reduce light spread.
- After a subsequent review, custom light shields were fabricated and installed for further mitigation.
- No additional lighting complaints have been received following these modifications.



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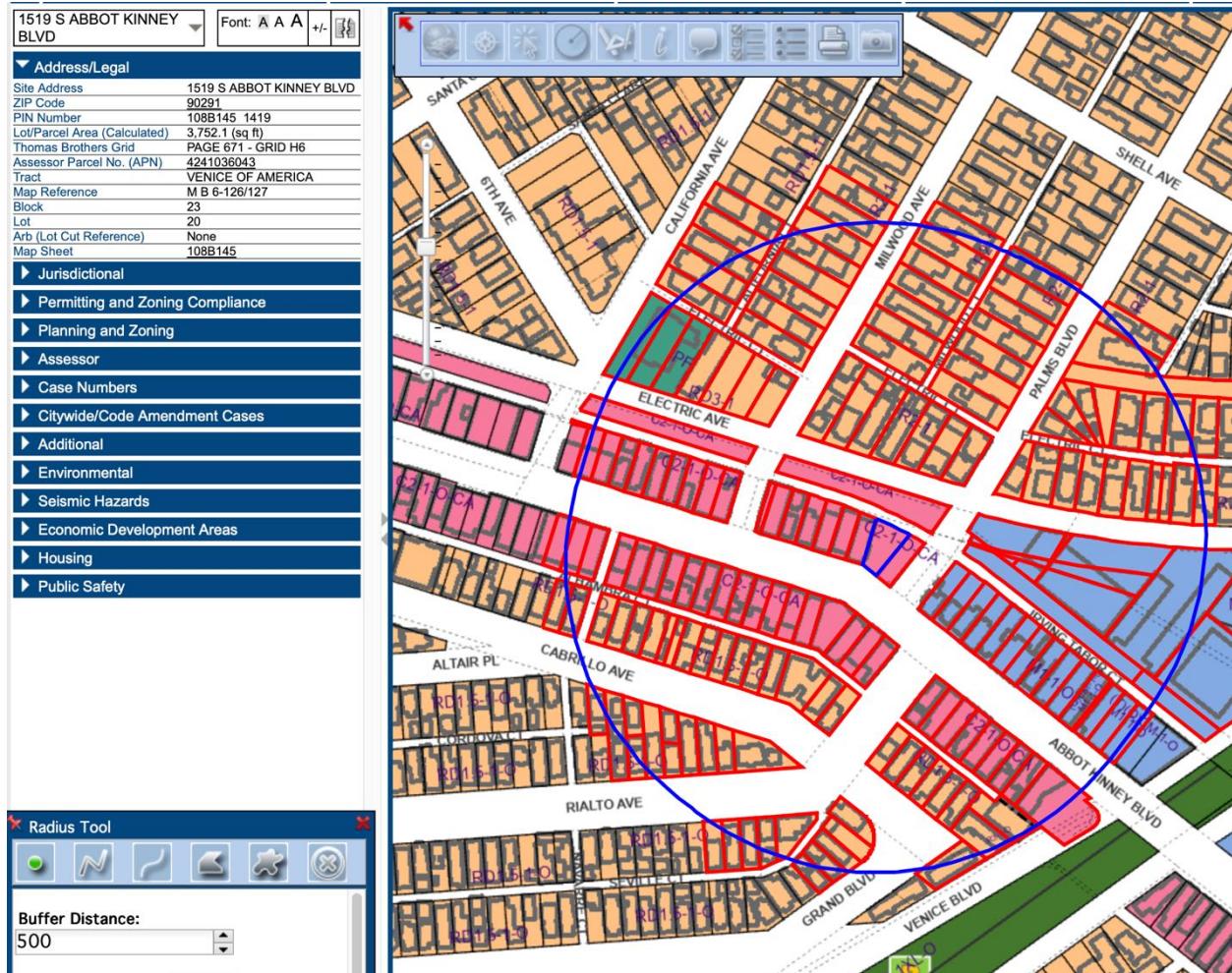
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Attachment III--Affected Area Map

Approximate Number of Homes/Apartments within 500 feet of proposed Al Fresco Space: 80





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Attachment IV-- LAPD Radio Calls To 'The Brig'

CALLS FOR SERVICE

Location: 1515 ABBOT

Date: 01/01/2021 - 09/07/2025

LOCATION	RD	CDATE	C_TIME	DISP DATE	TIME	CALL	CALL TYPE	UNIT	CD	ARVD	DISPO	DISPO TYPE	AREA	
1515 ABBOT KINNEY BL	1432	02/19/2021	12:20		2111J	ATT P/S JIO			2	INF		INFORMATION	14	
1515 ABBOT KINNEY BL	1432	03/12/2022	17:37		9045	H & R MUSD			0	INF		INFORMATION	14	
1515 ABBOT KINNEY BL	1432	09/08/2024	17:32		5031	503 STOLEN			0	INF		INFORMATION	14	
1515 ABBOT KINNEY BL	1432	12/10/2024	17:22		507R	507 RADIO			0	INF		INFORMATION	14	
1515 ABBOT KINNEY BL	1432	12/21/2024	02:24		242S	242 SUSP			2	INF		INFORMATION	14	
1515 ABBOT KINNEY BL	1432	01/09/2021	11:22	01/09/2021	11:26	507R	RADIO	14A13	0	13:29	OCCSN	OFCR COMPLETED CALL SUPV NO	14	
1515 ABBOT KINNEY BL	1432	01/10/2021	11:04	01/10/2021	11:26	507R	RADIO	14A13	0	12:22	OCCSN	OFCR COMPLETED CALL SUPV NO	14	
1515 ABBOT KINNEY BL	1432	01/17/2021	12:43	01/17/2021	12:46	507R	RADIO	14A13	0	12:56	OCCSN	OFCR COMPLETED CALL SUPV NO	14	
1515 ABBOT KINNEY BL	1432	01/26/2021	01:02	01/26/2021	01:03	90681C	CZ RPTS RINGER	14A13	0	01:19	FALSN	FALSE ALARM CODE 12 SUPV NO	14	
1515 ABBOT KINNEY BL	1432	02/19/2021	19:56	02/19/2021	19:57	900	UNKNOWN TROUBLE	14A13	2	20:29	OCCSN	OFCR COMPLETED CALL SUPV NO	14	
1515 ABBOT KINNEY BL	1432	05/01/2021	11:44	05/01/2021	11:55	5070	OTHER	14A11	0	12:01	GOASN	GONE ON ARRIVAL SUPV NO	14	
1515 ABBOT KINNEY BL	1432	05/02/2021	10:00	05/02/2021	10:02	5070	OTHER	14A13	0	10:59	GOASN	GONE ON ARRIVAL SUPV NO	14	
1515 ABBOT KINNEY BL	1432	05/08/2021	11:55	05/08/2021	12:00	507R	RADIO	14A13	0	12:55	GOASN	GONE ON ARRIVAL SUPV NO	14	
1515 ABBOT KINNEY BL	1432	05/08/2021	14:32	05/08/2021	15:00	507R	RADIO	14A13	0	12:59	CCB	CANCELLED BY CALL BACK	14	
1515 ABBOT KINNEY BL	1432	05/19/2021	13:43	05/15/2021	13:44	5070	OTHER	14A11	0	14:23	OCCSN	OFCR COMPLETED CALL SUPV NO	14	
1515 ABBOT KINNEY BL	1432	06/20/2021	01:00	06/20/2021	01:04	390M	MAN	14A13	0	01:46	GOASN	GONE ON ARRIVAL SUPV NO	14	
1515 ABBOT KINNEY BL	1432	06/20/2021	12:22	06/20/2021	12:29	507R	RADIO	14A13	0	13:58	OCCSN	OFCR COMPLETED CALL SUPV NO	14	
1515 ABBOT KINNEY BL	1432	07/31/2021	23:55	08/01/2021	00:07	2420A	OFCR HLDG AMB	14A13	2	00:41	OCCSN	OFCR COMPLETED CALL SUPV NO	14	
1515 ABBOT KINNEY BL	1432	08/22/2021	01:33	08/22/2021	01:34	907A2	AMB O/D	14A11	2	01:40	GOASN	GONE ON ARRIVAL SUPV NO	14	
1515 ABBOT KINNEY BL	1432	09/06/2021	01:40	09/06/2021	01:43	242A	AMB	14A13	2	02:15	OCCSN	OFCR COMPLETED CALL SUPV NO	14	
1515 ABBOT KINNEY BL	1432	09/19/2021	01:54	09/19/2021	01:54	242A	AMB	14A11	2	01:59	OCCSN	OFCR COMPLETED CALL SUPV NO	14	
1515 ABBOT KINNEY BL	1432	10/16/2021	22:58	10/16/2021	22:59	242J	J/O	14A13	2	22:59	RPTSN	REPORT SUPV NO	14	
1515 ABBOT KINNEY BL	1432	10/30/2021	12:12	10/30/2021	12:42	5070	OTHER	14L60	0	12:52	GOASN	GONE ON ARRIVAL SUPV YES	14	
1515 ABBOT KINNEY BL	1432	11/06/2021	01:17	11/06/2021	01:24	242S	SUSP	14A13	2	01:37	OCCSN	OFCR COMPLETED CALL SUPV NO	14	
1515 ABBOT KINNEY BL	1432	11/19/2021	20:59	11/19/2021	20:59	5070	OTHER	14A25	2	21:13	OCCSN	OFCR COMPLETED CALL SUPV NO	14	
1515 ABBOT KINNEY BL	1432	11/20/2021	01:44	11/20/2021	02:43	507P	PARTY	14A45	0	03:25	OCCSN	OFCR COMPLETED CALL SUPV NO	14	
1515 ABBOT KINNEY BL	1432	11/20/2021	20:33	11/20/2021	20:34	5070	OTHER	14A25	2	21:42	OCCSN	OFCR COMPLETED CALL SUPV NO	14	
1515 ABBOT KINNEY BL	1432	11/24/2021	22:14	11/24/2021	22:30	5070	OTHER	14A13	2	23:39	OCCSN	OFCR COMPLETED CALL SUPV NO	14	
1515 ABBOT KINNEY BL	1432	11/27/2021	21:48	11/27/2021	22:14	507R	RADIO	14A13	2	22:21	OCCSN	OFCR COMPLETED CALL SUPV NO	14	
1515 ABBOT KINNEY BL	1432	12/02/2021	21:30	12/02/2021	21:31	415G	GRP	14A13	0	0	OCCSN	OFCR COMPLETED CALL SUPV NO	14	
1515 ABBOT KINNEY BL	1432	12/03/2021	22:16	12/03/2021	22:34	507P	PARTY	14A13	0	0	INF	INFORMATION	14	
1515 ABBOT KINNEY BL	1432	12/04/2021	18:30	12/04/2021	19:12	5070	OTHER	14A13	0	19:47	OCCSN	OFCR COMPLETED CALL SUPV NO	14	
1515 ABBOT KINNEY BL	1432	12/06/2021	21:09	12/06/2021	21:09	5070	OTHER	14A13	0	23:20	OCCSN	OFCR COMPLETED CALL SUPV NO	14	
1515 ABBOT KINNEY BL	1432	12/12/2021	00:33	12/12/2021	00:44	415G	GRP	14A11	0	01:18	OCCSN	OFCR COMPLETED CALL SUPV NO	14	
1515 ABBOT KINNEY BL	1432	12/18/2021	21:39	12/18/2021	21:44	242J	J/O	14A13	2	23:13	OCCSN	OFCR COMPLETED CALL SUPV NO	14	
1515 ABBOT KINNEY BL	1432	01/07/2022	21:48	01/07/2022	21:49	507R	RADIO	14A13	0	21:49	OCCSN	OFCR COMPLETED CALL SUPV NO	14	
1515 ABBOT KINNEY BL	1432	01/08/2022	17:44	01/08/2022	18:44	507R	RADIO	14A13	0	18:45	OCCSN	OFCR COMPLETED CALL SUPV NO	14	
1515 ABBOT KINNEY BL	1432	01/08/2022	21:34	01/08/2022	21:47	5070	OTHER	14A11	0	21:57	OCCSN	OFCR COMPLETED CALL SUPV NO	14	
1515 ABBOT KINNEY BL	1432	01/14/2022	19:58	01/14/2022	20:14	507R	RADIO	14A49	0	21:33	OCCSN	OFCR COMPLETED CALL SUPV NO	14	
1515 ABBOT KINNEY BL	1432	01/15/2022	21:56	01/15/2022	22:11	507R	RADIO	14A13	0	23:32	OCCSN	OFCR COMPLETED CALL SUPV NO	14	
1515 ABBOT KINNEY BL	1432	01/20/2022	22:09	01/20/2022	23:15	5070	OTHER	14A13	0	03:17	OCCSN	OFCR COMPLETED CALL SUPV NO	14	
1515 ABBOT KINNEY BL	1432	01/21/2022	23:18	01/21/2022	23:34	415G	GRP	14A13	0	0	OCCSN	OFCR COMPLETED CALL SUPV NO	14	
1515 ABBOT KINNEY BL	1432	01/22/2022	19:22	01/22/2022	19:45	507R	RADIO	14A13	0	0	OCCSN	OFCR COMPLETED CALL SUPV NO	14	
1515 ABBOT KINNEY BL	1432	01/26/2022	23:09	01/26/2022	23:16	507R	RADIO	14A13	0	0	OCCSN	OFCR COMPLETED CALL SUPV NO	14	
1515 ABBOT KINNEY BL	1432	01/27/2022	20:40	01/27/2022	20:46	5070	OTHER	14A26	0	20:47	OCCSN	OFCR COMPLETED CALL SUPV NO	14	
1515 ABBOT KINNEY BL	1432	01/28/2022	19:37	01/28/2022	19:38	5070	OTHER	14A11	0	21:49	OCCSN	OFCR COMPLETED CALL SUPV NO	14	
1515 ABBOT KINNEY BL	1432	01/29/2022	21:45	01/29/2022	21:45	507R	RADIO	14A13	0	02:51	GOASN	GONE ON ARRIVAL SUPV NO	14	
1515 ABBOT KINNEY BL	1432	01/30/2022	21:59	01/30/2022	22:49	507R	RADIO	14A13	0	02:55	OCCSN	OFCR COMPLETED CALL SUPV NO	14	
1515 ABBOT KINNEY BL	1432	02/03/2022	21:30	02/03/2022	21:45	242S	GRP	14A11	0	22:55	RPTSN	REPORTED SUPV NO	14	
1515 ABBOT KINNEY BL	1432	02/04/2022	21:11	02/04/2022	21:56	5070	OTHER	14A13	0	0	OCCSN	OFCR COMPLETED CALL SUPV NO	14	
1515 ABBOT KINNEY BL	1432	02/05/2022	01:06	02/05/2022	01:39	242J	J/O	14A13	2	01:52	OCCSN	OFCR COMPLETED CALL SUPV NO	14	
1515 ABBOT KINNEY BL	1432	02/05/2022	15:21	02/05/2022	15:35	620B	BUSN	14A28	0	18:59	OCCSN	OFCR COMPLETED CALL SUPV NO	14	
1515 ABBOT KINNEY BL	1432	02/05/2022	21:20	02/05/2022	21:23	415G	GRP	14A13	0	0	OCCSN	OFCR COMPLETED CALL SUPV NO	14	
1515 ABBOT KINNEY BL	1432	02/11/2022	21:31	02/11/2022	21:33	507R	RADIO	14A13	0	21:35	OCCSN	OFCR COMPLETED CALL SUPV NO	14	
1515 ABBOT KINNEY BL	1432	02/12/2022	18:57	02/12/2022	19:51	5070	OTHER	14A13	0	20:47	OCCSN	OFCR COMPLETED CALL SUPV NO	14	
1515 ABBOT KINNEY BL	1432	02/12/2022	23:49	02/12/2022	23:58	620B	BUSN	14A13	0	0:30	OCCSN	OFCR COMPLETED CALL SUPV NO	14	
1515 ABBOT KINNEY BL	1432	02/14/2022	01:57	02/14/2022	01:59	242A	AMB	14A13	2	02:12	GOASN	GONE ON ARRIVAL SUPV NO	14	
1515 ABBOT KINNEY BL	1432	02/17/2022	21:25	02/17/2022	21:31	507R	RADIO	14A13	0	23:17	CMPSN	COMPLETED SUPV NO	14	
1515 ABBOT KINNEY BL	1432	02/18/2022	20:13	02/18/2022	20:23	507R	RADIO	14A13	0	21:31	OCCSN	OFCR COMPLETED CALL SUPV NO	14	
1515 ABBOT KINNEY BL	1432	02/20/2022	08:09	02/20/2022	08:12	507P	PARTY	14A13	0	09:47	GOASN	GONE ON ARRIVAL SUPV NO	14	
1515 ABBOT KINNEY BL	1432	02/20/2022	20:07	02/20/2022	20:37	507C	CONSTRUCTION	14A26	0	20:54	OCCSN	OFCR COMPLETED CALL SUPV NO	14	
1515 ABBOT KINNEY BL	1432	02/22/2022	08:28	02/22/2022	08:36	507R	RADIO	14A13	0	0	OCCSN	OFCR COMPLETED CALL SUPV NO	14	
1515 ABBOT KINNEY BL	1432	02/22/2022	15:39	02/22/2022	15:54	507R	RADIO	14A13	0	0	OCCSN	OFCR COMPLETED CALL SUPV NO	14	
1515 ABBOT KINNEY BL	1432	02/24/2022	21:37	02/24/2022	21:49	507R	RADIO	14A13	0	0	OCCSN	OFCR COMPLETED CALL SUPV NO	14	
1515 ABBOT KINNEY BL	1432	02/24/2022	21:50	02/24/2022	21:57	507R	RADIO	14A13	0	0	OCCSN	OFCR COMPLETED CALL SUPV NO	14	
1515 ABBOT KINNEY BL	1432	02/26/2022	00:50	02/26/2022	02:37	507R	RADIO	14A11	0	0	21:47	OCCSN	OFCR COMPLETED CALL SUPV NO	14
1515 ABBOT KINNEY BL	1432	03/02/2022	22:28	03/02/2022	23:33	5070	OTHER	14A27	0	05:58	RPTSN	REPORTED SUPV NO	14	
1515 ABBOT KINNEY BL	1432	03/03/2022	21:46	03/03/2022	22:26	5070	OTHER	14A46	0	23:17	OCCSN	OFCR COMPLETED CALL SUPV NO	14	
1515 ABBOT KINNEY BL	1432	03/11/2022	22:34	03/12/2022	22:49	2415G	GRP	14A13	0	23:19	OCCSN	OFCR COMPLETED CALL SUPV NO	14	
1515 ABBOT KINNEY BL	1432	03/16/2022	22:39	03/16/2022	23:13	415G	GRP	14A13	0	0:15	OCCSN	OFCR COMPLETED CALL SUPV NO	14	
1515 ABBOT KINNEY BL	1432	03/17/2022	21:09	03/17/2022	21:22	415G	GRP	14A27	0	21:53	OCCSN	OFCR COMPLETED CALL SUPV NO	14	
1515 ABBOT KINNEY BL	1432	03/18/2022	03:33	03/19/2022	03:35	242PS	POSS SUSP	14A13	2	03:39	OCCSN	OFCR COMPLETED CALL SUPV NO	14	
1515 ABBOT KINNEY BL	1432	03/18/2022	22:21	03/19/2022	22:46	2415G	GRP	14E1	0					



