



Venice Neighborhood Council

LAND USE AND PLANNING COMMITTEE

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

Email: Chair-LUPC@VeniceNC.org



Land Use & Planning Committee (LUPC) SUPPLEMENTAL STAFF REPORT - January 25th, 2026

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

Previous History:

On December 4th, 2025, LUPC considered the application of "The Brig" for a permit allowing them to convert their parking lot into a 5,448 square foot outdoor dining area, in order to add 267 outdoor seats to what had been an indoor 73 seat bar. A lengthy report concerning the application was filed by the evaluator, running to some 60 pages with some 20 attachments. The report detailed the history and character of the establishment and raised several concerns including:

-- **Misleading statements** made in the application to the city which grossly understated the size and scope of the project.

--A history of over **183 complaint calls to LAPD** in the last three years alone, of which 96 concerned noise or disturbance complaints.

--A record of **43 complaints to LADBS** in the past decade of which 15 were in the past 3 years.

--**Six complaints to ABC** concerning a 'Disorderly House.'

-- **The previous** attempt, in 1999, to expand into the parking lot was denied by the ZA, in part due to intense community opposition.

--**Intense community opposition** including letters from neighbors detailing their troubling history with the applicant and voicing opposition to the project.

-- The view that the **applicant does not qualify** for the al fresco program because it has a type 48 and not a type 47 liquor license, has no kitchen, no stove, or oven, and serves no prepared food on site, and has no food menu. Thus, as applicant does not constitute a "bona fide dining establishment," instead of the Al Fresco Dining entitlement it should seek a CUB via a full plan approval process.

At the LUPC hearing on December 4th, the applicant and representatives were present to answer questions and offer a response to the report. The committee then voted to recommend conditional approval with a large number of conditions including a requirement that the applicant obtain a CUB.

Nearly five weeks later, and four days before the board meeting at which the LUPC recommendation was to be considered, the applicant sent a lengthy e-mail directly to all the members of the VNC board offering new information (some of which conflicted with previously offered information). A subsequent e-mail and attachment also included a new seating plan, and an offer of voluntary conditions. The board had not yet received the report or LUPC recommendation. Thus, as our process is to fully consider applications at the committee level before forwarding our recommendation to the board, due to this significant new information the application is back on the LUPC agenda.



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Contents of This Addendum

--An analysis of applicant's response, the new information provided and an updated recommendation.

--Additional letters in opposition to the project which were received subsequent to the LUPC hearing.

--The e-mail with the applicant's response to the original LUPC report.

--Additional attachments along with those submitted with applicant's e-mail including (among other things) a new web page, additional letters of support, and an offer of voluntary conditions.

I. ANALYSIS OF APPLICANT'S RESPONSE

In their written response, the applicant makes several claims: that The Brig is good neighbor and does not violate any noise regulations or reasonable, community standards; that The Brig is a restaurant and is in full compliance with the Al Fresco Dining Ordinance food service requirements; that the application correctly calculates the area and seating according to the City's standards; that the project provides appropriate mitigations to address the parking impact of the project; and that there are no applicable hours restrictions that restrict operating hours to 10:30 or 11:00 PM. Several additional technical issues were also addressed in a section labeled "Other Miscellaneous Topics."

Throughout the response, the applicant ignores context, focusing narrowly on formalisms to justify assertions that are belied by a broader analysis, and strategically cites only those portions of the rules and regulations that it considers helpful. The overall impression—and a troubling one at that—is of an extremely deft applicant, who, rather than looking to live in reasonable and accommodating harmony with its community is more than willing to shade the truth, while being laser focused on exploiting every loophole and capitalizing on every ambiguity to maximize space and profit while externalizing the costs to those who live nearby.

Below is a brief analysis of the response, and an updated recommendation in light of it:

1. Applicant's claim that "*The Brig is good neighbor and does not violate any noise regulations or reasonable, community standards*"

In support of this contention, applicant makes several related points: 1. That there has only been ONE finding of a noise violation despite nearly 100 calls and multiple and repeated complaints. 2. That neighbors have averred in e-mails that, as far as they are concerned, noise is not a problem, 3. That city and state agencies are in fact responsive and as a consequence, their lack of action makes clear that this is not a problem. 4. That the complaints are just a few disgruntled neighbors. 5. Other places are also responsible for the noise. 6. That the plans contain adequate noise controls.

As to point one, applicant candidly concedes that there was one noise violation—the one in which there was a finding, while maintaining, implausibly, that the massive trail of additional complaints are invalid because there was no finding. As explained at length in the staff report and discussed below, noise enforcement in the city is lax at best, and LAPD, by their own admission, is stretched far too thin to credibly respond and investigate what are considered low-priority complaints.

As to point two, applicant appends a number of letters of support. But the crucial distinction here is that ONLY TWO are from potentially impacted neighbors, another two are from business owners who are the applicant's tenants, with the rest coming from far flung fans of the bar both in Venice and as far away as Santa Monica, Playa



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and Mar Vista. In contrast, it is worth noting that in addition to the multiple letters from impacted neighbors included in the prior LUPC Staff Report, subsequent to the hearing the committee received additional letters (all of which were opposed to the project) from additional nearby impacted neighbors.

All the above-mentioned letters are attached as Exhibits.

As to the two letters submitted by the applicant from potentially impacted neighbors, one of the neighbors, Nick Goosen, who states that he “does not have a problem with noise” lives in a home due south of the applicant with two houses offering a sonic barrier between his residence and the applicant. He is in favor of the application in part because having “*surrounding businesses in operation (especially restaurants and bars open till 2am), keeps true criminals and vagrants away from the area.*” The other letter is from a couple who live across the street and have not had any problem. While their letter is important it is substantially outweighed by the volume of other letters.

As to point three: In support of the notion that LAPD, and the city and state agencies are in fact responsive to the complaints of residents, applicant’s own exhibits undercut his claim. Here’s why: in Exhibit Two applicant appends two e-mails from his own employees, noting that LAPD actually came to the establishment and found no problem. But if in fact LAPD was responsive and it is applicant’s policy to be notified anytime LAPD comes to investigate, there should be at least 94 additional e-mails indicating that there was no problem. Finding TWO instances three days apart, suggests that out of those 96 noise and disturbance calls, LAPD showed up twice—powerful evidence that as the neighbors aver and the LAPD concedes, there is, in fact little to no enforcement.

Applicant also (In Exhibit Three) attaches several e-mails which were provided by LUPC. These e-mails come from the large tranche of documents provided in response to the CPRA requests filed by evaluator to LADBS, ABC and others. Those documents, which were described in Attachment IX of the LUPC Staff Report as “*E-mails between Neighbors, Applicant and LADBS (286 pages) including over 40 pages of attachments, photos etc. running to 58 MB of material.*” were made available to applicant upon his request. While applicant found several helpful documents that suggest some response, the total corpus of that information paints a very different picture than that suggested by what the applicant appended.

The applicant’s letter also cites an excerpt from a letter from the ABC to support the idea that there has been a legitimate investigation of the complaints. However, that letter also makes a shocking claim: That as far as the ABC investigator is aware, the applicant has received more complaints than any location he is aware of in 26 years. Here is the entire direct quote:

*“ABC has had 11 complaint investigations at the Brig since it has opened and 4 in the past 8 years since I’ve been in charge of Lakewood District. One is currently active. **That’s more than I know of at any location in my almost 26 years with ABC.** We make multiple visits during every investigation over several months and look for violations. **There are no noise conditions on the business and that makes it difficult to make a case.**”*

Applicant alleges that the sheer volume of noise complaints is not a problem with The Brig, but rather “it may also be interpreted (*sic*) as a waste of public resources caused by a couple of aggravated neighbors.” Alas, this is belied by the quote itself in which the lack of enforcement action is actually clearly explained in the last line of the quote: “*There are no noise conditions on the business.*” It is precisely because there are no noise conditions on the business that there is no enforcement, and it is precisely why obtaining a CUB was made a condition of approval by LUPC.

As to point four, while there ARE certainly disgruntled neighbors, they are not few in number. Thus, the attempt to write this off as an isolated problem is unconvincing.

As to point five: In an interesting instance of what-about-ism, applicant points to certain neighbors, including Media Monks, 618 and 620 Palms, 1419 Abbot Kinney and Buck Mason as other potential rogue actors who have loud parties or noisy events, and this may well be true. But that fact that the applicant exists in a noise hotspot in which multiple entities contribute to what they tacitly admit is a problem militates even more strongly for the strict scrutiny and strong conditions the applicant is working hard to avoid



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As to point six: The noise controls offered by the applicant are laudable and important, but without the significant time, place and manner restrictions which the applicant opposes, they will be insufficient.

2. Applicant's claim that *"The Brig is a restaurant and is in full compliance with the Al Fresco Ordinance food service requirements."*

It is on this point that the sophistry offered by the applicant is at its most disturbing apex. Applicant's allegation that they are a restaurant ignores common usage, legal precedents, and the city's own definitional statements, relying instead on a narrow and misleading reading of the ordinance in isolation.

According to the applicant *"The Al Fresco Ordinance does not contemplate or establish a specific definition for the term "restaurant", it only requires that eligible establishments have a Certificate of Occupancy as a restaurant. The Brig satisfies this criteria."*

This is false and misleading in multiple ways. A basic understanding of statutory construction says that in an instance in which the LAMC or the ordinance itself fails to define a word, then the city and courts will interpret the meaning using its ordinary and common usage. In addition, there are multiple places and instances in state and local and established ABC law in which restaurant is used interchangeably with "bona fide eating establishment." As explained at length in the initial LUPC Staff Report applicant meets neither threshold.

As a result, the applicant tries to suggest the SOLE determinant of whether or not they are a "restaurant" is a notation on their 1954 C of O. But even the thin shred of misleading statutory analysis on which they base this entire claim is itself unavailing. That's because the very section they quote uses the phrase "including a certificate of occupancy" The word "including" means that a C of O is part, (but only part) of the analysis it does not mean that their C of O, issued in 1954 --alone and without something else—is a sufficient condition. To suggest otherwise is manifestly incorrect.

The Brig has no kitchen. It has no oven. No stove. No prep space, no chef and no food menu (though there is now-- in the wake of the initial LUPC Staff Report, a hastily constructed and recently posted addendum to their 'Drinks' page that touts the availability of a hot dog.) It does not serve meals. It is as much a "restaurant" as a hair salon selling bags of chips. Yes, the applicant touts the availability of its "smoky all-beef quarter-pound dog" but that is blowing smokey a hot-dog fig leaf ineffectually aiming to cover the utter nakedness of their claim to be a restaurant.

Undoubtedly understanding that they fail every test of whether or not they are a bona fide eating establishment, the applicant in its response suggests, for the very first time, that in the future they intend to serve other items (Caesar Salad, Pizza, cookies etc.). Again, this assertion is suspiciously timed in that it was never made before either in papers or in testimony at the LUPX hearing. Still, saying you'll eventually offer food (but without a kitchen, only food that is warmed not cooked) is not and should not be sufficient. Pulling a taco truck into the Ace Hardware parking lot doesn't turn the hardware store into a diner. Neither does the Kogi truck, the Jumbo dog, or even the imagined uncooked food of the future transform The Brig, which is first, last and entirely a bar, into a restaurant.

In short, applicant's response makes it abundantly clear that the entire use of the Al Fresco Dining Ordinance is inappropriate here. There is a way for them to expand—through a full discretionary CUB / CDP process without the shortcuts of which the applicant has so aggressively attempted to take advantage.

3. Applicant's Claim that *"The application correctly calculates the area and seating according to the City's standards."*

Again, there is some sophistry here. The city has no standards for how many people sit at a picnic table. Applicant originally asserted that number is two. Subsequent to the initial LUPC Staff Report, they amended that number to four, proving that in this instance "correct calculations" are whatever the applicant says they are. But the question of the occupant load--just how many people are likely to fill that outdoor space until (if the applicant has their way)



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two AM every night is, in fact, a question crucial to a determination of how their proposed expansion will affect the neighborhood, and the applicant knows as much.

Soft pedaling the occupant load to make the project seem less intrusive or disruptive is entirely understandable, and, to the applicant's point, perhaps even in accordance with the City's Standards, but underestimating that load does no service to the community. The goal of the LUPC Staff Report was to more accurately assess what will really be going on in the enormous space the applicant seeks to convert. By any measure going from 73 seats inside to 73 inside plus either 129 additional seats (as the applicant originally stated) to 200 additional seats (as the applicant now maintains) or 267 seats (as the evaluator initially determined) is a huge expansion. But telling the community what that expansion really is, is important.

The evaluator's assessment of the applicant's load and square footage calculations are laid out in depth in the original report on this matter, and board members should come to their own conclusions as to its accuracy, logic and veracity.

4. Applicant's claim that *"The project provides appropriate mitigations to address the parking impact of the project."*

The parking study mentioned in applicant's response was listed but not attached as an exhibit. In any event, it is the position of the LUPC, and has been for every application, that until the city concludes its study of the impact of al fresco dining on parking in the coastal zone, it is inappropriate to grant any CDP that (as this does) has a substantial parking impact.

Applicant acknowledges in its response that daytime parking is, in fact, a problem in the area, but blames the city for failing to ameliorate it, writing *"AK Blvd does have a daytime parking problem, but The Brig's alfresco dining does not contribute to that problem. The problem is the City's failure to provide parking, even after years of collecting in-lieu parking fees from developers (including from The Brig!)."* This only strengthens our view that absent the completion of the comprehensive parking study granting a permanent permit is inappropriate.

5. Applicant's claim that *"There are no applicable hours restrictions that restrict operating hours to 10:30 or 11:00 PM"*

The very first line of the evaluator's original LUPC Staff Report concerning operating hours at the Brig states: "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." Thus, the applicant's statement is both entirely correct and tragically revealing.

The question isn't whether there are mandatory restrictions, there are not—the question was, given the circumstances—community opposition and history of complaints—was allowing outdoor drinking until 2 am, seven days a week appropriate? In the view of the evaluator (and the LUPC) which has the discretion to recommend that any permit be conditioned on shorter hours, abiding by the 10:30 pm and 11pm times laid out in the ordinance was appropriate.

Here, once again, the applicant evinces a disregard for what is appropriate and looks only to what is permitted. This is the very heart of the problem—an applicant who seeks, at every turn, to take advantage of what might be allowed rather than settle for what is right or fair or respectful. This attitude is in evidence throughout the reply and should be considered germane to the LUPC (and VNC Board's) ultimate recommendation.

6. Applicant's *"Miscellaneous Claims"*

Applicant lists a variety of more minor issues here: As to 6A which avers that *"proper permits were pulled for all live music events."* Without clear evidence (beyond a neighbor's assertion) to the contrary, the box on page 1 in the original Staff Report will be amended. 6B requires no response, 6C essentially concedes the perception of too many events, while explaining that some events didn't require permits. It requires no further response.



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As to 6D in which applicant asserts “*I have never advertised Music or Concerts on the website.*”

In fact there were six pages devoted to advertising concerts and live music. Attachment A contains screenshots of these pages, one of which says “*Music Festivals and Concerts at The Brig Parking Lot: An Unforgettable Venue on Abbot Kinney 1525 Abbot Kinney Blvd*” and another of which proclaims “*The Perfect Setting for Live Music*”

One of these pages was also previously included as Attachment XI (page 39) in the original LUPC Staff Report.

As to 6E, which explains that “*The Brig began serving alcohol and food in this location in 1952 before permits or approvals were required, making it a Grandfathered use. The approval of plans from the 1999 Zoning Administrator’s ruling established the only conditions that The Brig is subject to.*” This only serves to amplify the importance of a full discretionary CUB review. That’s because there are no conditions associated with the 1999 ZA ruling which REFUSED The Brig’s application for an expansion into the patio. Thus, the basic problem is precisely that here we have a maximalist subject to minimal or no conditions.

Neither 6E nor 6F require a response.

7. As to the *VOLUNTEERED CONDITIONS* proposed by applicant:

A close look at what the applicant has offered by way of apparent concession again reveals the sort of sophistry and maximalism that are now at the heart of this evaluator’s concerns about this project. The physical improvements in section one roughly track with the plans that are already in place. In section two, while the reduction of the table count from 64 to 50 sounds like an improvement, without an absolute capacity limit, this is entirely ineffective. This is especially true since the current plans only assume 4 patrons at each of the over 30 picnic tables. That makes this one of those concessions better characterized as a conceit. Ditto with the “concession” of only having special events with approval from the city. The city’s approval is already required.

Finally in section 4 the applicant literally lists several conditions contained in the Al Fresco Dining Ordinance itself and suggests that by making them conditions they become concessions. While it’s shocking to have to state, abiding by the rules set forth in an ordinance is not a concession. It’s the law. But again, herein lies the problem.

Conclusion

The applicant’s response to the initial LUPC Staff Report has, unfortunately crystalized a problem that was only partially apparent in the initial review: applicant’s entire approach to this process.

What has become abundantly clear in the time required to analyze and evaluate the claims made in the response—most importantly the arguments concerning whether or not the applicant is even a restaurant for al fresco dining purposes—is that this is an applicant that cannot be corralled by conditions, nor curbed by rules.

The Brig, because of its history, has simply operated with impunity, with the applicant’s seeing themselves as (in their own words) essentially unconstrained by conditions. A maximalist applicant subject to minimal or no conditions is a recipe for disaster.

That disaster and its recipe are already in evidence and well documented in the initial LUPC Staff Report. It is characterized by hundreds of complaints to LAPD, dozens of complaints to LADBS, “the most ever” complaints to ABC, and a bureaucracy hampered in its enforcement by the utter lack of the kind of specific conditions that would exist were the proper process—a full discretionary CUB review—followed. All this coupled with an applicant whose view can best be summarized as “catch me if you can,” makes a strong case for outright denial.

As stated previously, 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



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community to be free from excessive disruptions. The externalization of costs onto the community—in terms of parking, noise and disruption—are not intrinsic to outdoor dining; they can be avoided. Harmony is possible, but only with a willing partner.