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1515 ABBOT KINNEY BL	1432	04/08/2023	13:08	04/08/2023	15:20	507R	507 RADIO	14A11	0	16:24	OCCSN	OFCR COMPLETED CALL SUPV NO	14
1515 ABBOT KINNEY BL	1432	04/12/2023	23:06	04/12/2023	23:07	918M	918 MALE	14A13	2	23:15	NMISN	NO INDICATION MENTAL ILL SUPV NO	14
1515 ABBOT KINNEY BL	1432	04/19/2023	02:05	04/19/2023	02:09	242SN	242 SUSP NOW	14A11	2	02:12	OCCSN	OFCR COMPLETED CALL SUPV NO	14
1515 ABBOT KINNEY BL	1432	06/23/2023	19:56	06/23/2023	20:03	507R	507 RADIO	14A13	0	20:17	CMPSN	COMPLETED SUPV NO	14
1515 ABBOT KINNEY BL	1432	07/05/2023	22:11	07/05/2023	22:14	211A	211 AMB	14A45	2	22:23	OCCSN	OFCR COMPLETED CALL SUPV NO	14
1515 ABBOT KINNEY BL	1432	07/16/2023	20:09	07/16/2023	20:32	507R	507 RADIO	14A25	0	21:55	OCCSN	OFCR COMPLETED CALL SUPV NO	14
1515 ABBOT KINNEY BL	1432	07/22/2023	00:55	07/22/2023	01:08	5070	507 OTHER	14A11	0	01:10	OCCSN	OFCR COMPLETED CALL SUPV NO	14
1515 ABBOT KINNEY BL	1432	07/29/2023	01:00	07/29/2023	01:14	415G	415 GRP	14A13	0	02:22	OCCSN	OFCR COMPLETED CALL SUPV NO	14
1515 ABBOT KINNEY BL	1432	08/06/2023	19:39	08/06/2023	19:59	507N	507 RADIO	14A27	0	00:34	OCCSN	OFCR COMPLETED CALL SUPV NO	14
1515 ABBOT KINNEY BL	1432	08/12/2023	02:53	08/12/2023	02:59	415G	415 GRP	14A13	0	04:34	OCCSN	OFCR COMPLETED CALL SUPV NO	14
1515 ABBOT KINNEY BL	1432	08/26/2023	02:19	08/26/2023	02:30	415G	415 GRP	14A13	0	02:40	OCCSN	OFCR COMPLETED CALL SUPV NO	14
1515 ABBOT KINNEY BL	1432	09/05/2023	01:21	09/05/2023	01:45	242S	242 SUSP	14A13	2	01:50	OCCSN	OFCR COMPLETED CALL SUPV NO	14
1515 ABBOT KINNEY BL	1432	09/26/2023	22:43	09/27/2023	01:02	507R	507 RADIO	14A13	0	06:23	OCCSN	OFCR COMPLETED CALL SUPV NO	14
1515 ABBOT KINNEY BL	1432	09/28/2023	01:36	09/28/2023	01:48	245A	245 AMB	14A13	2	02:02	OCCSN	OFCR COMPLETED CALL SUPV NO	14
1515 ABBOT KINNEY BL	1432	10/10/2023	23:53	10/11/2023	00:18	507N	507 RADIO	14A76	0	00:42	OCCSN	OFCR COMPLETED CALL SUPV NO	14
1515 ABBOT KINNEY BL	1432	10/12/2023	00:25	10/12/2023	00:27	507R	507 RADIO	14A49	0	00:28	OCCSN	OFCR COMPLETED CALL SUPV NO	14
1515 ABBOT KINNEY BL	1432	10/19/2023	23:09	10/19/2023	23:13	507R	507 RADIO	14A56	0	23:19	OCCSN	OFCR COMPLETED CALL SUPV NO	14
1515 ABBOT KINNEY BL	1432	10/31/2023	02:26	10/31/2023	02:28	242S	242 SUSP	14A13	2	03:00	OCCSN	OFCR COMPLETED CALL SUPV NO	14
1515 ABBOT KINNEY BL	1432	11/11/2023	22:37	11/11/2023	22:59	507P	507 PARTY	14A49	0	01:16	OCCSN	OFCR COMPLETED CALL SUPV NO	14
1515 ABBOT KINNEY BL	1432	11/25/2023	00:42	11/25/2023	00:44	245PS	245 POSS SUSP	14A13	2	01:22	RPTSN	REPORT SUPV NO	14
1515 ABBOT KINNEY BL	1432	12/02/2023	02:29	12/02/2023	02:55	242J	242 JO	14A13	2	03:22	RPTSN	REPORT SUPV NO	14
1515 ABBOT KINNEY BL	1432	12/19/2023	06:10	12/19/2023	06:11	459PS	459 POSS SUSP	14A13	2	06:14	OCCSN	OFCR COMPLETED CALL SUPV NO	14
1515 ABBOT KINNEY BL	1432	01/06/2024	11:31	01/06/2024	11:35	415W	415 WOMAN	14A13	0	11:55	OCCSN	OFCR COMPLETED CALL SUPV NO	14
1515 ABBOT KINNEY BL	1432	01/10/2024	23:43	01/10/2024	23:56	507R	507 RADIO	14A11	0	01:08	OCCSN	OFCR COMPLETED CALL SUPV NO	14
1515 ABBOT KINNEY BL	1432	01/12/2024	22:52	01/12/2024	23:08	507R	507 RADIO		0	INF	INFORMATION		14
1515 ABBOT KINNEY BL	1432	01/14/2024	22:59	01/14/2024	23:13	507R	507 RADIO	14A13	0	00:43	OCCSN	OFCR COMPLETED CALL SUPV NO	14
1515 ABBOT KINNEY BL	1432	01/16/2024	22:32	01/16/2024	22:42	507R	507 RADIO	14A13	0	23:18	OCCSN	OFCR COMPLETED CALL SUPV NO	14
1515 ABBOT KINNEY BL	1432	01/21/2024	00:02	01/21/2024	01:19	415G	415 GRP	14A11	0	01:47	GOASN	GONE ON ARRIVAL SUPV NO	14
1515 ABBOT KINNEY BL	1432	01/24/2024	00:37	01/24/2024	01:12	415G	415 GRP	14A13	0	01:19	OCCSN	OFCR COMPLETED CALL SUPV NO	14
1515 ABBOT KINNEY BL	1432	02/04/2024	01:15	02/04/2024	01:37	507R	507 RADIO	14A13	0	01:44	CMPSN	COMPLETED SUPV NO	14
1515 ABBOT KINNEY BL	1432	02/12/2024	00:38	02/12/2024	00:39	415G	415 GRP	14A11	0	01:53	GOASN	GONE ON ARRIVAL SUPV NO	14
1515 ABBOT KINNEY BL	1432	02/24/2024	21:00	02/24/2024	21:06	415I	415 PARTY	14A13	0	21:16	CMPSN	COMPLETED SUPV NO	14
1515 ABBOT KINNEY BL	1432	03/16/2024	01:45	03/16/2024	02:07	507O	507 OTHER	14A13	0	02:22	CMPSN	COMPLETED SUPV NO	14
1515 ABBOT KINNEY BL	1432	03/18/2024	00:07	03/18/2024	01:14	507R	507 RADIO	14A13	0	02:05	GOASN	GONE ON ARRIVAL SUPV NO	14
1515 ABBOT KINNEY BL	1432	03/30/2024	01:01	03/30/2024	01:35	507R	507 RADIO	14A49	0	01:48	OCCSN	OFCR COMPLETED CALL SUPV NO	14
1515 ABBOT KINNEY BL	1432	03/30/2024	13:00	03/30/2024	14:06	507R	507 RADIO	14A28	0	17:31	OCCSN	OFCR COMPLETED CALL SUPV NO	14
1515 ABBOT KINNEY BL	1432	04/23/2024	02:45	04/23/2024	02:45	9200	920 ADULT	14A13	2	03:05	CMP	COMPLETED	14
1515 ABBOT KINNEY BL	1432	04/30/2024	01:45	04/30/2024	01:56	415F	415 FIGHT	14A67	0	02:05	OCC	OFCR COMPLETED CALL	14
1515 ABBOT KINNEY BL	1432	05/08/2024	01:28	05/08/2024	01:31	507R	507 RADIO	14A13	0	02:44	OCC	OFCR COMPLETED CALL	14
1515 ABBOT KINNEY BL	1432	05/18/2024	21:14	05/18/2024	21:17	242SL	242 SUSP J/L	14A11	2	23:24	OCCSN	OFCR COMPLETED CALL SUPV NO	14
1515 ABBOT KINNEY BL	1432	05/28/2024	23:48	05/29/2024	00:18	415G	415 GRP	14A13	0	GOA	GONE ON ARRIVAL		14
1515 ABBOT KINNEY BL	1432	06/01/2024	21:36	06/01/2024	21:46	507R	507 RADIO	14A13	0	22:41	OCC	OFCR COMPLETED CALL	14
1515 ABBOT KINNEY BL	1432	06/08/2024	01:59	06/08/2024	03:06	507R	507 RADIO	14A25	0	03:19	OCC	OFCR COMPLETED CALL	14
1515 ABBOT KINNEY BL	1432	06/27/2024	02:16	06/27/2024	02:26	415G	415 GRP	14A11	0	02:28	OCC	OFCR COMPLETED CALL	14
1515 ABBOT KINNEY BL	1432	08/21/2024	21:32	08/21/2024	21:34	415GF	415 GROUP FIGHT	14A11	0	21:38	OCC	OFCR COMPLETED CALL	14
1515 ABBOT KINNEY BL	1432	08/23/2024	01:31	08/23/2024	04:41	415G	415 GRP	14A27	0	05:21	CMP	COMPLETED	14
1515 ABBOT KINNEY BL	1432	08/27/2024	23:47	08/27/2024	23:48	620B	620 BUSN	14A13	0	00:18	GOA	GONE ON ARRIVAL	14
1515 ABBOT KINNEY BL	1432	08/30/2024	21:44	08/30/2024	21:49	507R	507 RADIO	14A27	0	01:45	GOASN	GONE ON ARRIVAL SUPV NO	14
1515 ABBOT KINNEY BL	1432	09/06/2024	03:45	09/06/2024	03:46	242A	242 AMB	14A13	2	03:53	OCC	OFCR COMPLETED CALL	14
1515 ABBOT KINNEY BL	1432	09/11/2024	02:52	09/11/2024	02:54	930W	930 WMN	14A11	3	02:54	OCC	OFCR COMPLETED CALL	14
1515 ABBOT KINNEY BL	1432	09/14/2024	00:54	09/14/2024	01:02	507R	507 RADIO	14A13	0	CCB	CANCELLED BY CALL BACK		14