It is 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 Dining 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 cumulative impacts and noise, are all about. It's what, in any other context, might constrain even a maximalist operator. But not here.

The applicant's response, and the additional information therein has made it abundantly clear that what this application presents is a bar masquerading as a restaurant engaged in an inappropriate attempt to leverage the permissive structure of the al fresco regulation in its quest to continue a lengthy history of avoiding regulation at all costs.

Thus, in the end, the recommendation here is a motion to: **REPLACE THE PREVIOUS RECOMMENDATION OF APPROVAL WITH CONDITIONS WITH A RECOMMENDATION TO THE BOARD THAT THEY RECOMMEND A DENIAL OF THE REQUESTED PERMIT.**



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Motion:

For the reasons set forth in the LUPC Staff Report and Supplemental LUPC Staff Report, the Venice Neighborhood Council recommends DENIAL of the CDP for “Al Fresco Dining” at 1515 Abbot Kinney Blvd/The Brig.

Moved by: David Feige **Seconded by:** Robin Rudisil

VOTE:

YES:	NO:	ABSTAIN:	ABSENT:
8	1	0	0



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ATTACHMENTS

SUPPLEMENTAL Supporting Documents and Community Feedback:

- I. Requested screen shots of applicant's advertising for Outdoor Live Music**
- II. Applicant's responses to initial Staff report**
- III. Applicant's attachments (1-8)**
- IV. Additional letters submitted by applicant**
 - a. Letters from affected neighbors**
 - b. Letters from tenants/business owners**
 - c. Letters from non-neighbors**
- V. Community letters in opposition to the project received after initial hearing**
- VI. New Webpage listing availability of "Big City Red Dog"**
- VII. Email chain between applicant and evaluator**



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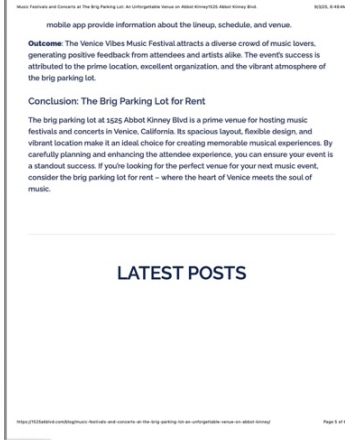
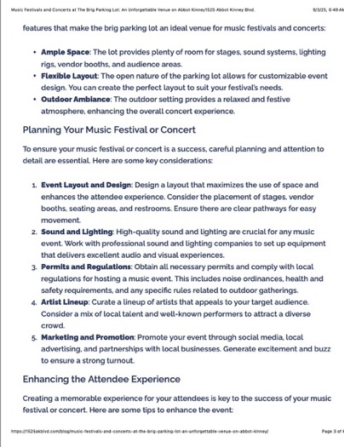
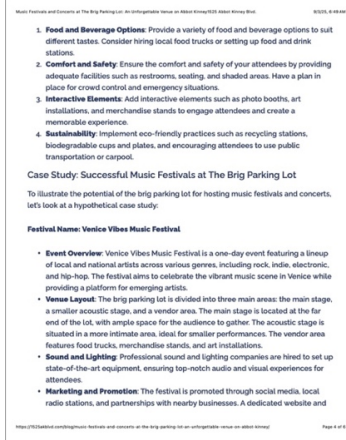
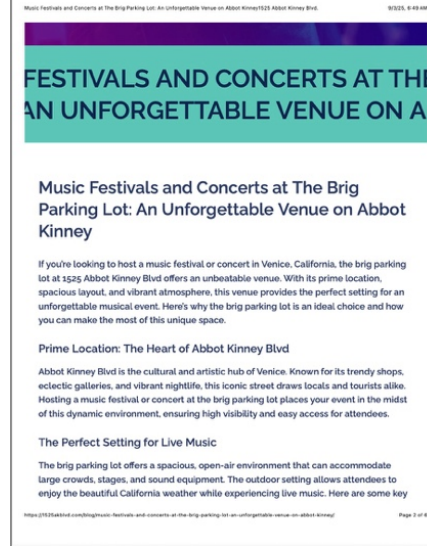
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ATTACHMENT 1

Requested Screen Shots of Applicant's Advertising for Outdoor Live Music





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ATTACHMENT 2

Applicant's responses to initial Staff report

RESPONSE TO LUPC STAFF REPORT AND CONDITIONS

We believe LUPC mischaracterizes The Brig in the context of the Al Fresco Ordinance. This response will respond to the LUPC Staff Report on the following points:

1. **NOISE:** The Brig is good neighbor and does not violate any noise regulations or reasonable community standards.
2. **RESTAURANT:** The Brig is a restaurant and is in full compliance with the Al Fresco Ordinance food service requirements.
3. **AREA and SEATING CALCULATIONS:** The application correctly calculates the area and seating according to the City's standards.
4. **PARKING:** The project provides appropriate mitigations to address the parking impact of the project.
5. **HOURS OF OPERATION:** There are no applicable hours restrictions that restrict operating hours to 10:30 or 11:00 PM.
6. **OTHER miscellaneous topics**
7. **VOLUNTEERED CONDITIONS:** The Applicant proposes a series of volunteered conditions.
8. **INDEX TO EXHIBITS**

1. NOISE

The Brig is good neighbor and does not violate any noise codes or reasonable community standards. Prior to the LUPC hearing, several neighbors submitted emails stating that there are noise and other vagrancy issues caused by The Brig. Some of those negative responses were triggered by the inexcusably loud Jack Deniels concert on our outdoor patio one year ago. Specifically, it was on 12/10/24 from 7 – 9:30 PM, plus afternoon soundcheck. My contract with JD was for a much shorter concert at a decibel level set by me. Unlike the JD event we hosted here 7 years ago, JD did not respect our contract, and the noise level was louder than agreed upon. Other than United Way's 'Everyone In' event (2018), there have been no other concert events on the lot. This was truly a one-off occurrence. If I did not get a chance to apologize to all of you who suffered from this event, let me say now I am sorry. In the post-concert review with LAPD and LADBS, I agreed to never again host concerts, live bands, or DJs on our patio and I agree to make that a Condition of this CDP. I do care about my neighbors and my community. On a personal note, I have lived a few blocks from The Brig for forty years where I raised three children who are now of an age that they can visit The Brig.

Most of the negative neighbor responses related to excessive noise from The Brig's day-to-day operations. Since the LUPC hearing, additional emails from neighbors and organizations were submitted (see Exhibit 1: Additional Neighbor Emails) stating that noise was not a problem and/or that The Brig was a benefit to the community. One of those neighbor emails was from the closest residence to The Brig (1520 Abbott Kinney Blvd, directly across from the 'open' side of The Brig lot) who stated that they do not have any issue with the noise. This variation in feedback clearly demonstrates that different neighbors have different standards for reasonable noise and operations. We respect everyone's standards and opinions, but to evaluate The Brig's CDP we need an impartial and reasonable standard, which is why we rely on the official governance of LAPD as well as noise measuring "DB meter" readings. LAPD has consistently found that noise levels from The Brig are reasonable and not in violation of noise ordinances. On the night of the LUPC hearing and again two days later, there were noise complaints to LAPD from neighbors on Electric Avenue; LAPD came to The Brig and found no audible sound on Electric and no need to have The Brig turn down the music inside The Brig. One of those visits was at 10:30 PM

on a Saturday night when The Brig reaches peak noise levels. See Exhibit 2: Recent LAPD Visit Reports. This directly contradicts the neighbors' contention that there is excessive noise from The Brig.

Further evidence of this is found in the LUPC Staff Report's Appendix IX consisting of emails provided by LADBS Code Enforcement unit in response to LUPC's Community Public Records Request. This cache includes 5 neighbor noise and other complaints to LAPD, ABC and LADBS Code Enforcement that demonstrate that the neighbor's complaints are not reasonable (See Exhibit 3 "Five Emails from LUPC Public Records Request"). These emails detail how senior public servants react seriously to respond and investigate what are reported as horrendous noise violations inflicted by The Brig on its neighbors, only to discover that the noise or other conditions are reasonable. One particularly telling exchange began with a neighbor on Electric Avenue writing:

"How awful. How do you all let this continue and feel good about the way you're all doing your jobs? ...I have no evidence of corruption on the part of ABC and LADBS but I suspect it with every molecule of me...LAPD, well, beat cops don't know what to do."

On 4/5/25 Captain Applegate of LAPD Pacific Division responds:

"As soon as I saw your email last night, I text our Vice unit who was working. They were already to the rear of the Brig near your house when your email and a similar radio call was generated. There was no live music at the Brig but there were people eating and drinking in the patio area. The noise level our officers observed at the time appeared to be reasonable for that activity. They did not hear the loud booming sounds as you described. In short, they did not observe any violations of the law or the Brig's permits. As we have said before, sometimes noise comes from other sources, such as cars in the area playing loud music..."

A few hours later the complainant responded

"I'm sorry if I got this wrong about last night."

This interaction demonstrates the noise from The Brig is not excessive and the neighbors' complaints are, in some instances, unfounded. We have heard this same story from our Senior Lead Officers and other responding officers over and over again for decades. I thank LUPC for obtaining the email records so that you can see it for yourselves. Otherwise there is no way to hear from LAPD as their official policy does not allow for officers to comment at or write in to public hearings. No one knows the late-night environment in Venice better than Sgt. Ralph Ferguson who is in charge of the Pacific Division vice unit. Sgt. Ferguson invites you to contact him directly via email at 38565@lapd.online or via phone at (213) 447-9687. Try email first; he is very responsive.

The LUPC report claims that the length of time it takes to get through to LAPD to make a noise complaint means that the noise must be excessive. Why else would anyone stay on the line that long and that often? I would argue it demonstrates the personal animus of two specific neighbors. LUPC states the City or other agencies fail to respond to complaints and enforcement is non-existent. That is not the case as you can see from the Exhibit 3 emails. In his email of 2/28/25 Bradley Beach, of ABC writes:

"ABC has had 11 complaint investigations at the Brig since it has opened and 4 in the past 8 years since I've been in charge of Lakewood District. One is currently active. That's more than I know of at any location in my almost 26 years with ABC. We make multiple visits during every investigation

over several months and look for violations. There are no noise conditions on the business and that makes it difficult to make a case.”

LUPC points to the sheer volume of noise complaints as overwhelming proof of a problem with The Brig, but it may also be interpreted as a waste of public resources caused by a couple of aggravated neighbors.

LUPC states that LADBS cannot enforce late night violations since they close at 6 PM and that other City departments have ignored the neighbor’s requests for enforcement. This is not accurate. Code Enforcement has staff specifically charged with inspecting violations that occur after hours or on weekends, one of whom responded to a neighbor complaint in the email of 9/10/24 as follows

“Hello, The Brig has had multiple inspections since I have been with this group. A case was opened last year with hours of research and questions directed to all of our contacts. Along with this case we have responded to multiple service requests to determine if the alleged violations were needing to be corrected. At this time all of the alleged violations have been corrected or found to be in compliance with the zoning, certificate of occupancy and guidelines.....”

To respond to repeated neighbor concerns, the City Attorney’s office set up series of neighborhood mediation meetings. One of the neighbor letters cited in the LUPC Staff Report states that they were told that the neighbors should sue The Brig; the neighbor’s takeaway being that the City Attorney agreed that the neighbors have been damaged and deserve redress. That is not what the City Attorney meant at all. The City Attorney is saying that there is nothing they can prosecute as there are no violations occurring at The Brig and if the neighbor continues to feel aggrieved their only option is to pursue a private civil action. LAPD Captain Peters stated at those meetings that LAPD saw no violations at The Brig and LAPD can’t keep coming out. He said that it’s up to The Brig and the neighbors to work this out without LAPD. The Brig implemented the two suggestions made during the mediation meetings: to provide a dedicated contact for neighbors to call or email when they have a complaint and to build a solid wall at the rear property line to reduce noise and departing patrons spilling out to the rear. Both of these measures are currently deployed.

The LUPC staff report claims that people on the patio have to talk louder to be heard over noise; that is not the case. The Brig patio has never had any amplified sound - no outdoor speakers and no TVs, just human voices. I don’t believe LUPC staff has actually been on the patio when there is a band or DJ playing loudly inside. Please do go one weekend night at 11 PM and stand on the patio right outside the back door; you will find that the music is barely audible and certainly not forcing people to shout to be heard. People go out to the patio if they want to talk and get away from the noise and have a quiet conversation. LUPC also refers to complaints from amplified music emanating from inside The Brig building which as stated above have never been found to be valid. Years ago, The Brig implemented the following sound management policies to mitigate the transmission of amplified sound out of the indoor area– all of which we offer to make conditions of our CDP:

1. All front doors and windows closed at 10 PM every day of the week (if propped open earlier)
2. Rear door to patio is never propped open. Security guard at back door to patio to make sure it is closed promptly after people enter/exit from 9 PM – close Friday and Saturday nights.
3. A uniformed security Guard shall be on duty, Friday, Saturday from 10 PM – 2:30 AM to patrol the entire perimeter including the City lot. From 2:00 – 2:30 AM the guard shall be stationed at the City lot only, asking noisy people to be respectful of the neighborhood,

manage any nuisances and/or call LAPD for assistance.

For amplified music coming from indoor spaces, LAPD Noise Enforcement Unit enforces LAMC #112.01(c) that states that amplified sound from private property may not cause noise levels for neighbors in a residential zone to exceed a 5 decibel increase over the ambient noise level for that zone which would be 55 dB daytime and 45 dB nighttime **measured inside the residence**. In response to numerous complaints from an Electric Avenue neighbor 15 years ago, Officer Hernandez from the LAPD CID Noise Enforcement Unit came out to investigate. On the first visit the complainant refused to allow Officer Hernandez to set up equipment inside the complainants' house as per their procedure. After further complaints, Officer Hernandez visited again and performed their testing on the sidewalk in front of complainants' house and found no noise violation and closed the case. If the disparity between my account and the neighbor's narrative gives one pause, I invite you to do your own test. Download a free DB meter app on your phone and come stand on Electric Avenue at 11 PM on a Friday or Saturday night. To adjust for measuring outside on the sidewalk instead of inside the residence, add 10 dB, and see if you get a reading greater than 55db from sound coming from The Brig (as opposed to a passing vehicle).

The Brig implemented a number of sound mitigation improvements at the outset of the temporary Al Fresco operations and we are now constructing additional sound mitigation improvements with our current Permanent Al Fresco building permit. These improvements, all of which we will add as conditions to our CDP, include:

1. Sound mitigation implemented at start of Temporary Al Fresco
 - a. Interior speakers have sound-isolating brackets and platforms to reduce the travel of sound vibrations, particularly the lower bass frequencies.
 - b. Install 8' tall sound wall along the rear property line
2. Sound mitigation under construction for Permanent Al Fresco
 - a. Install new 25' length bamboo hedge extending 7'-10' above the fence at the western end of the rear property line.
 - b. Rebuild the sound wall at rear property line of the lot to 10' height with two layers of 22-gauge steel to improve sound mitigation
 - c. New structure (service bar and storage) along 35' length at eastern portion of the rear property line – with no windows facing the rear – will be a sound buffer
 - d. Just inside the new structure, the next portion of the lot will have a trellis with canopy roof for weather protection and sound mitigation
 - e. The middle of the lot will have three mature tree specimens 17' tall with a leafy canopy. These trees are now in place; see Exhibit 4 Photo of New Trees.
 - f. Only the front 30' of the lot will be uncovered. The planters at the front edge of the lot to be lined with Corten steel planters to hold Russelia, a dense bush that will grow to a height of 3'-5' above the planter height.
3. Additional Sound Mitigation Proposed
 - a. While the Brig back door is closed promptly by a security guard as described above, there is a brief burst of noise when patrons open the door to exit or enter. To correct this, we propose to build a sound vestibule outside that door. Current plans include a canopy roof directly above the door. We will add a wall from floor to the canopy roof on the rear-facing side to reduce sound travelling to the rear (towards Electric Ave. neighbors). Also, for the canopy roof in that area we will add a heavier sound-deadening material. Our sound engineer has stated that these improvements would give us a meaningful reduction in the

dB level outdoors, on the order of a 30-40% reduction. See the proposed wall shown in red and the beefed-up canopy highlighted in yellow on Exhibit 5 Seating Plan and Rear Door.

One explanation for the disconnect between my narrative and the neighbors is that there are other sources of noise. LAPD tells us that by far the biggest problem is the scene in the City Parking lot before and at closing time on weekend nights. Because this City lot is one of the few without parking meters, it attracts more use than other lots including service employees from local restaurants who sometimes hang out in their cars after work. There are patrons from other bars and restaurants, including Owa at 1635 Abbot Kinney Blvd which also closes at 2 AM and has a significant late-night crowd. LAPD has told The Brig that our security staff cannot remove people from the City lot since it is not our property; our staff can only ask people to be quiet and respect the neighbors and manage nuisances. In the past DOT would come by and ticket cars who overstay the 2 AM parking limit which was highly effective; DOT has stated that they no longer have the resources to do that. LAPD sweeps are also effective, but LAPD also no longer has the resources to do so consistently. If neighbors feel that the City lot noise has gotten worse in the Alfresco era they are right; but it's not because of The Brig's alfresco visitors; its because of a lack of enforcement by DOT and LAPD. We have asked CD11 if we could pay DOT to sweep the City lot at 2 AM on weekend nights, and if we are allowed to contribute in this manner, we will make that contribution a condition of our CDP. To mitigate this issue and the recent lack of enforcement capability, LADOT is instead rolling out its long-awaited parking improvements in 2026 to include meters for the City Lot behind The Brig. This will discourage the abuse of the parking lot for loitering and further reduce noise.