NOTE: THERE ARE 183 INSTANCES DISPLAYED IN THIS REPORT



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Attachment V: Subset of LAPD Calls concerning Noise/Disturbances

05/07/2021 12:00 PM RADIO	06/15/2023 9:20 PM 415 GRP
05/12/2021 9:36 PM RADIO	10/31/2023 8:49 PM 507 RADIO
05/12/2021 9:44 PM RADIO	11/25/2023 10:09 PM 507 PARTY
08/01/2021 11:56 PM RADIO	12/09/2023 10:49 PM GRP
09/10/2021 11:26 AM RADIO	02/12/2024 12:39 AM 415 GRP
09/10/2021 9:46 PM RADIO	03/20/2024 9:40 PM GRP
09/10/2021 10:06 PM RADIO	03/22/2024 9:38 PM 507 RADIO
10/16/2021 11:59 PM RADIO	03/27/2024 9:52 PM GRP
11/20/2021 10:38 PM PARTY	06/08/2024 9:40 PM 507 RADIO
12/01/2021 9:36 PM GRP	06/21/2024 9:20 PM 415 GRP
12/03/2021 9:46 PM PARTY	06/27/2024 9:41 PM 415 GRP
12/10/2021 9:36 PM GRP	08/23/2024 9:36 PM 415 GRP
12/19/2021 9:50 PM GRP	09/14/2024 7:58 PM 507 RADIO
01/02/2022 6:44 PM RADIO	09/14/2024 9:02 PM 507 RADIO
01/08/2022 10:46 PM RADIO	09/24/2024 9:00 PM 507 RADIO
01/10/2022 9:29 PM RADIO	09/29/2024 12:10 AM 507 RADIO
01/10/2022 9:56 PM RADIO	10/06/2024 9:34 PM 415 GRP
01/15/2022 9:52 PM RADIO	10/08/2024 8:50 PM 507 RADIO
01/19/2022 9:58 PM RADIO	10/09/2024 9:30 PM 507 RADIO
01/20/2022 9:45 PM RADIO	10/09/2024 11:41 PM 507 RADIO
01/21/2022 11:23 PM GRP	10/11/2024 11:08 PM 507 RADIO
01/22/2022 9:36 PM RADIO	10/12/2024 8:07 PM 507 RADIO
01/26/2022 11:16 PM RADIO	10/31/2024 8:40 PM 507 RADIO
01/28/2022 9:59 PM RADIO	10/31/2024 11:35 PM 507 RADIO
01/29/2022 11:48 PM GRP	12/05/2024 8:03 PM 507 RADIO
01/30/2022 9:18 PM RADIO	12/05/2024 9:43 PM 415 GRP
02/01/2022 9:53 PM GRP	12/08/2024 9:39 PM 507 RADIO
02/02/2022 9:39 PM RADIO	12/12/2024 8:07 PM 507 RADIO
02/05/2022 9:41 PM GRP	01/24/2025 9:31 PM 507 RADIO
02/07/2022 9:38 PM PARTY	02/05/2025 8:49 PM 507 RADIO
02/11/2022 9:56 PM RADIO	02/11/2025 9:08 PM 507 RADIO
02/12/2022 9:57 PM RADIO	02/25/2025 9:21 PM 507 PARTY
02/15/2022 9:57 PM RADIO	03/02/2025 9:11 PM 507 RADIO
02/16/2022 10:30 PM GRP	03/07/2025 9:52 PM 507 RADIO
02/21/2022 9:45 PM GRP	04/16/2025 10:35 PM507 RADIO
02/22/2022 9:21 PM GRP	05/08/2025 9:43 PM 507 RADIO
02/22/2022 9:39 PM GRP	06/11/2025 8:47 PM 507 RADIO
02/23/2022 9:16 PM RADIO	06/14/2025 9:05 PM 507 RADIO
02/23/2022 10:13 PM GRP	06/27/2025 9:13 PM 507 RADIO
03/01/2022 9:35 PM RADIO	07/07/2025 11:01 PM507 PARTY
03/12/2022 9:40 PM GRP	07/11/2025 10:28 PM507 RADIO
03/12/2022 9:54 PM GRP	07/16/2025 11:11 PM507 RADIO
03/12/2022 11:18 PM GRP	07/20/2025 8:57 PM 507 RADIO
03/18/2022 9:51 PM PARTY	07/29/2025 9:50 PM 507 RADIO
03/25/2022 9:54 PM GRP	08/14/2025 8:23 PM 507 RADIO
04/08/2023 3:20 PM 507 RADIO	08/24/2025 12:23 AM507 RADIO
06/03/2023 9:08 PM 507 RADIO	09/06/2025 12:14 AM 507 RADIO
06/06/2023 9:59 PM 507 RADIO	



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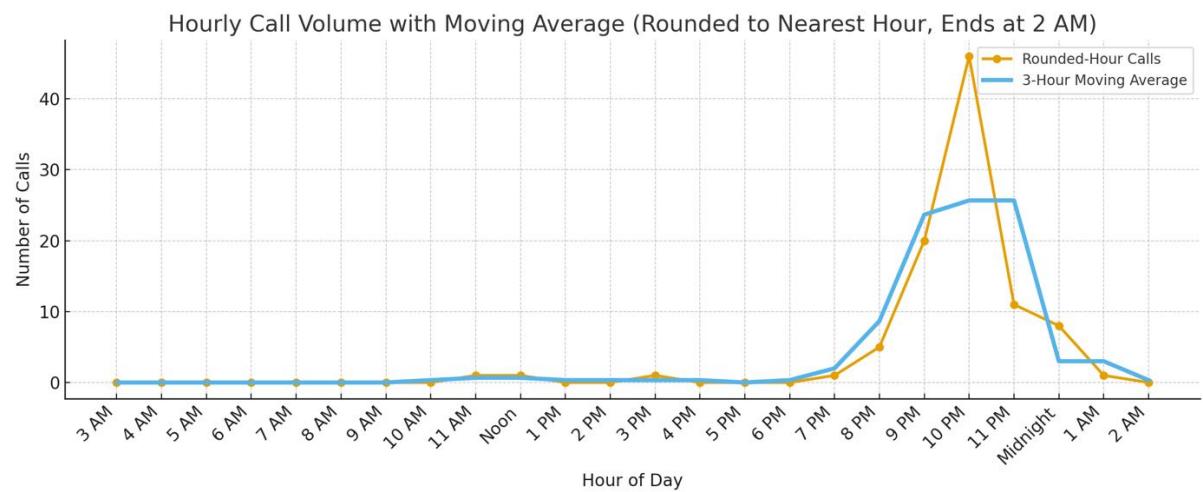
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Attachment VI: Chart showing Noise/Disturbance Call times.





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Attachment VII: List of LADBS complaints

Date Received	Problem Description	Status
4/16/2015	PARKING SPACES BLOCKED OR REMOVED FROM USE	CLOSED
5/23/2015	PEOPLE SELLING PRODUCTS OUTSIDE OF AN ENCLOSED BUILDING (E.G. STREET, SIDEWALKS,	CLOSED
5/26/2015	ANY PROBLEMS THAT ONLY OCCUR FROM 5:00PM TO 7:00 AM (AT NIGHT) OR ON WEEKENDS	CLOSED
6/23/2015	ANY PROBLEMS THAT ONLY OCCUR FROM 5:00PM TO 7:00 AM (AT NIGHT) OR ON WEEKENDS	CLOSED
10/7/2016	ANY PROBLEMS THAT ONLY OCCUR FROM 5:00PM TO 7:00 AM (AT NIGHT) OR ON WEEKENDS	CLOSED
10/12/2016	MISCELLANEOUS COMPLAINTS	CLOSED
10/14/2016	OUTDOOR ADVERTISEMENTS (SIGNS) FOR GOODS OR SERVICES NOT AVAILABLE ON SITE (E.G.	CLOSED
11/8/2016	ANY PROBLEMS THAT ONLY OCCUR FROM 5:00PM TO 7:00 AM (AT NIGHT) OR ON WEEKENDS	CLOSED
11/10/2016	PARKING SPACES BLOCKED OR REMOVED FROM USE	CLOSED
1/19/2017	ANY PROBLEMS THAT ONLY OCCUR FROM 5:00PM TO 7:00 AM (AT NIGHT) OR ON WEEKENDS	CLOSED
2/2/2017	OUTDOOR ADVERTISEMENTS (SIGNS) OF GOODS OR SERVICES AVAILABLE ON SITE	CLOSED
3/3/2017	OUTDOOR ADVERTISEMENTS (SIGNS) FOR GOODS OR SERVICES NOT AVAILABLE ON SITE (E.G.	CLOSED
3/5/2017	MISCELLANEOUS COMPLAINTS	CLOSED
3/20/2017	OUTDOOR ADVERTISEMENTS (SIGNS) OF GOODS OR SERVICES AVAILABLE ON SITE	CLOSED
3/23/2017	MISCELLANEOUS COMPLAINTS	CLOSED
4/19/2017	MISCELLANEOUS COMPLAINTS	CLOSED
5/1/2017	OUTDOOR ADVERTISEMENTS (SIGNS) OF GOODS OR SERVICES AVAILABLE ON SITE	CLOSED
5/1/2017	OUTDOOR ADVERTISEMENTS (SIGNS) OF GOODS OR SERVICES AVAILABLE ON SITE	CLOSED
7/23/2017	MISCELLANEOUS COMPLAINTS	CLOSED
7/25/2017	OUTDOOR ADVERTISEMENTS (SIGNS) OF GOODS OR SERVICES AVAILABLE ON SITE	CLOSED
8/28/2017	OUTDOOR ADVERTISEMENTS (SIGNS) FOR GOODS OR SERVICES NOT AVAILABLE ON SITE (E.G.	CLOSED
8/2/2018	BUILDING OR PROPERTY CONVERTED TO ANOTHER USE	CLOSED
10/23/2020	PARKING SPACES BLOCKED OR REMOVED FROM USE	CLOSED
1/19/2021	ANY PROBLEMS THAT ONLY OCCUR FROM 5:00PM TO 7:00 AM (AT NIGHT) OR ON WEEKENDS	CLOSED
9/14/2021	CUB OR CUX VIOLATIONS	CLOSED
9/15/2021	ANY PROBLEMS THAT ONLY OCCUR FROM 5:00PM TO 7:00 AM (AT NIGHT) OR ON WEEKENDS	CLOSED
10/31/2021	BUILDING OR PROPERTY CONVERTED TO ANOTHER USE	CLOSED
10/17/2022	BUILDING OR PROPERTY CONVERTED TO ANOTHER USE	CLOSED
10/18/2022	ISSUES REGARDING TENNIS COURT OR FLOOD LIGHTS IN RESIDENTIAL AREAS	CLOSED
3/2/2023	ANY PROBLEMS THAT ONLY OCCUR FROM 5:00PM TO 7:00 AM (AT NIGHT) OR ON WEEKENDS	CLOSED
5/5/2023	ANY PROBLEMS THAT ONLY OCCUR FROM 5:00PM TO 7:00 AM (AT NIGHT) OR ON WEEKENDS	CLOSED
5/12/2023	RESTAURANT BEVERAGE PROGRAM	CLOSED
5/15/2023	ANY PROBLEMS THAT ONLY OCCUR FROM 5:00PM TO 7:00 AM (AT NIGHT) OR ON WEEKENDS	CLOSED
7/4/2023	ANY PROBLEMS THAT ONLY OCCUR FROM 5:00PM TO 7:00 AM (AT NIGHT) OR ON WEEKENDS	CLOSED
7/7/2023	ANY PROBLEMS THAT ONLY OCCUR FROM 5:00PM TO 7:00 AM (AT NIGHT) OR ON WEEKENDS	CLOSED
5/28/2024	OUTDOOR ADVERTISEMENTS (SIGNS) FOR GOODS OR SERVICES NOT AVAILABLE ON SITE (E.G.	CLOSED
10/18/2024	OUTDOOR ADVERTISEMENTS (SIGNS) FOR GOODS OR SERVICES NOT AVAILABLE ON SITE (E.G.	CLOSED
2/19/2025	COMMERCIAL ADVERTISING ON A TEMPORARY CONSTRUCTION FENCE	CLOSED
5/26/2025	COMMERCIAL ADVERTISING ON A TEMPORARY CONSTRUCTION FENCE	CLOSED
5/31/2025	AL FRESCO - OUTDOOR DINING - NOISE	CLOSED
6/6/2025	OUTDOOR ADVERTISEMENTS (SIGNS) FOR GOODS OR SERVICES NOT AVAILABLE ON SITE	CLOSED
6/6/2025	AL FRESCO - OUTDOOR DINING - NOISE	CLOSED
10/17/2025	OUTDOOR ADVERTISEMENTS (SIGNS) FOR GOODS OR SERVICES NOT AVAILABLE ON SITE	UNDER INVESTIGATION