The LUPC report also fails to recognize that there are other sources of noise. Right at the corner of Electric and Palms, Media Monks at 1611 Electric often has loud amplified music for private parties in their parking lot. A few doors up on Palms the houses at 618 and 620 palms likewise have very loud amplified music for private parties in their front yards. If we can hear these parties at The Brig, certainly our neighbors on Electric can hear it as well. Unless our neighbors go outside to track down the source of the noise, they will assume it comes from The Brig. Several rogue commercial tenants on Abbot Kinney have loud parties after hours. For a time, our immediate neighbor at 1511 AKB was serving alcohol without a license and blasting amplified music outside until they were evicted by their landlord. A store at the rear of 1419 Abbot Kinney that opened onto the City lot behind likewise had very loud raves that we could hear from The Brig a block away. Buck Mason has similar activities at their new location at 1617 AKB.

Since The Brig is the most popular and visible late-night venue, we get blamed for all bad things that happen late at night. I note neighbor letters attributing to The Brig clientele violent or threatening behavior or public urination without proof that these are Brig patrons. There are other late-night venues on AKB, as well as all the sources mentioned above. There is also a sizeable homeless population in Venice as you all know. We live in a big city with typical urban ills. We spoke with LAPD Vice about this, and they did not think that Brig customers were a source of the kind of vagrancy issues described here. Quite the opposite; active nightlife from The Brig makes the community safer. The number of people coming and going to The Brig after hours makes streets lively and deters street crime. Vagrants go elsewhere. The Brig patron has money to spend, is looking for social interaction, and is not the criminal victimizing the community. LAPD Vice Unit considers The Brig to be model citizens with rigorous ID control and professional management of what can be difficult issues. The Brig management actively assists and brings in the Vice unit for drug enforcement and other matters; we are an asset in improving public safety.

2. RESTAURANT

The Brig is a restaurant and is in full compliance of the Al Fresco Ordinance Food Service requirements. The Al Fresco Ordinance states it is applicable to the following uses:

“(b) Applicability. Outdoor Dining Areas on private property in all RAS, C, and M zones, or wherever restaurants are allowed, shall be permitted pursuant to the regulations in this Subsection. This ordinance and the Outdoor Dining Area standards expressed herein may, at the applicant’s request, supersede conditions associated with outdoor dining which were previously applied under a discretionary approval.

(c) Eligibility. A restaurant that currently provides and/or proposes to offer Outdoor Dining Areas shall have all necessary permits, including a certificate of occupancy, to operate a restaurant. A restaurant operator, however, that has been the subject of a wage claim under LAMC Section 188.00, et seq. (Los Angeles Office of Wage Standards Ordinance) that has resulted in an adverse order, decision, or award shall be ineligible.”

(LAMC Section 12.21 A.24)

The Brig is a restaurant as evidenced by the current Certificate of Occupancy 97016-30000-15740 for “Convert entire second floor apartment portion of an existing two-story, Type V-N, 30’x81’ apartment/restaurant building to office, creating an office/restaurant building”. The Al Fresco Ordinance does not contemplate or establish a specific definition for the term “restaurant”, it only requires that eligible establishments have a Certificate of Occupancy as a restaurant. The Brig satisfies this criteria. The LUPC report dissects the Al Fresco application in an effort to apply a different standard for eligibility, asserting that a specific threshold of food service and preparation must be met in order to be labeled a restaurant. As demonstrated by the language of the Al Fresco Ordinance, LUPC’s analysis is not applicable in the context of an Al Fresco permanent authorization.

Outside of the technical discussion, The Brig is a restaurant as it serves food and alcohol. Every day we offer The Brig’s Famous Jumbo Dog, a smoky all-beef quarter-pound dog on a potato bun with chips. While this is not posted on the website, a large sign prominently displayed behind the bar advertises it as well as bar-top sign cards. When construction is complete, we will offer a full menu as follows:

Classic Caesar Salad
Italian Chopped Salad
Margarita Pizza
Pepperoni Pizza
Sausage Pizza
The Brig’s Famous Jumbo Dog
Veggie Doggie
Sea Salt Chocolate Chip Cookies

I acknowledge that we are not a food destination, but that is not a requirement of the ordinance. LUPC report seeks to apply ABC's rules for minimum food service sales for a 47-licenses. The Brig is a 48-license that has no minimum food sales requirement. Neither the Temporary nor the Permanent Al Fresco Ordinance require a minimum amount of food sales, just that the establishment be a restaurant and serve food, which we do. This is not an accident or an oversight; the Mayor and City Council specifically stated their intention to allow all kinds of hospitality businesses to enjoy the new Al Fresco rules. When temporary Al Fresco rules first rolled out in 2020 there were very severe service rules limiting service, seating, etc. In 2021 those rules were loosened considerably, which allowed a much broader range of hospitality businesses including alcohol-forward restaurants to take advantage of the new Al Fresco rules. There should be a place in Venice for a spirit-forward restaurant, and one that is open late as well. There is room in our town for everyone, and the popularity of The Brig's outdoor patio is proof of the constituency that is out there.

While The Brig's own food menu is currently limited, in many ways The Brig is very much a food destination. See Exhibit 6 "Short History of Food at The Brig" for more details on food trucks and other vendors. Food trucks will continue to park and serve on The Brig outdoor patio. While this food service does not fulfill or requirement for onsite food service, it does provide context for the entire experience. Separate from the food trucks, The Brig will continue to provide its own food service at all times.

4. AREA and SEATING CALCULATIONS

The LUPC Report characterizes our area and seating tallies as 'misleading' and intentionally underestimating same. We disagree as we intentionally provided great detail in labelling graphically the different areas with clear summary tables showing how we reached our totals. It is this data that we provided which enabled the Report author to understand exactly what we are proposing and offer alternate totals of the data. We provided complete transparency in presenting Service Floor Area ("SFA") which is the data that Planning Department uses to assess intensity of use. We calculated SFA using the standard methodology that Planning accepts, which specifically does not include the circulation area for the ADA path of travel. Landscape areas are also not included as people cannot occupy areas with dense bamboo or Palm Trees or raised planters. For the 3 large trees in raised planters that serve as benches for seating, the benches are included in SFA; only the raised 'dirt' area with plantings and the tree are counted as landscape areas.

The LUPC Report presents an alternate seat count per picnic table of 6-8 persons per table instead of 2. We have observed that the tables quickly fill up with 2 persons per table. While the bench on each side appears long enough to hold more, the two fixed horizontal supports that attach the bench to the table limit the available area to 4'. While this should be enough room for 2 people on each bench, the configuration requires one to step over the seat or the support and makes it a bit awkward for two strangers to share a seat. Three people per bench would way exceed the industry standard of 2' per seat, so reaching 6 people per table would not be standard. 8 per table is even more substandard. Moreover, 5 picnic tables will have one bench removed for ADA access. LADBS reviewed and approved this seat count through the review of the issued building permit. We have a similar Al Fresco project in Culver City where 2 seats per picnic table was reviewed and approved for the same picnic tables. LUPC Staff stated that Firestone Walker's CDP application used 6-8 seats per table for identical picnic tables. That is incorrect; they are not identical. The Firestone tables have freestanding benches (no attachment to table) and are much larger: benches are 7'1 in length vs 5'11" for The Brig's benches. Firestone Waker tables would fit 6 seats per table using the 2' per seat standard. Despite all of this information, we do not want to disregard the vocal concerns of the LUPC committee about the

perception of the application. **To address this, we have adjusted the seats per picnic table to 4 seats per table instead of 2 seats per table; and 3 seats per table instead of 2 seats table for the ADA tables.** The LUPC Report also had an alternate seat count of 17-25 seats instead of 8 at the 19' counter. The main run of the counter at barstool height is 14' in length and then drops to a 5' height for an ADA seat on one side. Again, we propose to meet LUPC halfway and adjust our seat count to 12 seats at the main counter based on 2' counter width per seat after deducting a standard 8" at each 'hard' end of the counter. We will also add another seat opposite the ADA seat for a total of 15 seats at the counter. While LUPC did not mention this, we also increase the seat count for the hi-tops from 1 to 2 seats per hi-top. The total Seat Count increases from 129 seats to 200 seats as a result of all the above changes in the number of seats per table. These changes in the seating count and number of tables do not result in a change to SFA or any other planning or LADBS requirements, other than an adjustment in the number of ADA seats which we have implemented.

LUPC's purpose in debating the area and seating counts is to establish that the proposed area is too large in terms of area and the number of seats. Whatever size or count you believe is more accurate, that size or count should not disqualify us. The Al Fresco ordinance does not limit the size or seat count. The ordinance is available to restaurants large and small, and a healthy vibrant city has all sizes and types of hospitality venues. We are a landmark destination operating on a large corner location on a popular street in a commercial district, an appropriate place for a large operation. There should be room in Venice for an operation of size that follows all the rules and does not generate any negative impact on its neighbors by any reasonable standard.

1. PARKING

Parking impact will be moderate and mitigation is proposed. For our CDP application the Planning Department required us to prepare and submit a Parking Demand Management Assessment ("PDM") of the impact of the proposed project and outlining mitigation measures. See that PDM in Exhibits 7 and 8. The conclusions of the study are as follows:

- There is adequate parking supply in publicly- and privately-owned parking lots and on the street surrounding the project during typical weekday and weekend evenings.
- Peak patronage of the restaurant at 1515 Abbot Kinney is later in the day than peak demand for other uses in the area.
- Restaurants near the proposed development don't generally provide parking for their customers.
- Existing and planned infrastructure support resident and visitor alternatives to automobile transportation.

The PDM concludes that parking demand from the proposed Al Fresco expansion can generally be accommodated by existing on-street and public off-street parking, except during peak midday summer weekends when supply is limited. This strain is addressed with the PDM transportation demand management strategies, including transit and rideshare subsidies for staff, added bike parking, as well as the site's existing pattern of visitors arriving by alternative modes: specifically ride-sharing. The vast majority of The Brig's visitors use rideshare, which is best for the community to prevent drinking and driving. The PDM proposes making the parking space in front of The Brig a dedicated rideshare space.

One of the neighbor letters states that "since the elimination of their parking lot and the outdoor expansion, parking on the residential streets has become much more difficult." While this can't be verified, certainly the cars that used to park here had to go somewhere. But let's look at which cars we

are talking about. Before the pandemic, the valet parking service that operated the lot would fill the lot with cars before The Brig even opened; The Brig opens at 4 PM on weekdays. Brig customers arriving by car in the evening find plenty of space in the City parking lot since most Abbot Kinney Blvd retail stores and offices close by 7 PM or earlier. The parking valet operator could not sell parking after 6 PM so they would close and go home, leaving a barely used free parking lot all evening. This supports the conclusions of the PDM. The parking we lost with the closing of The Brig lot for Al Fresco dining is parking for stores and offices in the neighborhood. It should not be The Brig's responsibility to provide that parking.

A historical note on Abbot Kinney Blvd parking is relevant to this discussion. The Brig building was built in 1948 when no parking was required. This was typical of all the buildings built along Abbot Kinney Blvd in that era. The Brig was different. The Brig voluntarily provided parking on two adjacent city lots, which parking was maintained until 2020 and the advent of Al Fresco dining. In the last thirty years Abbot Kinney Blvd has experienced a surge of popularity and redevelopment. All of the older buildings on Abbot Kinney Blvd were allowed to intensify their uses without adding parking as they enjoyed 'grandfathered' parking rights. All except The Brig. LA Planning Dept determined that because The Brig voluntarily provided parking, they must continue to do so. As a result, The Brig wound up providing parking for all our neighbors. The Brig was originally built as a first-floor restaurant/bar plus a taxi-dance parlor on the 2nd floor, which is a very intense use and occupancy. The Brig would have been allowed to claim dozens of grandfathered parking spaces but instead has none. The Brig has been providing parking for our neighbors for decades. Now with the Al Fresco rules we are on equal standing with our neighbors.

AKBlvd does have a daytime parking problem, but The Brig's alfresco dining does not contribute to that problem. The problem is the City's failure to provide parking, even after years of collecting in-lieu parking fees from developers (including from The Brig!).

5. HOURS OF OPERATION

A number of neighbors continue to insist that because we are across from residences the ordinance requires us to close at 10:30/11:00 PM. The Al Fresco Ordinance states:

"An Outdoor Dining Area shall operate no later than 10:30 p.m. on Sundays through Thursdays and no later than 11:00 p.m. on Fridays and Saturdays, if abutting or across an alley from a residential zone, not including the RAS zone."

Both sides of Abbot Kinney Blvd are either C2 (commercial) or M1 (Industrial). There is a residential zone on Electric Ave but it is separated by an alley, the City lot and landscaped strip (which is also a C2 zone) and a City street (Electric Ave). The Temporary Al Fresco Ordinance had similar language. See a 2023 email from Planning Department explaining this in response to a neighbor's complaint to Code Enforcement (Exhibit 7 Planning email RE closing hours if abutting residential).

At present, The Brig only uses the outdoor patio until 2 AM on Friday and Saturday nights. We do close the patio by 10:30 AM (or earlier) on other nights. On Thursday night we may stay open to 11 PM or Midnight on occasion. The present CDP application only relates to the outdoor patio. Regardless of the outcome of the CDP application process, the indoor portion of The Brig will remain open until 2 AM every night of the week, and will play amplified music, as we have been permitted to do for 75 years.

LUPC proposes a condition be applied to The Brig limiting hours to 10:30/11:00. This is contrary to the Ordinance which specifically grants us the right to remain open until 2 AM and is not conducive with the operating demands needed to maintain the The Brig. There should be a place in the community for a late-night venue, operating within the rules and not creating a nuisance to neighbors. The Brig's popularity is proof that there is a constituency that needs a late-night outlet. This constituency might not attend or write in to hearings, but it is real and large. The Brig is an historic and renowned location for this constituency and we hope to keep it in operation for many years to come. The flexibility to operate the patio with the same hours as the interior space, consistent with the Al Fresco Ordinance permissions, is critical for the longevity of the business..

Any reduction of hours would not be sustainable given the value of Abbot Kinney real estate. We are dedicating two contiguous city lots to this outdoor patio. Those lots could be put to more intensive uses. In fact we have a building permit and a CDP to build a 3-story mixed use project with ground floor retail and 2 levels of underground parking that would cover nearly the entire lot. If we cannot operate the patio under the terms of the Ordinance, we will not be able to maintain these lots as an outdoor patio and will develop. This is the last chance to preserve the last significant open space on Abbot Kinney as a garden setting.

6. OTHER MISCELLANEOUS TOPICS

6A. LUPC REPORT FIRST PAGE – INFORMATION SUMMARY SHEET

Two corrections to the first summary page of the LUPC project summary:

- The reduction of parking spaces is incorrectly listed as 15 spaces. The correct number is 11 parking spaces. The 'current' parking lot contains 11 car spaces and 16 bike spaces per the 2016 lot-restriping permit. The 11 parking spaces will be eliminated, the 16 bike spaces will be maintained and added to.
- The box 'Unpermitted Live Music' is checked incorrectly. Permits were obtained for all live music events.

6B. STANDING AT BAR

This photo of an outdoor bar and standing crowd was from the early days of temporary Al Fresco when we were just coming out of the pandemic and learning how to implement the temporary Al Fresco rules. We removed that outdoor bar setup years ago. Several other Venice bars such as Paloma (600 S. Venice Blvd @ Abbot Kinney Blvd), De Buena Planta (1118 Abbot Kinney Blvd) and Townhouse (52 Windward) persisted with outdoor bars for years. We are currently building an enclosed outdoor service bar as allowed under the Permanent Al Fresco rules and it will not be used as a point of sale.

6C. SPECIAL EVENTS

A comment was made in one of the neighbor letters that we used multiple addresses to host more than the allowed five Temporary Special Events ("TSEs") per year. That is not the case. There are various circumstances that give the appearance of more than five events. One year I pulled TSEs for two private parties at The Brig address and TSEs for the typical public facing events at the parking lot address. The TSE unit at LADBS subsequently determined that the two private parties did not require a TSE and did not 'count' towards the five-event/year limit, but they still show up in public records. Often there are multiple TSEs pulled for the same event, such as when an event date changes or when an after-hour inspection needs to be scheduled. There is no way to modify the online TSE permit, so the TSE unit directed me to

pull a new permit. The TSE unit is very aware of all the addresses for the property and tracks it closely. As of 1/22/25, all the lots are tied which makes tracking easier.

6D. NO PARKING SIGN

In the LUPC Staff Report Appendix XI a neighbor submitted a photo of no-parking signs that we had posted on Palms Blvd that were not the official signs that DSS posts. What the neighbor does not mention is that official DSS signs had been posted at that location pursuant to a valid street parking permit that we obtained to use two parking spaces on Palms during a permitted temporary special event. Brig staff observed one of our neighbors from Electric Ave illegally removing the official DSS signs. We called DSS to replace the signs but they could not do it on the same day. Our event had paid for and needed the spaces, so we placed our own signs.

6D. EVENT WEBSITE

The Report states that the Event website I operate has a page prominently promoting “Music Festivals and Concerts.” That is not correct; I have never advertised Music or Concerts on the website. Please send me a link or screenshot of the music reference as I do not see it on the website now.

6E. GRANDFATHERED APPROVAL OF PLANS

The Report states that one can’t confirm if The Brig is complying with its conditions as the entitlement history is confusing. Let me explain. The Brig began serving alcohol and food in this location in 1952 before permits or approvals were required, making it a Grandfathered use. The approval of plans from the 1999 Zoning Administrator’s ruling established the only conditions that The Brig is subject to.