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Attachment VIII LADBS Complaint details (via PRA request)

Because the details of the complaints lodged against the applicant runs to over 43 pages, they are not included in full here. However, a representative page looks like this:

City of Los Angeles DBS DEPARTMENT OF BUILDING AND SAFETY CODE ENFORCEMENT BUREAU	CUSTOMER SERVICE REQUEST	CITATIONS
CSR No.: 507230	CALL DATE: September 15, 2021 9:14 a	CLAUDIO MORENO
DUE BY:	SOURCE: INTERNET	PRIORITY:3
TAKEN BY: <input type="text"/> CASE #:		

1515 S ABBOT KINNEY BLVD 90291

APN: 4241-036-043	ZONE: C2	LAPD Division	PACIFIC
LAPD Bureau	WEST	Community Plan Area	Venice
LAPD Reporting District	1432	Coastal Zone Cons. Act	Single Permit Jurisdiction A
Census Tract	2736.00	District Map	108B145
Coastal Zone Cons. Act	Calvo Exclusion Area	Fire District	2
Energy Zone	6	Methane Hazard Site	Methane Buffer Zone
Earthquake-Induced Liquefaction Area	Yes	Thomas Brothers Map Grid	671-H6
Near Source Zone Distance	5.1	LADBS Branch Office	WLA
Area Planning Commission	West Los Angeles	Certified Neighborhood Council	Venice
Council District	11	Low to moderate income %	32.68%
CNAP area	2	City Planning Cases	CPC-1984-226-SP
Low to moderate income %	20.53%	City Planning Cases	CPC-2018-7548-CPU
City Planning Cases	CPC-17630	City Planning Cases	CPC-2019-7393-CA
City Planning Cases	CPC-2005-8252-CA	City Planning Cases	CPC-2014-1456-SP
City Planning Cases	CPC-1998-119	City Planning Cases	CPC-2000-4046-CA
City Planning Cases	CPC-1975-25560	City Planning Cases	DIR-2015-3016-SPP
City Planning Cases	CPC-1987-648-ICO	Director's Determination	DIR-2008-3681-DI
Director's Determination	DIR-2014-2824-DI	Director's Determination	ORD-168999
Director's Determination	DIR-2008-4703-DI	Ordinance	ORD-186104
Ordinance	ORD-130336	Ordinance	ORD-175693
Ordinance	ORD-175694	Ordinance	ORD-172897
Ordinance	ORD-148052	Parking Layout	PKG-58
Ordinance	ORD-172019	Zoning Administrator's Case	ZA-1992-696-RV
Zoning Administrator's Case	ZA-1999-485-PAB	Zoning Information File	ZI-2452 Transit Priority
Zoning Administrator's Case	ZA-1992-569-CUZ	Zoning Information File	Area in the City of Los Angeles
Zoning Information File	ZI-2517 Al Fresco Ordinance within Planning Overlay and/or the Coastal Zone (Ordinance 188073)	Zoning Information File	ZI-2512 Housing Element Sites
Zoning Information File	ZI-2406 Director's Interpretation of Venice Specific Plan and Small Lot Subdivision Ordinance	Zoning Information File	ZI-1874 Specific Plan: Los Angeles Coastal Transportation Corridor
Zoning Information File	ZI-2273 Specific Plan: Venice Coastal Zone	Zoning Information File	ZI-2498 Local Emergency Temporary Regulations - Time Limits and Parking Relief - LAMC 16.02.1
Zoning Information File	ZI 2273		

PROBLEM:	ANY PROBLEMS THAT ONLY OCCUR FROM 5:00PM TO 7:00 AM (AT NIGHT) OR ON WEEK
CALLER COMMENT:	Constituents in the area are complaining about noise, loitering, and trash. The public is also claiming that they are serving alcohol past 10:30 pm in the Al Fresco Permitted area. Based on initial research, it seems that the operator does not have a Conditional Use permit for the sale of alcohol, but may have deemed to be approved status.
COMMENT:	See duplicate CSR #487365.

PROD_CSR



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Attachment IX: E-mails between Neighbors, Applicant and LADBS (and additional Attachments)

Pursuant to a CPRA request, LADBS has provided some 286 pages of e-mails between LADBS and both the neighbors and the applicant.

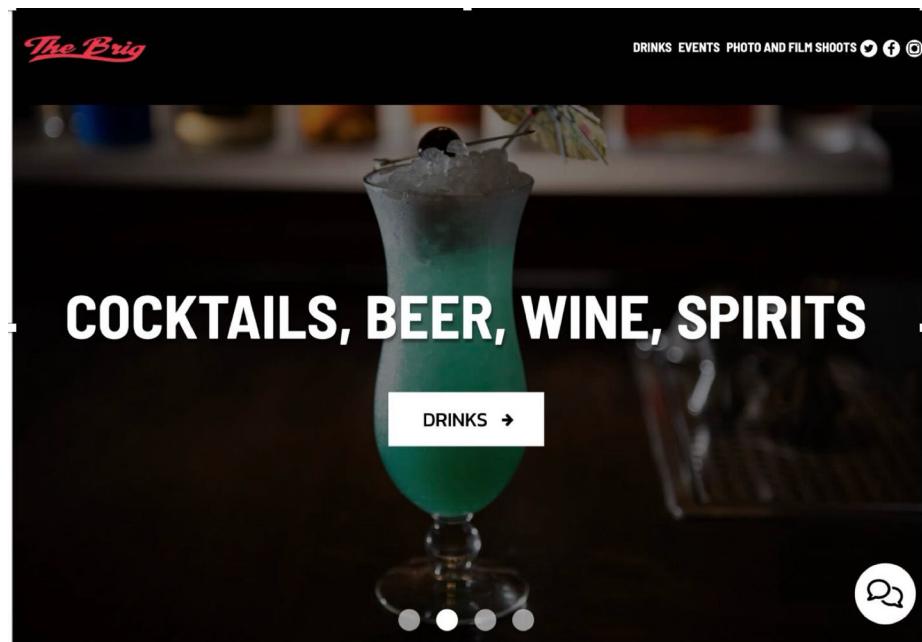
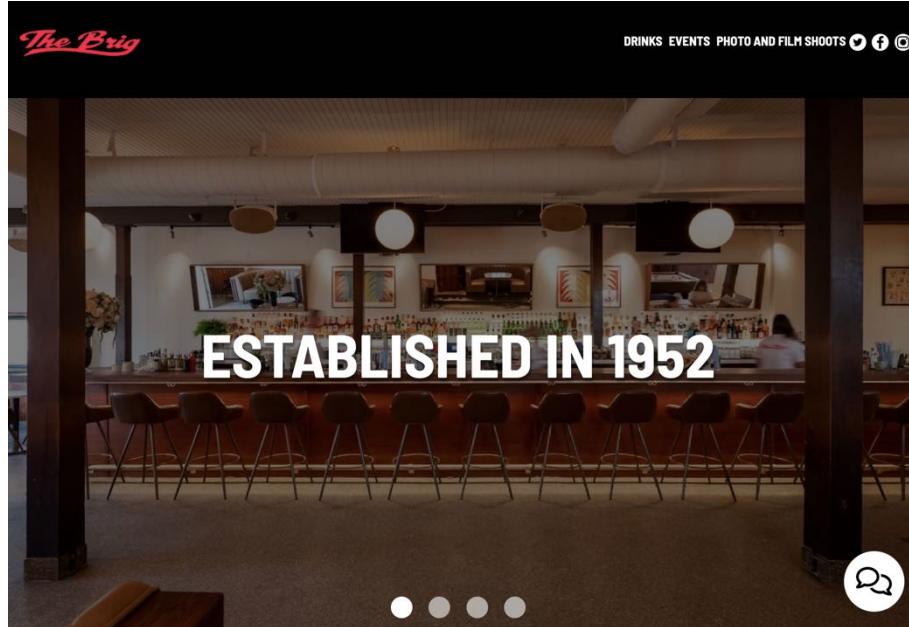
Those e-mails can be made available, but for purposes of brevity are not included here.

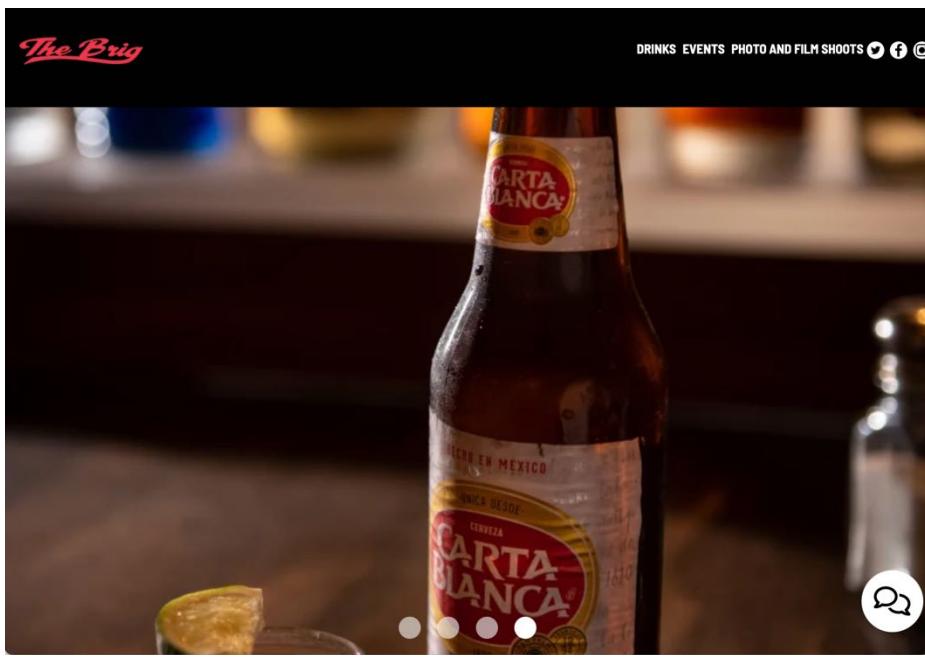
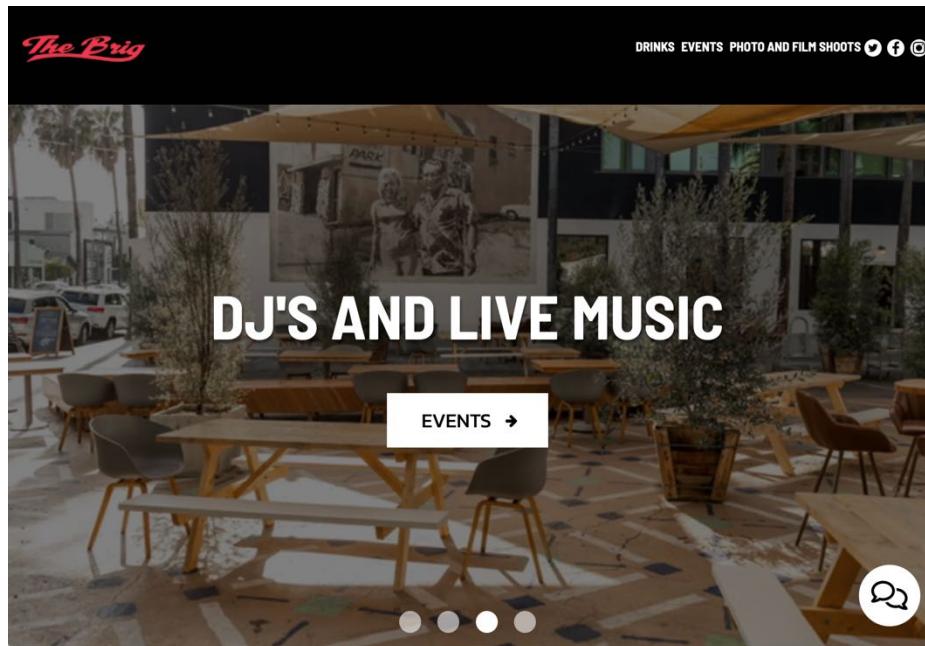
Extremely brief synopsis: *These e-mails tell a clear story of a longstanding, ongoing battle between nearby residents and the applicant. The applicant, who appears quite familiar with LADBS processes and personnel is extremely dexterous in responding to complaints, in one instance, attempting to pre-empt a complaint by writing in anticipation of a complaint being filed, and asking that it be closed before even being posted. It is clear from the exchanges that the owner has a direct line to the inspectors, and keeps in close touch with them. In fact, there is a slightly unsettling tone of familiarity in some of the exchanges and a subtle but discernable sense that the assigned inspector assumes, out of the gate, that some of these complaints are meritless.*

Several of the e-mails contain multiple complaints by one highly aggrieved individual, these exchanges are lengthy and angry and betray a clear sense of frustration with a city that does not seem up to the task of protecting its residents.

Attachment X: The Brig's Website:

1. The Splash Pages Showing Only Alcohol, DJ's and Live Music





2. Actual Content of the Website (as of 9-7-2025)

The Brig - events

9/7/25, 7:23 AM

EVENTS

WEEKDAY HAPPY HOUR

Every Weekday (Mon - Fri)

Happy Hour Monday through Friday / 4:00 pm - 7:00 pm

TUESDAYS

Every Tuesday

Live Music by The Brig Band

WEDNESDAYS

Every Wednesday

Boiler Makers and Daiquiris

WEDNESDAYS

Every Wednesday

The Groovy Party spinning Motown and R&B + Late Night Happy Hour

FRIDAYS

Every Friday

DJ Illa / DJ Wordamouth

OUR DRINKS

HAPPY HOUR
(93448)

COCKTAILS
(25480)

SPIRITS
(25481)

BEER
(25478)

WINE
(25479)

CIDER AND SOURS
(53130)

KOMBUCHA
(53129)

Available Monday through Friday from 4 pm - 7 pm and Saturday + Sunday from 2 pm - 7 pm

WELL

VODKA	\$7.00
GIN	\$7.00
RUM	\$7.00
TEQUILA	\$7.00
BOURBON	\$7.00

COCKTAILS

MARGARITA	\$9.00
OLD FASHIONED	\$9.00
NEGRONI	\$9.00
BEE'S KNEES	\$9.00
GOLD RUSH	\$9.00

WINE

MOHUA SAUVIGNON BLANC New Zealand	\$8.00
NIELSON PINOT NOIR	\$9.00
LOS CONEJOS MALDITOS ORANGE	\$10.00

BEER

MILLER HIGH LIFE	\$4.00
------------------	--------

PHOTO/FILM PRODUCTION

If you would like to book The Brig for your next film/commercial/photo shoot, please fill out the form below and we will get back to you.



Name ...

Phone Number...

Email ...

Description / Requests (optional) ...



(https://static.spotapps.co/web/thebrig-com/custom/party_5.jpg)
(https://static.spotapps.co/web/thebrig-com/custom/party_6.jpg)

SUBMIT



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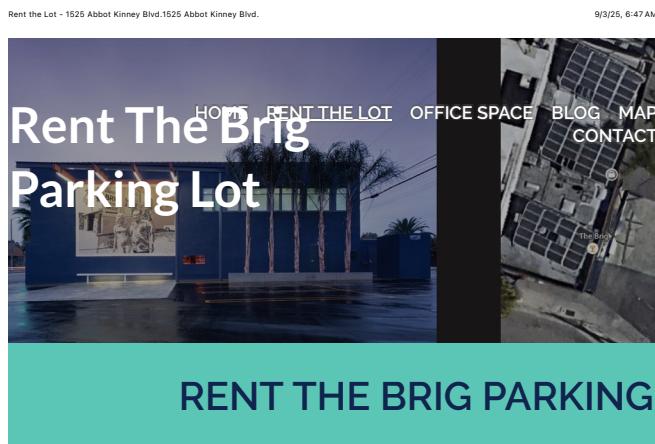
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Email: Chair-LUPC@VeniceNC.org



XI. "Rent the Lot" Website Information/print out

(As of September 16th, 2025)



The Brig Parking Lot at 1525 Abbot Kinney Blvd. in Venice is the only large parking lot in the heart of Abbot Kinney, making it the go-to location for marketing events oriented towards the diverse foot traffic on the Boulevard. The lot is 6,700 square feet, leaving plenty of room to host small and large events, as well as park over 30 cars. The lot houses The Brig, a bar with a mid-century modern vibe that has been a cornerstone of the iconic Abbot Kinney Boulevard for over 60 years. One of the shining stars of the property is a Vintage Original Art Mural that can be filmed or photographed with permission.



<https://1525akblvd.com/rent-the-brig-parking-lot/>

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1525 Abbot Kinney Blvd. - 1525 Abbot Kinney Blvd. Project1525 Abbot Kinney Blvd. | 1525 Abbot Kinney Blvd. Project

8/2/20, 7:00 AM



<https://1525abbot.com/>

Page 1 of 3

Music Festivals and Concerts at The Brig Parking Lot. An Unforgettable Venue on Abbot Kinney/1525 Abbot Kinney Blvd.

8/2/20, 6:49 AM



<https://1525abbot.com/blog/music-festivals-and-concerts-at-the-brig-parking-lot-an-unforgettable-venue-on-abbot-kinney/>

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<https://1525abbot.com/blog/private-parties-and-celebrations-at-the-brig-parking-lot-a-unique-outdoor-venue-1525-abbot-kinney-blvd-1515-abbot-kinney-blvd-project>

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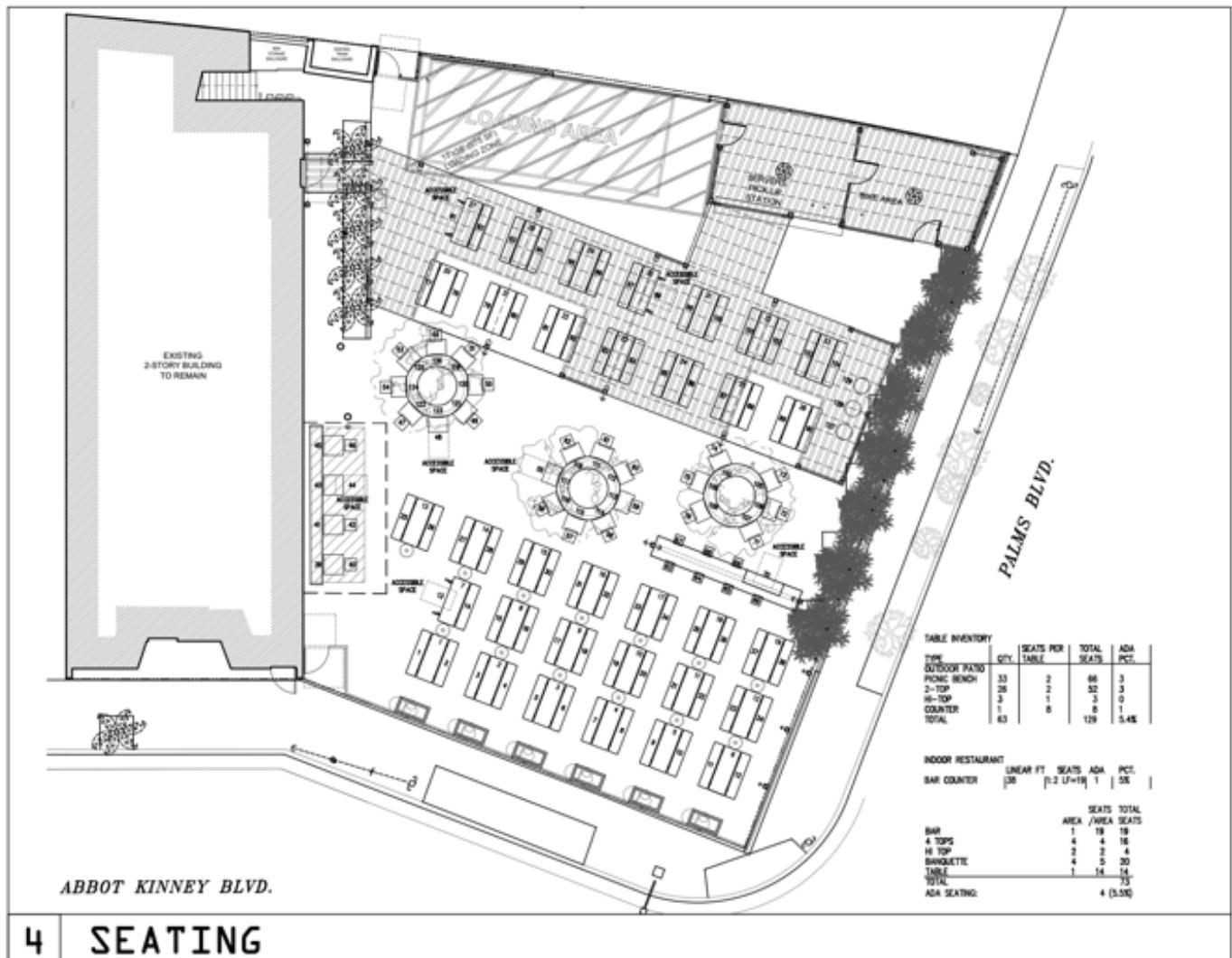
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XII. Site Plan for "Al Fresco Space"





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XIII. 1948 Building Permit



Venice Neighborhood Council

LAND USE AND PLANNING COMMITTEE

PO Box 550, Venice, CA 90294 | www.VeniceNC.org

Email: Chair-LUPC@VeniceNC.org



XIV. 1954 and 1997 C of O

3		APPLICATION TO ALTER, REPAIR, or DEMOLISH AND FOR A Certificate of Occupancy		CITY OF LOS ANGELES DEPARTMENT of BUILDING AND SAFETY BUILDING DIVISION	
				Lot No.	19
Location of Building		Address		Approved by City Engineer	
Between what cross streets		51st & 52nd		Alhambra	
USE INK OR INDELLIBLE PENCIL		4th & Parker		Depot	
1. Present use of building		Residence		Rooms	
2. State how long building has been used for present occupancy		Since 1920		Families	
3. Use of building AFTER alteration or moving		Residence		Rooms	
4. Owner's Name		John Parker		Phone	
5. Owner's Address		1124 4th Street		P. O.	
6. Certified Architect		John Parker		State	
7. Licensed Engineer		John Parker		License No.	
8. Contractor		John Parker		License No.	
9. Contractor's Address		1124 4th Street		State	
10. VALUATION OF PROPOSED WORK		Including all labor and material and all other expenses, heating, ventilation, water supply, pipes, gas, fire protection, electric service and furnace equipment, fixtures or fixtures.		Phone	
11. State how many buildings 20' x 40' in lot, 10' x 10' out of each		None		P. O.	
12. Size of existing building		Number of stories high		Families	
13. Material Exterior Walls		Wood, brick or stone		Rooms	
14. Describe briefly all proposed construction and work:		Cover 4 stories from assembly hall to ranch style studio		Height to highest point	
				Exterior framework	
				Wind or birds	
				Roof	
				Windows	
				Doors	
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1515 S Abbot Kinney Blvd

Permit #: 97016 - 30000 - 17540

Plan Check #: DDTJNEDO Reference #:

Event Code:

Bldg-Alter/Repair Commercial Back Room Plan Check		City of Los Angeles - Department of Building and Safety APPLICATION FOR BUILDING PERMIT AND CERTIFICATE OF OCCUPANCY		Status: Ready to Issue Status Date: 09/29/97 Printed on: 09/29/97 10:24:28																	
L/TAXID VENICE OF AMERICA 23		BLDG# 19		M/S# M B 6-126/127																	
PARCEL# 1088145 1411		LANDMARK/parcel# 4341 - 036 - 013																			
<p>A. PLANNING INFORMATION</p> <p>BAS Branch Office - WLA Council District - 6 Census Tract - 2736.008 Coastal Zone Contr. Act - Y</p> <p>Energy Zone - 6 Fire Distric - 2 Flood Haz. Zone - Y Highway Dedication - Y</p> <p>Lot Size - 1828 Lot Type - Corner Thomas Brothun Map Grid - 671</p> <p>ZONE: CD-1, G, CA/</p>																					
<p>B. DOCUMENTS</p> <p>21 - 1466-8 23 - 1874</p>																					
<p>C. CHECKLIST</p> <p>Fee Freeze - Accepted by BAS</p>																					
<p>D. PROPERTY OWNER, TENANT, APPLICANT INFORMATION</p> <p>Owner: Fernandez, Dixie L. 1515 Washington Blvd VENICE CA 90291 Tenant: Applicant: (Relationship Applied) - Lisa Matthews Ala (310) 399-7108</p>																					
E. ADDRESS/PHONE		F. ADDRESS/PHONE		G. SUBSCRIPTION BY OWNER																	
3 Apartment		13 Office		change of use @ 2nd floor from residential to office																	
17 Restaurant		17 Restaurant																			
<p>H. Billed on the ABC: <input type="checkbox"/> BANAPL -</p>																					
<p>I. APPLICATION PROCESSING INFORMATION</p> <p>BLDG. PC By: Randall Kina DAS PC By: Joyce Mar OK for Cashier: Randall Kina Coord. OK: <i>R. Kina</i> Signature: <i>Randall Kina</i> Date: <i>9-29-97 10-2-97 pm</i></p>																					
<p>J. PROJECT VALUATION & FEE INFORMATION Final Fee Period Permit Valuation: \$30,000 PC Valuation: </p>																					
<p>FINAL TOTAL Bldg-Alter/Repair: 615.00 Permit Fee Subtotal Bldg-Alter/Repair: 528.75 Handicapped Access: Supp. Plan Check: 0.00 Plan Maintenance: 19.18 Fire Hydrant Refuse-To-Pay: E.O. Instrumentation: 10.50 Supp. G.S. Surcharge: 11.00 Supp. Sys. Surcharge: 32.99 Planning Surcharge Min Fee: 5.00 Supp. Planning Surcharge: 16.18 Permit Issuing Fee: 0.00</p>																					
<p>Sewer Cap ID: Bond Payment Amt: </p>																					
<p><i>Randall Kina</i></p>																					
<p>For Cashier's Use Only W/D #: 71617540</p>																					
<p>10/02/97 02407450PH WLB3 T-0923 C 09 BLDG PERMIT CO \$28.75 INVOICE # 00000000 PP</p> <table> <tr> <td>PLAN MAINTENANCE</td> <td>- 10.50</td> </tr> <tr> <td>EI COMMERCIAL</td> <td>10.50</td> </tr> <tr> <td>ONE STOP SEARCH</td> <td>11.00</td> </tr> <tr> <td>STS DEV FEE</td> <td>32.99</td> </tr> <tr> <td>MISCELLANEOUS</td> <td>5.00</td> </tr> <tr> <td>CITY PLAN SURC</td> <td>16.18</td> </tr> <tr> <td>TOTAL</td> <td>615.00</td> </tr> <tr> <td>CHECK</td> <td>615.00</td> </tr> </table>						PLAN MAINTENANCE	- 10.50	EI COMMERCIAL	10.50	ONE STOP SEARCH	11.00	STS DEV FEE	32.99	MISCELLANEOUS	5.00	CITY PLAN SURC	16.18	TOTAL	615.00	CHECK	615.00
PLAN MAINTENANCE	- 10.50																				
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TOTAL	615.00																				
CHECK	615.00																				
<p>97ML 47465</p>																					



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XV. ABC License

License Details

Report Date: Friday, November 28, 2025

LICENSE INFORMATION

License Number: 361164
Primary Owner: PAOLOS FREEZER LLC
Office of Application: 03 - LB/LAKWOOD

BUSINESS NAME

BRIG THE
BUSINESS ADDRESS: 1515 ABBOT KINNEY BLVD, VENICE, CA, 90291
County: LOS ANGELES
Census Tract: 2736.00

LICENSEE INFORMATION

Licensee: PAOLOS FREEZER LLC

Company Information

OFFICER: REISS, DAVID FORREST (MANAGING MEMBER)
MEMBER: REISS, PATRICIA
MEMBER: REISS, DAVID FORREST

LICENSE TYPES

*Allow up to six weeks for expiration date updates after renewal fee submittal.