6F. CONSTRUCTION BEFORE CDP

The Report states that “The Brig has ...moved quickly to pull building permits and cement (literally) the facts on the ground...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...which essentially makes this an ‘after the fact’ permit request.” The implication is that we have done something sneaky and aggressive to gain advantage. This unusual arrangement of allowing permits and construction in advance of the CDP was a hallmark feature touted by the City Council and the Mayor to help restaurants in the coastal zone transition from temporary to permanent Al Fresco without having to shut down and reopen later after obtaining a CDP. This process is clearly spelled out in the Ordinance. Note that when construction is completed, we will be given a Temporary Certificate of Occupancy that becomes final if and when a CDP is issued. To proceed, we had to sign an acknowledgment of risk that all improvements might have to be removed if the CDP is not obtained. While this is an unusual sequence, it is one that it approved by the City and undertaken at significant financial risk. In order to obtain this permit, DBS required us to build bathrooms and other permanent improvements. We added practical improvements such as better sound mitigation, a canopy to provide cover from inclement weather, and storage. We also wanted to create a leafy garden environment worthy of Venice including three mature, 17’ tall specimen trees, mature Jasmine vines growing up each post of the trellis structure, additional bamboo at the rear property line, and significant plantings in Corten steel planters along the front property line. Prior to this current construction project, we just had picnic tables on an asphalt parking lot. Our goal is to unpave the parking lot and create a paradise on the last large open space on Abbot Kinney Blvd for all of Venice to enjoy.

6G. PUBLIC RESTROOMS

The LUPC Report states that even with the additional restrooms we are building, it won’t be enough and public urination will result. We built exactly the number of restrooms (2) required by LADBS plan

check. I note that by LUPC's admission we are the only Al Fresco applicant providing ANY additional restrooms to service the Al Fresco areas. When we are busy it's the women's room that has the lines, the men's room typically does not have a long line and men are likely culprits of neighborhood nuisance. We will keep an eye on the situation and will add additional facilities if needed. The LUPC Report states a concern that drunk patrons won't find our 2nd floor restrooms. We will post signage; people always figure out how to find the restrooms.

7. VOLUNTEERED CONDITIONS proposed by applicant

LUPC proposed a set of conditions to the CDP. While we agree that LUPC Conditions 6, 7 and the last sentence of Condition 3 are acceptable, others such as limiting the size, occupancy and hours of operation will jeopardize the ability of The Brig to continue operation of the patio. In the spirit of compromise, we offer Volunteered Conditions found in Exhibit 8. With the volunteered conditions and the above discussion, we believe we have addressed all of LUPC's concerns in this Response.

8. INDEX TO EXHIBITS. Exhibits 1 thru 8 are attached to this email. Exhibit 9 and Parking PDM Report and Exhibits are large files [accessed via this link](#)

1. Additional emails from Neighbors and Community Organizations
 2. Brig Manager Reports re: LAPD Noise Visits
 3. Five LUPC CPRA emails from Code Enforcement
 4. Photo of New Trees
 5. Revised Seating Plan also Rear Door
 6. Short History of Food at The Brig
 7. Email from Planning Dept re: closing hours if abutting residential
 8. Volunteered Conditions
 9. Project Plans, Renderings and Data
- Parking PDM Report
Parking PDM Exhibits



Venice Neighborhood Council

LAND USE AND PLANNING COMMITTEE

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

Email: Chair-LUPC@VeniceNC.org



ATTACHMENT 3 **Applicant's attachments (1-8)**

David Paris

From: Jennifer Everhart <jenny@everhartstudio.com>
Sent: Friday, December 5, 2025 1:09 PM
To: LUPC@venicenc.org
Cc: David Paris; David Reiss
Subject: the Brig (updated)

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 have never had an issue with the noise, 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

--

Jennifer Everhart
Tom Everhart Studio
310.699.2265

David Paris

From: Nicholaus Goossen <nickygoose@mac.com>
Sent: Thursday, December 4, 2025 10:00 AM
To: David Paris
Subject: Fwd: The Brig

It says it bounced back

Begin forwarded message:

From: Nicholaus Goossen <nickygoose@mac.com>
Subject: The Brig
Date: December 4, 2025 at 9:54:19 AM PST
To: "LUPC@venicenc.org" <LUPC@VeniceNC.org>

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
310-990-8460



Luis Lopez
Senior City Planner
Los Angeles City Planning

RE: SUPPORT FOR DIR-2025-2993-CDP - 1515-1525 Abbot Kinney Blvd (The Brig)

December 12, 2025

Dear Mr. Lopez,

I am writing on behalf of the Venice Chamber of Commerce to urge your full and enthusiastic support for the permanent AI Fresco designation for 1515-1525 Abbot Kinney Blvd (The Brig).

The Brig has operated an AI Fresco outdoor patio for over five years under a city-issued AI Fresco Temporary Approval during the COVID-19 emergency (2020). Building Permits for the permanent conversion of the patio were submitted in June 2024 and approved in March 2025. The permanent CDP application was submitted in May 2025 and has not yet been scheduled for a hearing.

The Venice Chamber of Commerce is the oldest organization in Venice and we speak on behalf of our nearly 400 members who employ over 10,000 people locally. The Brig is also a Venice landmark business, serving residents and visitors for over half a century.

Their plan both the AI Fresco and adjacent interior components are thoughtful, aesthetic and an impressive benefit to the community. The outdoor patio currently meets and will continue to enforce all of the applicable AI Fresco regulations including seating distances/accessibility, food service, and security; hours of operations are consistent with the established "deemed approved" entitlement; and no forms of live music, entertainment, or TVs will be permitted during normal operations.

The property owner and operator are stalwart, generous and engaged members of the local community. They provide excellent service at reasonable prices, something increasingly rare and have turned The Brig into a "must-visit" for anyone coming to Venice and the Los Angeles coast.

Outdoor dining has become essential to our restaurants' survival, especially in the Coastal Zone. The City of Los Angeles needs to support local businesses as they continue to confront high costs and restrictive regulations that are pushing them toward a breaking point at a time when the hospitality industry is still grappling with the economic aftermath of the pandemic.

We urge to approve this application to improve The Brig and thereby improve the entire community of Venice. This is an overwhelming benefit for the neighborhood, the city of Los Angeles and visitors the world over.

Sincerely,

A handwritten signature in black ink, consisting of a stylized 'G' followed by a horizontal line.

George Francisco
Director of Policy & Planning
Venice Chamber of Commerce

Board Chair
Westside Council of Chambers of Commerce (WC3)

LA County BizFed
Executive Committee Co Chair

LAPD Pacific Division Community Advisory Board
Events Chair

David Paris

From: Rich Grady <rich@thebrig.com>
Sent: Saturday, December 6, 2025 11:57 PM
To: David Reiss; Jared Meisler; David Paris; Raul Yrastorza
Subject: Saturday 12/06/2025 LAPD

Hello everyone.

LAPD came to the front door at approximately 10:30pm due to a noise complaint they had received. They immediately determined that the noise level was below any necessary action. They did not ask me to turn down the music. I asked them to go over to Electric Ave, behind our building, to experience the absence of noise. They said that they would do so but would not make a note of it unless we called LAPD ourselves to dispatch officers to the site requested. They did say that they were going to make a note in their report that our noise level was not excessive to warrant any action. Please contact me if you need further information.

Rich Grady

David Paris

From: Raul Yrastorza <raul@thebrig.com>
Sent: Wednesday, December 3, 2025 11:43 PM
To: Jared Meisler; David Reiss; David Paris
Subject: LAPD call 10:38 pm

Gents

LAPD was called by Amy and Mari regarding a noise complaint. I spoke with the responding officer at length in the office. He stated that he did not think the noise was loud and mentioned that he has been here on both weekends and weekdays during live music, which is significantly louder. He is the same officer who stopped by at 6:30 PM last Saturday.

He acknowledged who made the call and noted that, ultimately, it does not reflect well on her. He also confirmed that when he parked on Electric, he heard no noise coming from the bar. He also suggested that someone buy her home.

This conversation was off the record.

We had less than 30 people in the bar and I was playing the New Chill Rock mix.

She is beyond absurd

raul

--

Raul Yrastorza

General manager of The Brig
1515 Abbot Kinney Blvd, Venice, CA 90291
[\(310\) 399-7537](tel:(310)399-7537)



From LUPC Public Records Request Email #17

flame777@aol.com Amy Alkon Saturday, April 5, 2025 at 10:26:17 PM Pacific Daylight Time To: 32993@lapd.online JONATHAN TOM, eric.jakeman@lacity.org Eric Jakeman, claudio.moreno@lacity.org Claudio Moreno, eusebio.guzman@lacity.org eusebio.guzman@lacity.org, john.mattillo@lacity.org john.mattillo@lacity.org, james.h.vorhis@lacity.org james.h.vorhis@lacity.org, sean.silva@lacity.org Sean Silva, jbb23@icloud.com jb berg, 38565@lapd.online RALPH FERGUSON, civiliancomplaints@abc.ca.gov ABC Civilian Complaints, bradley.beach@abc.ca.gov Beach, Bradley@ABC, 34613@lapd.online MICHAEL APPLGATE
Cc: marisunaida@ca.rr.com Mari Sunaida, jbb23@me.com Jb Berg

Thank you -- and on behalf of my neighbors, too, I want to tell you how much I appreciate that the vice squad was there. I did hear music but I can be wrong -- I'm not going out there to check right now because of my transplant. I need to spend a good bit of my time flat on my back to help the bottom of my transplant behave and hold on.

You guys are the good guys and please know that I know that.