48 - ON-SALE GENERAL PUBLIC PREMISES

License Type St... ACTIVE
Status Date: 17-MAR-2008
Term: 12 Month(s)
Original Issue D... 03-JAN-2000
Expiration Date*: 31-DEC-2026
Master: Y
Duplicate: 0
Fee Code: P40
Transfers: From License Number: 48-332387
Transferred On: 03-JAN-2000

58 - CATERER PERMIT

License Type St... ACTIVE
Status Date: 17-MAR-2008
Term: 12 Month(s)
Original Issue D... 03-JAN-2000
Expiration Date*: 31-DEC-2026
Master: N
Duplicate: 1
Fee Code: P40
Transfers: From License Number: 48-332387
Transferred On: 03-JAN-2000

77 - EVENT PERMIT

License Type St... ACTIVE
Status Date: 17-MAR-2008
Term: 12 Month(s)
Original Issue D... 03-JAN-2000
Expiration Date*: 31-DEC-2026
Master: N

TextEdit



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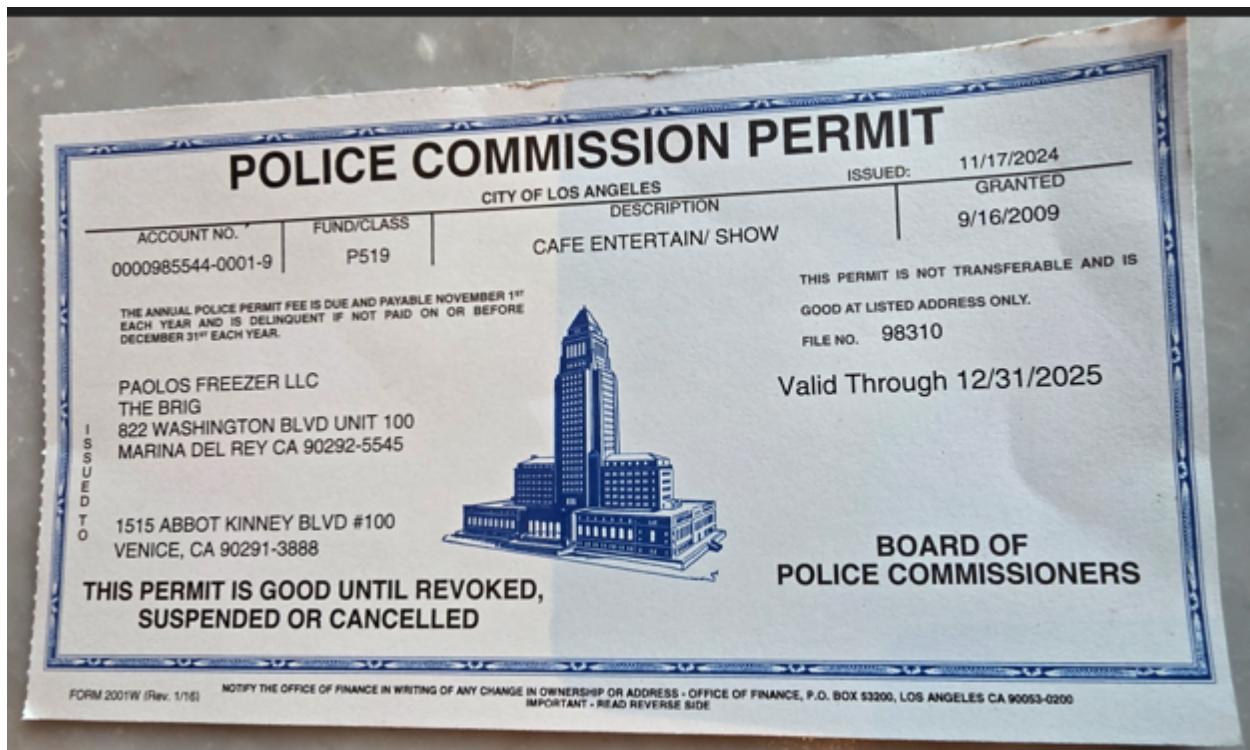
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XVI. Café License





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XVII: Parking Information and Study

CUMULATIVE PARKING IMPACT ON VENICE FROM AL FRESCO APPLICATIONS:

AGGREGATE AL FRESCO PARKING IMPACT

	A	B	C	D	E	F	G
Table 1							
1	LOCATION	ESTABLISHMENT NAME	PARKING SPACES ELIMINATED	STREET PARKING (S) OR PRIVATE PROPERTY (P)	PROPOSED AL FRESCO AREA (Sq. Ft)	PARKING SPACES NOT PROVIDED FOR PROPOSED AL FRESCO AREA (E/F)	TOTAL PROJECT PARKING IMPACT (C+F)
2	1239 Abbot Kinney Bed (Greenleaf)	Greenleaf/Venice Pizza	9	P	1,330	26	35
3	2025 Pacific Blvd (Ospi)	Ospi	4	S	655	13	17
4	796 Main Street (Barrique)	Barrique	5	P	384	7	12
5	3205 Washington Blvd (Firestone/Walker)	Firestone-Walker	23	P	6,075	121	144
6	1515 Abbot Kinney	The Brig	15	P	5,222	104	119
7	600 Venice Blvd	Paloma	14	P	3,670	73	87
8	52-60 Market St	52 Market	—	S	506	10	10
9	40 Windward Ave	No tenant yet	15	S	N/A	64	79
10	806 Main St/881 Abbot Kinney Blv	TBD					
11							
12		TOTAL ELIMINATED	85 Spaces			TOTAL WAIVED	503
13							
14				TOTAL LOSS TO DATE:	588		
15							
16							
17							
18							



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XVIII: LADBS Complaint form

LADBS CITY OF LOS ANGELES ◀ Back to All Services ≡ 🛒

LADBS

1515 S ABBOT KINNEY BLVD 90291

If this is an Emergency, please contact 3-1-1 for further assistance.
Please complete the following so we can route your request properly.

Does the service request involve a property with
two or more dwelling units (duplex or apartment
buildings)?

Yes No

Is the service request in the public way?

Yes No

For service requests regarding issues in the public way, please
contact the [Department of Public Works](#) or call 311.

[Back](#)



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XIX. Letters to LUPC from Neighbors (10 Letters)

a. Letter of Marcia Tanck

Hello my name is Marcia Tanck and I live round the corner from The Brig on Rialto Ave

I strongly oppose the permanent outside permit. There is so much noise from the Brig as it is and people parking by my home and the screaming late at night and fights etc. drive me nuts. Having in addition to this a permitted space outdoors is very disrespectful to the neighbors and disrupts our own lives. I realized that during Covid this was a necessity in order for the Brig to remain solvent but times have changed and permitting should as well.

Thank you for your attention to this.

Marcia

b. Letter of Ethan Lovell

Hi David,

My name is Ethan Lovell, and I live at 1510 Electric Avenue in Venice, directly behind The Brig. I recently received a notice regarding their permit application to operate their outdoor area from 11:00 a.m. to 2:00 a.m., and I would like to share my concerns.

I have lived at this address for 18 years, and the use of The Brig's parking lot as an expanded outdoor bar and entertainment space has significantly impacted the quality of life for those of us living nearby. What appeared to begin as a temporary measure has become a long-term disruption.

The noise levels are extremely intrusive. Amplified music, DJs, and loud customer gatherings that carry late into the night. Additionally, the late-night crowd has created issues with safety and sanitation. We regularly encounter intoxicated patrons leaving the bar, making noise, and leaving trash throughout the neighborhood. In one alarming incident, my neighbor Ben was actually threatened by a customer with a knife, highlighting the seriousness of these ongoing problems.

I have spoken with several neighbors, all of whom feel the same way. The shared sentiment is that these outdoor operations have become unmanageable, unsafe, and unfair to adjacent residents.

I want to emphasize another major issue:



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Customers should not be parking in the neighborhood. The Brig should be required to use its own parking lot for its patrons, rather than pushing overflow parking on residential streets. Their parking lot should be used for parking, not as an entertainment area that forces their clientele into the neighborhood at the expense of residents' safety and quality of life.

For these reasons, I respectfully request that the permit not be approved. Allowing this activity to continue places an unreasonable burden on the surrounding community.

Thank you for taking the time to consider the perspective of those of us directly affected. I am happy to provide additional details or speak further if needed.

Best regards,
Ethan Lovell
1510 Electric Avenue
Venice, CA 90291

c. Letter of Mari Snyder

Dear LUPC Members,

Please consider in your evaluation of the Brig Bar's application to convert their temporary Al Fresco permit into a permanent license. A prior petition to green light the construction of an outdoor patio on their parking lot at 1515 Abbot Kinney Boulevard to permit the sale and dispensing of alcoholic beverages for on-site consumption (Case No: ZA 99-0485 (PAB))was DENIED to Paris West Companies on September 29, 1999 by the office of the Los Angeles Zoning Administration even though construction permits had been OK'd by another city agency without the knowledge of the residential community or the Zoning agency.

Construction has been ongoing at this location since April 2025, and according to posted permits issued by LADBS to include "New covered outdoor patio (1162 ft)" and "eliminating parking spaces to provide outdoor dining area for the existing restaurant on the first floor." Hence, the assumption by many residents, the Brig Bar's temporary Al Fresco permit had received "discretionary approval."

There is **no** restaurant at 1515 Abbot Kinney Boulevard as stated on the posted permits. (See attached photos:)

Please note: LADBS permit 97016-30000-17540 issued on 1/26/1999 to convert second floor apartment into offices: On the LADBS website it states under comments:



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"Certificate of Occupancy: Comments: CONVERT ENTIRE 2ND FLOOR APT PORTION OF EXISTING 2-STORY, TYPE VN, 30' X 81' APT/RESTAURANT BLDG TO OFC, CREATING AN OFC/RESTAURANT BLDG. B OCC. PKG REQ'D/PROVIDED 15, 11 STD, 3 COMPACT & 1 DISABLED."

The language in the comments inserts the word APT/RESTAURANT BLDG. Note the abbreviation of the word Apartment to APT and the abbreviation of the word office to OFC. RESTAURANT is capitalized and spelled out twice making it seem as if a restaurant actually existed on the premises. Also note the conversion is for the SECOND floor. The **first** floor is not mentioned however in the current posted permits at the site states there is an *existing restaurant* on the **first** floor. There is **no** restaurant. A restaurant requires a commercial kitchen which requires deep freezers, walk-in refrigerator, adequate plumbing for sinks/ventilation for cooking on stoves etc. Simply because LADBS wrote comments in their original work order in 1999 that there is an existing restaurant doesn't make it so.

The Zoning administrator did approve a request in the determination of existing conditional use status which included the ongoing conversion of the 2nd floor apartment into offices work order issued by LADBS. He also noted specifically the Zoning Analyst reported the Certificate of Occupancy indicates the Brig is a restaurant as well as a bar but the Analyst also mentioned there was **no** kitchen and only a popcorn machine on the premises.

The Certificate of Occupancy classification stating the Brig is a restaurant as well as a bar indicates a significant oversight in the permitting process and needs immediate clarification. The administrator also stipulated the terms and conditions of the approval be fulfilled before use may be established and instant authorization is further conditional upon the privileges being utilized within two years after the effective date of approval. If substantial construction work is not begun within said time and carried to completion, the authorization shall terminate and become void. *Clearly, only half the construction work was completed, converting an apartment to an office but not a restaurant, however the authorization was never terminated.*

The Zoning Determination dated 9/29/1999, states the Brig Bar maintained a Department of Alcoholic Beverage Control Type 48. It also noted further official records showed a State of California ABC License Type 47 attached to the property. Please note: Key requirements for a Type 47 License: The establishment must serve meals and be a Bona Fide Eating Place with 51% of sales coming from food. A Conditional Use Permit issued by Zoning is also required. *Pending approval by ABC, a temporary permit for a Type 47 License may have been issued during the time of the request for an out door patio because records show only Type 48 and Permit 77 when ownership transferred the following year.*

Please review the time line of ABC License activity owner transfers.

Tom and Dixie Hernandez (license #187296), had an on-sale general public license with a 9/29/1986 original issue date and a 6/30/2000 expiration date. The license activity was transferred to license #332387 on 7/24/1997.

The second, Paris West Properties (license #332387) claimed a license for two activities was transferred - on-sale general public license and event permit. The original issue date was 7/24/1997 with an expiration date of 6/30/2000. The license activity was transferred to license #361164 on 1/3/2000.



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The third, Paolos Freezer LLC (license #361164) claimed a license for three activities was transferred - on-sale general public license, event permit and caterer permit. The original issue date was 1/3/2000 with an expiration date of 12/31/2025

During the Covid crisis, the city of Los Angeles allowed out-door dining by restaurants to stay financially afloat and bars were allowed to join the temporary Al Fresco program a year later if they provided food service. After updating their premises, the Brig announced in "Yo! Venice!" that Uncle Pauli's Deli would be setting up shop inside the Bar. On the first weekend of the re-opening, many residents stopped by to order one of the specialty Italian sandwiches and were told Uncle Pauli's wasn't on the premises despite the prominent sign in the window. (Only one sandwich was made and that was for the the inspector who signed off on the Al Fresco permit.) The Uncle Pauli's sign was quickly painted over. The Al Fresco permit allowed two parking spots for curbside dining and plastic barricades issued by LADOT were placed on the street in front of the establishment. It quickly became a de facto smoking area for the Brig employees. Obscured from street view, a pop-up oyster bar along with a portable bar were installed towards the back of the parking lot. The oyster bar was cited by the Health department for violations and was shut down after six months. And of course, every month there was FIRST FRIDAYS however due to Covid, First Fridays was suspended and returned in May 2021. For years before Covid beginning around 2008, the Brig hosted Food Trucks on their parking lot. The Council office signed off allowing the food trucks to occupy most of Palms Boulevard adjacent to the Brig parking lot without consulting the residents directly affected by the noise and crowds circumventing the petition process requiring the signature of 51% of the residents. The Brig parking lot was ground zero and by mid afternoon food trucks descended on the neighborhood, parking in the red and lining up in the city parking lot with their engines running the whole time, honking horns and emitting diesel fumes. Then the crowds would arrive and leave trash all over the neighborhood.

The BAR 100 feet from my residence is not a good neighbor. It is NOT a dining establishment. Dining establishments have limitations on the hours they are able to operate outdoors but this business ignores the 10:30 PM curfew guidelines under the Al Fresco program and operates under the conditions of their ABC license. There is also the significant loss of 15 parking spaces on the Brig parking lot despite a City Parking behind the Bar itself and directly across from my home. The City lot has been the scene of homicides, assaults, kidnapping attempts, prostitution, drug sales, pick pocket rings, homeless encampments, and numerous altercations involving drunken rowdy Brig patrons with no regard for the peace and safety of local residents who live and work here. Parking needs serious review and should not be ignored. Although there are metered and free public parking lots, the employees who work at the restaurants and stores on Abbot Kinney overwhelmingly prefer to park on the residential streets, straining the capacity for available street parking for residents and tourists, particularly at peak hours. The Police Commission approved a Cafe Entertainment permit to the Brig to host live bands playing amplified music on the premises without providing residents living within 500 feet an opportunity to participate in a public hearing to express their approval or disapproval of the proposed activities. The Brig still managed a way to have an outdoor patio by creating an event space and renting out the outdoor parking lot in various parcel configurations for corporate special events far exceeding their yearly 5 allowable temporary events and to our surprise after numerous complaints to LADBS we were told by Lisa Yancey, Principal inspector for Temporary Special events investigations at LADBS explained on 8/28/2018: *The Brigg has two addresses 1515 and 1525 Abbot Kinney. Mr. Paris is allowed to have 5*



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events per address annually. It has been made very clear to Mr. Paris no amplified music is to be granted on any TSE permit issued by LADBS. Amplified sound is under the purview of the Police Department. This excluded the monthly First Fridays events. (Please note: All the events took place at one address on the parking lot, not inside the bar, the 2nd address. Up to five consecutive days were allowable per event and would not count toward the total five-day annual limit per address). Along with their Alcoholic Beverage Control Event permit Type 77, allowing them up to 4 events, covering single-day or multi-day events depending on approval per year to be held on adjacent property. These temporary special events are not minor affairs and are a major nuisance and a sore point for the surrounding residential community.

There is no central city agency overseeing the enforcement of violations being committed by businesses operating under the outdoor Al Fresco dining program. Enforcement procedures are spread out among different city agencies which need to be clarified and some kind of enforcement mechanism needs to be adopted to curtail the abuses inflicted by the BAR operating under the framework of the Al Fresco permit. According to the permanent Al Fresco ordinance, once a business had been approved for an AL Fresco permit, they will be able to renew it automatically and without enforcement protocols, we residents will be at the mercy of a business who believes they are above the law.

When the owner of the property was asked at the Venice Neighborhood Council about the neighborhood of a proposed mixed use development on the property he was promoting, he characterized it as industrial and mainly retail businesses never mentioning the existence of residents. He has repeatedly dismissed our concerns over the years. Despite our best efforts the owner refuses to address or acknowledge our complaints in a real way. Thirteen years ago, more than 30 residents met with David Paris, the owner of the property and David Reiss of the Brig Bar, Claudia Martin, the city attorney and a mediation team, organized by LAPD Captain Peters to address the nuisance problems originating from the Brig Bar. We were, and still are presently, under constant barrage from their customers most weekends and the continued partying in city parking lot after the bar has closed. Some customers have even come banging on our doors begging for help. Some were chased and beaten outside our homes. Some were found engaged in sexual acts on our lawn. At the conclusion of the 2nd meeting, the city attorney recommended that we the residents sue the Brig bar if we had hopes of resolving the matter. A 3rd meeting was cancelled.

When I complained to the owner about being awakened to the sound of a beeping truck and a construction crew shouting to be heard over the noise of the truck at 3 AM on a Sunday morning, he said Sunday morning was the only time he could tent the building for fumigation and that the retail businesses next door had no objection to the project. He never bothered to apologize.

According to the posted LADBS permits at 1515 Abbot Kinney Boulevard, it states there is an existing restaurant on the first floor. Clearly, LADBS is aware, there isn't a restaurant on the premises. If there hasn't ever been a restaurant and construction for a restaurant never commenced in 1999, then why is the word restaurant inserted in the current work order and on the permit? If there was an existing restaurant on the premises an ABC license Type 47 would reflect that the establishment operates as a bona fide eating place. Only ABC license 48 and Type 58 and Type 77 permit is attached to the property at this time. It's worrisome that by supporting a permanent Al Fresco permit for the Brig Bar in essence



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will support the nullification of the Zoning administrator's determination further undermining the process of notifying the public and providing them the opportunity to express their concerns in a public hearing to the proposed permanent approval of an out door bar pretending to be a restaurant on a parking lot. Please Do Not Support their request for a permanent Al Fresco permit. The Brig Bar is a disruptive nuisance, a classic disorderly house and detrimental to the healthy life of the community.

We residents hope for a resolution to this matter that would include us in the solution.
Thank you for your consideration.

Best regards,
Mari Snyder

d. Letter of Nicholas Goossen

Good morning, LUPC -
My name is Nicholaus Goossen and I live in Venice @ 1611 Abbot Kinney Blvd, on the same side of the street as The Brig, just across Palms. I've been residing at this address since November 2019, and having experienced the shutdowns of 2020 and 2021 here on Abbot Kinney, I can say wholeheartedly that The Brig being open as many hours as possible is a net positive to the community.

Personally I don't have problems with "noise", especially since there can be outbursts at all hours of the day, with or without The Brig. In my opinion, The Brig, and all the other surrounding businesses in operation (especially restaurants and bars open till 2am), keep true criminals and vagrants away from the area.

It used to be a nightly occurrence having random vagrants in my driveway, that has all subsided greatly since The Brig has expanded their hours and presence. Employees are closing up until approximately 3am, and that leaves only an hour or two of "night stalking" time until the Erewhon trucks start making their deliveries at about 4:30am / 5am.

I much prefer the sloppy drunks over the roving bands of criminals, and clearly the neighborhood craves a place like this - otherwise it wouldn't be so popular. Let me know if you have any further questions.
NG

e. Letter of Jim O'Brien

I am a tenant who lives near the Brig and am constantly disturbed and woken up by the noise it's patrons create.

The patrons are constantly yelling, playing loud music, and fighting behind the bar. They throw trash and urinate around the neighborhood and the new outdoor dining has taken away a much needed space for additional parking. The al fresco permit would encourage more of this activity and I am firmly against it.



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As I type this, the construction happening at the Brig is creating so much noise I'm forced to wear noise canceling headphones to work from home.

I hope you will consider the Venice residents in your decision.

thank you for your time,

Jim O'Brien

f. Letter of Matthew Vaughn

I'm concerned about the hours The Brig is looking to have their patio operational. The letter I received has 11am-2am 7 days per week. It's my understanding that an "Al Fresco Permit" under the city of Los Angeles Municipal Code Section 12.21 A.24 has a closing time of 10:30pm Sunday-Thursday and 11pm Friday and Saturday.

The Brig has residential zones on 3 sides of it. The neighbors who live here are the ones who will have to deal with the constant noise issues.

I think it's extremely haphazard to allow them to have their patio operational outside of the standard Al Fresco Permit hours.

Appreciate your attention to this matter.

Thank you.

Matthew Vaughan

g. Letter of Amy Alkon

Dear Members of the VNC LUPC and City Planning,

I am writing as a resident who lives extremely close to The Brig at 1515 Abbot Kinney Blvd. I am submitting strong, formal opposition to the business's Al Fresco application which includes a violation of the permitted hours of Al Fresco built right into the request.

The Brig is seeking City authorization for an outdoor **"dining area"** which, in actual operation, functions as an **outdoor alcohol service and crowd area** producing loud, ongoing noise throughout operating



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hours. This location, just 99 feet from my residence and the neighborhood is **not suitable for any outdoor patron activity**, whether framed as “dining,” “alcohol service,” or any similar terminology.

Residents in this immediate residential neighborhood have endured years of noise and disturbance from this space, and approving this application would create lasting, harmful impacts.

This application for this permit, with Al Fresco violating hours of operation tucked in, is non-compliant with Los Angeles's Al Fresco ordinance and cannot legally be approved.

A sampling of the constant abuse of this neighborhood by The Brig over two decades—and some of the ensuing issues:

Note that I and other neighbors, all renters, cannot afford a planning lawyer or other expert to mind these details, but we have endured flagrant LAMC noise violations with amplified sound in the parking lot from this business blasting into our homes for hours while we hope for the police to finally come. I call the police with some frequency to ask for enforcement of the Al Fresco-allowed hours of operation: outdoor area being open and doing business ending at 10:30 pm Sun through Thurs, and ending at 11pm Friday-Saturday.

This is never, ever enforced. And the numerous complaints my neighbors and I file with LADBS and the ABC (Alcohol Board of California) are simply ignored and closed most of the time with no enforcement.

This must be taken into account because there is likely an assumption that violations by this business will be dealt with through these entities. They almost never are. (Our previous ABC rep for the Brig, Will Salao, was sent to prison for being on the take. He may still be there. He was one in a long line of ABC “enforcers” who never managed to find anything to enforce--as we neighbors presented case after case of horrible noise from this bar and violations of various codes like crowd size.)

I am so grateful to the LAPD and the officers who protect us from serious harm. There's a problem, though, and it is that the beat cops who come out are not and have never been trained in the noise laws that we must unfortunately call them out to enforce. Nobody wants to use police time this way, but community policing and every possible arena of LAPD we've tried has done nothing to enforce the right of we resident to not have our home environments turned into a noisy hell--to the point we get to go to sleep when the owners of the Brig decide to stop making money...at 2am many nights.

This is a business that has abused this neighborhood for years, and that must not be rewarded with a permit that sneaks in times of operation in continued violation of the Al Fresco rules. And let's look at this. They have violated those rules on hours of operation since they opened in the parking lot and we residents are never given any redress: any enforcement.

In light of that alone this application and any continuation of outdoor operation here must denied.

And a note: A zoning board judge, after 2000 (though I don't recall the year) denied the Brig an outdoor patio area because they were such a “bad actor”—abusing the neighborhood with noise.

Below are the specific, factual grounds for denial.



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1. The Brig's Requested Hours Are Illegal Under the Al Fresco Ordinance

The City's Al Fresco program **strictly limits hours** of outdoor use adjacent to residential neighborhoods:

- **Sunday–Thursday: must close by 10:30 PM**
- **Friday–Saturday: must close by 11:00 PM**

The Brig is requesting **11 AM to 2 AM, seven days a week**.

This is not permitted under any version of the Al Fresco ordinance. This request is **explicitly illegal**.

An application asking for hours that exceed the ordinance is **not eligible for approval** and must be **denied outright**.

Businesses may not submit non-compliant hours hoping that the violation will be overlooked.

Submitting illegal hours is itself evidence of **misrepresentation** in the application.

In other words, an application requesting hours exceeding the ordinance must be denied outright.

2. This Residential Neighborhood Is Subjected to “Loud, Unnecessary, and Unusual Noise” Nightly

This block is a **dense, long-established residential neighborhood**. My rented home, built over 100 years ago, is approximately **99 feet** from The Brig's outdoor area. The noise we experience is not normal neighborhood sound — it is **imposed, commercial nightlife noise**.

When The Brig opens its outdoor patron space, residents are subjected to:

- shouting
- cheering
- prolonged “stadium-like” bursts of noise
- crowd surges
- groups yelling loud enough to penetrate closed windows
- loud talking that carries directly into living rooms and bedrooms
- The excessive, Al Fresco violating hours of operation till 2am lead to rowdy late-night socializing—bar patrons hanging out, shouting, and even fighting in the city lot behind the bar



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(and directly across from our houses) and blasting music from their cars sometimes till 3 am or 4am.

These disturbances begin as early as **6 PM** and continue until **2 AM**, sometimes later.

The Los Angeles Municipal Code directly prohibits this exact situation.

LAMC §116.01 – Loud, Unnecessary and Unusual Noise states:

“It shall be unlawful for any person to willfully make or continue, or cause to be made or continued, any loud, unnecessary and unusual noise which disturbs the peace or quiet of any neighborhood or which causes discomfort or annoyance to any reasonable person of normal sensitiveness residing in the area.”

This is precisely what residents experience **every night** The Brig operates.

This is not legal. This is not permissible. This is **unusual noise** imposed on a residential community.

And no entity called upon to enforce this ever does. Since we have no protection from this noise—for decades, no matter how many times we call a night, night after night, and how many times we meet with the police and beg for enforcement—it must not be permitted.

3. The Brig's Outdoor Operations Constitute a Public Nuisance Under California Law

California's nuisance statutes apply directly to this situation.

Civil Code §3479 – FULL TEXT:

“Anything which is injurious to health, or is indecent or offensive to the senses, or an obstruction to the free use of property, so as to interfere with the comfortable enjoyment of life or property, or unlawfully obstructs the free passage or use, in the customary manner, of any navigable lake, or river, bay, stream, canal, or basin, or any public park, square, street, or highway, is a nuisance.”

The Brig's nightly shouting, cheering, and patron noise is:

- offensive to the senses
- an obstruction to the free use of our homes
- an interference with the comfortable enjoyment of life and property

Civil Code §3480 – FULL TEXT:

“A public nuisance is one which affects at the same time an entire community or neighborhood, or any considerable number of persons, although the extent of the annoyance or damage inflicted upon individuals may be unequal.”



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This is exactly the situation on our block: an entire neighborhood affected nightly.

This is a **public nuisance** under California law.

Under California nuisance law, the situation we live with qualifies as both a **private** and **public** nuisance.

This isn't a personal preference. It is a **violation of California law**.

CA Penal Code also states clear illegality of the Brig's nightly manner of doing business:

California Penal Code § 415 defines the crime of **disturbing the peace** as engaging in any of three types of conduct in a public place. This is the one that applies here:

Loud and Unreasonable Noise: Maliciously and willfully disturbing another person with loud and unreasonable noise.

And it is malicious and willful, in that David Paris and the others running and behind the Brig have for decades been made well-aware that the neighbors here are horribly disturbed by the noise.

There is a history of them giving beat cops the impression that an event permit means having permission to have amplified sound. It does not. The events permitting department does not have jurisdiction to ever include permission for sound of any kind in a permit.

And a business is not allowed to violate the noise laws or any other laws because they have an event permit (which involves fire marshall inspection and sign off and other things that have nothing to do with allowing all-day abuse of the neighborhood with blasting, booming amplified sound).

4. The Brig Has a Long, Documented History of Noise Disturbances and Misrepresentation

For over twenty years, residents have had to call LAPD repeatedly (often many times in a single night) due to The Brig's noise and outdoor activity. LAPD dispatch logs show the volume and frequency of these calls.

The pattern includes:

- passing off an outdoor **bar** in a business lacking the kitchen requirements of Al Fresco as an "outdoor dining area"
- staying open illegal hours far past what the ordinance allows
 - Renting out the parking lot to entities that have events that will include amplified sound—very often publicly advertised—and not telling them this is in violation of the noise laws. This leaves we residents to beg them to turn the music down (which doesn't happen) and sometimes wait all day for the police while we sit in our homes that are shaking from the beat
 - creating nightly noise disturbances that violate LAMC §116.01 and the CA Penal Code for Disturbing the Peace.



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- ignoring the fact that this is a **residential neighborhood**, not a nightlife district

These are not isolated incidents. They reflect a **consistent disregard** for residents and the law.

5. Outdoor Alcohol Service Is Incompatible With Homes Located Under 100 Feet Away

No amount of framing, re-labeling, or word-smithing changes the reality:

- The Brig uses this area for **alcohol-driven socializing**. They haven't had a kitchen -- in violation of Al Fresco rules. We have complained—no one has ever enforced. Even if there is a kitchen at some point -- which the Brig was never zoned for and which we discovered was slipped into their zoning much in the way the Al Fresco violating hours were slipped into this application—this is an alcohol-serving establishment with a long history noisy disturbance.
- The alcohol service in the parking lot produces **cheering, shouting, and loud group noise. Rowdy late-night socializing**.
- This level of activity **cannot coexist** with residential living spaces a few dozen yards away.

We residents have an absolute legal right to the **quiet enjoyment of our homes**. The Brig's outdoor use directly destroys that. Our homes should not be turned into extensions of a commercial bar forced upon us.

This is fundamentally incompatible with residential use at this distance.

6. This Noise Harms Residents' Health

Long-term environmental noise is strongly linked in scientific research to:

- stress hormone elevation
- sleep disruption
- cardiovascular strain
- anxiety
- worsened ADHD symptoms
- reduced cognitive functioning
- chronic fatigue

These impacts are not hypothetical. Residents here — including myself — feel them every night.

This is a **health and safety issue**, not a mere annoyance.



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7. Approving This Permit Would Codify an Ongoing Harm

Granting this application would be the City **officially endorsing** an operation that has already caused tremendous damage to community quality of life.

It would transition a **temporary COVID accommodation** — intended for emergency purposes — into a **permanent expansion of nightlife** in a residential zone.

This is not what the Al Fresco program was designed to do. This would harm residents for decades to come.

For all the reasons above: This permit must be denied and the parking lot area as an area of service for patrons must be denied and discontinued.

Given these clear impacts, misrepresentations, and ordinance violations, I respectfully ask the LUPC and City Planning to:

DENY The Brig's Permanent Al Fresco Permit Application

The reasons include all noted above, and a summary below of some of them:

- The Brig's requested hours are **illegal** under the Al Fresco ordinance and their hours of operation since the opening of this outdoor area (bar with no kitchen as required by Al Fresco, also violating Al Fresco requirements) have violated the ordinance rules. They must not be rewarded for this with a permanent permission to ruin residential homes with all-night noise simply because we residents have been denied the enforcement that is our right by law and code.
 - The nightly noise violates **LAMC §116.01**
 - The disturbances constitute both a **private and public nuisance** under **Civil Code §§3479–3480**
 - The use is fundamentally **incompatible** with a residential adjacent location and especially my surrounding residential block and my house directly behind this abusive business.
 - The application includes **misrepresentations** and **non-compliant elements**
 - The Brig has a **long pattern of harmful behavior and harms residents daily with their noise and their abusively Al Fresco program violating hours.**

I respectfully urge the Venice Neighborhood Council and the City to **deny this application in full.**

Residents deserve the peaceful enjoyment of their homes. This permit would destroy that.

Amy Alkon, Venice, CA, Nov 24 2025



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h. Letter of Jennifer Everhart

Dear Venice neighborhood council,

We have lived across the street from the Brig, (directly across the street 1520 AKB) since 1997, the bar has been there 75 years, a true Venice historical landmark. We are very excited about the proposed improvements and upgrades to the alfresco area.

After the 2020 close down, the then-parking lot became a 24 a toilet with constant drug activity. With the proposed improvements, We feel much safer, as it is a great deterrent for all sorts of crimes, we appreciate the beautiful outdoor lighting, SECURITY guards and all the activity from the bar. The Brig have always been great neighbors to us, We hope you'll consider how much we truly value their contribution to our neighborhood.

They un paved a parking lot and put up a paradise,

Jennifer & Tom Everhart

i. Letter of Betsy Goldman

Dear Members of the VNC LUPC,

I have lived at 588 Rialto Ave. since 1996. My home is diagonally across the street from The Brig parking lot with only open space in between.

I am not going to repeat all the illegalities of The Brig that I know you have heard from many other residents. Instead, I'd like to focus on issues that are personal to me.

Many, many times I have thought about blaring a boombox outside Dave Reis' house. But I don't because I am aware of the Noise Ordinance. Could I be fined or arrested if I did? Possibly, if there were charges brought against me. However, I would never act on this impulse because it is disrespectful, besides being against the law. Charges by residents against The Brig regarding the Noise Ordinance have been long ignored by our ineffective city government. Our home is our refuge from everyday problems. It is where we welcome quiet. How can we have quiet with noise pounding through the walls? Dave Reis and David Paris do not **respect** us. They are all about greed and making more and more money.

There is a reason why prisoners of war were illegally deprived of sleep as a form of torture. We need sleep for our **well-being**. To ask the residents adjacent to The Brig to put up with a closing hour of 2 am seven days a week is nothing short of torture.

Would you want this neighborhood nuisance near your home?

Sincerely,

Betsy Goldman



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j. Letter of Jasmin Barth

Hello Mr. Feige,

I am writing with regards to The Brig's application for a permanent al fresco permit. My stance is that this should not be permitted in any way, shape, or form; including but not limited to events with amplified noise.

As a resident of 1510 Electric Avenue, Venice, CA, 90291 since April 2018, I have experienced multiple occasions over the past 7 years where the Brig and its patrons have been unruly, loud and generally a nuisance to the surrounding residents and the local area; The Brig has brought nothing but major distress to myself and my neighbors, some of those who are neurodivergent individuals and young children and infants.

Whether it is after-hours yelling by inebriated patrons (in the form of intensified arguments or drunken conversation), trash (including but not limited to human waste), or shaking windows in my household (which is located on the rear side of the aforementioned address) from the amplified noise emitted at all hours by the establishment (more specifically after-midnight), no signs of accountability, or actions to remedy have been made by The Brig; nor do I see them attempting to serve the local community in a beneficial and not-for-profit way.

The Brig does not care, nor does it assume any responsibility for any of the actions on or off property. Having met Jared Meisler in person and having mutual acquaintances, I can confirm that he has no regard for the local community and merely seeks profit for his own personal gain.

Please reach out to me should you require any further information.

Jasmin



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XI. A Sampling of Attachments from Neighbors:



Two parking spaces are inaccessible to the public due to the placement of the orange cones, June 2023.



Two public parking spots for curbside dining were permitted to this business from approximately 9/2021-3/2022 because they were issued an Al Fresco Dining Permit. According to the Al Fresco guidelines Curbside dining(not curbside drinking) is defined



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as setting up tables and chairs for dining in the street using two parking spaces immediately adjacent to the business and the site specifications clearly state curbside dining cannot be installed within 15' of a fire hydrant. There is a fire hydrant less than 15' from the location set aside for curbside dining for the business establishment. Please note the area barricaded for curbside dining was not used for that purpose and was primarily used as a smoking area. The outdoor parking lot bar closes down at 2:00 AM (not 10:30 PM as permitted by their Al Fresco Permit) and the crowds spill out into the city parking lot behind the property to continue their drinking and partying (littering the parking lot with empty cups, beer cans and bottles of liquor) disturbing the residents in the immediate vicinity.



The business owner at 1515/1525 Abbot Kinney was spotted putting up doctored No Parking signs over the city *No Parking on Monday Street Cleaning* signs last year by a neighbor who notified Street Services who confirmed the signage was not authentic and sent an employee to take down the signs. For your information (I know this is not your purview), the business currently puts orange cones particularly on Friday and Saturday nights out in front of their establishment blocking access to two curbside parking spaces for their private usage. (See Photo.)



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State of California

Department of Alcoholic Beverage Control

Complaint Against Licensee

- Read Complaint Form Information before completing this form.
- Fill in as many of the blanks as you possibly can.
- After completing the form, print and mail to the nearest ABC District Office or
Department of Alcoholic Beverage Control
Attention: Complaint Desk
3927 Lennane Drive, Suite 100
Sacramento, CA. 95834

INFORMATION ABOUT YOU

It is not required that you give "Information About You." You may remain anonymous.

If you do give personal information, it will not be released outside of the department and will remain confidential.

Name: Betsy Goldman

Address: 588 Rialto Ave.

City: Venice State: CA Zip Code: 90291

Phone: (Day): 310-392-1014 (Evening): 310-392-1014

INFORMATION ABOUT ABC LICENSED BUSINESS

Name of Business: The Brig

Business Address: 1515 Abbot Kinney Blvd.

City: Venice State: CA Zip Code: 90291

Phone: _____

Name of Owner if known: Dave Reiss

Nature of Complaint: (Check all that apply)

<input type="checkbox"/> Disorderly House	<input type="checkbox"/> Sales After 2:00 A.M.	<input type="checkbox"/> False Owner
<input type="checkbox"/> Sales to Minors	<input type="checkbox"/> Drink Solicitation	<input checked="" type="checkbox"/> Excessive Noise
<input type="checkbox"/> Sales to Obviously Intoxicated Patron		<input type="checkbox"/> Other
<input type="checkbox"/> Illegal Drug Activities	<input type="checkbox"/> Gambling	
<input type="checkbox"/> Prostitution	<input type="checkbox"/> Lewd Conduct	

Date of incident: too often Time of incident: too often

Have you contacted the business owner regarding your complaint? Yes No

Have you filed this with another law enforcement agency? Yes No

If you answer yes, name of law enforcement agency: LAPD & City Attorney's Office

Do you wish to be notified of the results of the Department's investigation? Yes No

Other Details:

I live west of Abbot Kinney Blvd. and am not as affected by the blaring music as much as the residents on the east side. However, it can get really loud on Tuesday and Saturday nights. There have been occasions when my walls shook from the vibrating bass. Also, I walk across the street in the evening with my dog and hear the music blaring through the open front door. There needs to be some kind of oversight on the part of the bouncers. They keep the front door open and don't pay any attention to the activity of the patrons in front of the building and in the parking lot. There is incredible yelling and screaming going on especially between 1am and 2pm. I have to put up with these noisy drunks walking to their cars and waking me up at these hours. The Brig is a dive bar. It should not be allowed to operate adjacent to a residential area.

ABC099-E (Rev. 10/04)