And I'm sorry if I got this wrong about last night -- I don't mean to do that, especially because police are needed for actually perilous situations and should not have to engage in this kindergarten aide-style policing of this longtime abuser of our neighborhood.

Mari and James and other neighbors will confirm: there are many nights you just hold on for so long with LAPD dispatch that you just hang up. Sometimes I just can't bear to call. I have that horrible recording playing and it keeps me from working into the night, which I often must do.

You guys are really our only home -- same as a city fire captain was when the Brig was blasting use with smoke from a flaming industrial barbeque in their parking lot. Al Fresco never built in means of enforcement so every city department from the Dept of Public Health and the county DPH said, "Sorry, not us!" It was horrible and I had air purifiers in my house in the red all night and was sick from the smoke, as were other front facing neighbors. Seeing everybody refuse to help us, he came out and said no more -- as is in his purview to do, but that normally isn't his job. We love him forever.

FYI, other than this noise that persists -- that I see you guys alone are trying to do something about -- I have much to say about LAPD Pacific. Oh, and the cool thing is, looking to find my tweets about this, I noticed I'd written down the officers' names (Cruz and Guillory). I hope that helps you recognize them for the truly wise and awesome way they do their job.

Story about what they did follows under tweet with their names.

PS Regarding tweet below that tweet, I know "Jack Dunphy" IRL -- great guy and great police - - and highly recommend reading him at NRO and elsewhere.

Also recommend my other friend, the awesome Heather Mac Donald on policiing, also at City Journal like "Jack."

Terrif book she wrote.

The War on Cops: How the New Attack on Law and Order Makes Everyone Less Safe

Thank you and your officers for all you do to make the city and we in it safer.

Inline image Inline image Inline image

This below is Mona, our elderly trans neighbor on the corner of Electric and Palms. Had there been a break-in, she would have been absolutely defenseless.

On Saturday, April 5, 2025 at 05:43:06 PM PDT, MICHAEL APPLGATE <34613@lapd.online> wrote:

Hi Amy.

As soon as I saw your email last night, I text our Vice unit who was working. They were already to the rear of the Brig near your house when your email and a similar radio call was generated.

There was no live music at the Brig but there were people eating and drinking in the patio area. The noise level our officers observed at the time appeared to be reasonable for that activity. They did not hear the loud booming sounds as you described. In short, they did not observe any violations of the law or the Brig's permits. As we have said before, sometimes noise comes from other sources, such as cars in the area playing loud music. I cannot say if that was the case in this instance, but that also is something that our Vice Unit is aware of and enforces when they observe the violations.

I will reach out to the Department's Commission Investigation Division to see if there are any additional steps we can take to work towards a longer-term solution. We are also available to meet in person if you would like.

Respectfully,
MICHAEL APPEGATE, Captain
Commanding Officer

Pacific Area **From:** Amy Alkon <flame777@aol.com> **Sent:** Friday, April 4, 2025 9:51:34 PM **To:** JONATHAN TOM <32993@lapd.online>; Eric Jakeman <eric.jakeman@lacity.org>; Claudio Moreno <claudio.moreno@lacity.org>; eusebio.guzman@lacity.org <eusebio.guzman@lacity.org>; john.mattillo@lacity.org <john.mattillo@lacity.org>; james.h.vorhis@lacity.org <james.h.vorhis@lacity.org>; Sean Silva <sean.silva@lacity.org>; jb berg <jbb23@icloud.com>; RALPH FERGUSON <38565@lapd.online>; ABC Civilian Complaints <CivilianComplaints@abc.ca.gov>; MICHAEL APPEGATE <34613@lapd.online>; Beach, Bradley@ABC <bradley.beach@abc.ca.gov> **Cc:** Mari Sunaida <marisunaida@ca.rr.com>; Jb Berg <jbb23@me.com> **Subject:** Boom boom boom from the Brig -- why does this continue?!!! Re: Civilian Complaints, ABC - VIDEO ATTACHED - SCROLL DOWN - 2am, blasting music waking neighbors - ABC still abdicating enforcement! Re: MIDNIGHT -- and still the same thumping beat from 8pm ...

ATTENTION: This email originated outside of LAPD. Do not click on links or open attachments unless you recognize the sender and know the content is safe.

Please - somebody ENFORCE SOMETHING.

I just got a transplant in part of my eye and every thump of that illegal amplified sound that nobody has done a damn thing to stop is making my eye ache.

How awful. How do you all let this continue and feel good about the way you're all doing your jobs? And ABC enforcement, disorderly house and Bradley Beach giving us the same sort of no enforcement at all as we got from the now-in-prison-for-being-on-the-take ABC employee assigned to the Brig is simply unacceptable. Inline image

I have no evidence of corruption on the part of ABC and LADBS but I suspect it with every molecule of me. LAPD, well, beat cops don't know what to do, and I love you guys for the dangerous work you and all the officers do to protect us -- thank you! But seriously, Commander Tom and Captain Applegate, I get you. You're good guys. You have surely a ton on your plate, but come on: This matters. Quality of life issues matter. We deserve the quiet enjoyment of our homes and enforcement of the noise laws.

What the hell is it with basically person tasked with enforcing and protecting the long-abused neighborhood here basically having all the effect on these noise abusers of a sleeping purse dog?!! -Amy Alkon

From LUPC Public Records Request Email #04

Bradley.Beach@abc.ca.gov Beach, Bradley@ABC Friday, February 28, 2025 at 12:46:46 PM Pacific Standard Time To: flame777@aol.com Amy Alkon, 32993@lapd.online JONATHAN TOM, eric.jakeman@lacity.org Eric Jakeman, claudio.moreno@lacity.org Claudio Moreno, eusebio.guzman@lacity.org eusebio.guzman@lacity.org, john.mattillo@lacity.org john.mattillo@lacity.org, james.h.vorhis@lacity.org james.h.vorhis@lacity.org, sean.silva@lacity.org Sean Silva, jbb23@icloud.com jb berg, 38565@lapd.online

RALPH FERGUSON,CivilianComplaints@abc.ca.gov ABC Civilian Complaints, 34613@lapd.online MICHAEL APPLGATE

Cc: marisunaida@ca.rr.com Mari Sunaida, jbb23@me.com Jb Berg

Ms. Alton,

I'm sorry you're still dealing with these noise issues. Was the one last night noise coming from inside the Brig or on their patio after 2:00 am and were they still open? Or was it a vehicle blasting music? It's hard to tell on the video.

ABC has had 11 complaint investigations at the Brig since it has opened and 4 in the past 8 years since I've been in charge of Lakewood District. One is currently active. That's more than I know of at any location in my almost 26years with ABC. We make multiple visits during every investigation over several months and look for violations. There are no noise conditions on the business and that makes it difficult to make a case. Having said that, we have worked closely with LAPD and requested calls for service and a summary of all the vice units visits. We also met with the licensee in an attempt to get voluntary compliance recently.

That is all that I can relay at this time, but we will continue to investigate for violations of the law. And it's my hope and goal that we can all work together to get some type of resolution. Please keep us informed of any issues.

Thank you!

Brad

From: Amy Alkon <flame777@aol.com>**Sent:** Friday, February 28, 2025 12:15 PM**To:** JONATHAN TOM <32993@lapd.online>; Eric Jakeman <eric.jakeman@lacity.org>; Claudio Moreno<claudio.moreno@lacity.org>; Beach, Bradley@ABC <Bradley.Beach@abc.ca.gov>; eusebio.guzman@lacity.org<eusebio.guzman@lacity.org>; john.mattillo@lacity.org <john.mattillo@lacity.org>; james.h.vorhis@lacity.org<james.h.vorhis@lacity.org>; Sean Silva <sean.silva@lacity.org>; jb berg <jbb23@icloud.com>; RALPH FERGUSON<38565@lapd.online>; ABC Civilian Complaints <CivilianComplaints@abc.ca.gov>; MICHAEL APPLGATE<34613@lapd.online>**Cc:** Mari Sunaida <marisunaida@ca.rr.com>; Jb Berg <jbb23@me.com>**Subject:** Re: Civilian Complaints, ABC - VIDEO ATTACHED - SCROLL DOWN - 2am, blasting music wakingneighbors - ABC still abdicating enforcement! Re: MIDNIGHT -- and still the same thumping beat from 8pm continuesRe: Brig - blasting music tonight - horrible crow...

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Thank you -- I hate calling these in. The officers will arrive after the music finally ends (because they left by maybe 2:30).

These are Brig customers that come out when the bar closes. I did not endanger myself as I sometimes do and go out there and ask them to let the neighborhood speak, but when I do, I ask whether they were at the Brig and they always say they were (and stuff like "You live near a bar, tough shit").

I lived ABOVE a bar in NYC, and sure, sometimes you get awakened when you do, but the Brig was NEVER a problem noisewise until David Paris bought it and saw that he could fool the police with his "We have a permit" for events (which doesn't give permission to violate noise laws).

It is an awful and enormous waste of LAPD time and resources that the LADBS and ABC have never met their enforcement responsibilities.

The Brig is a classic "disorderly house," causing awful abuse of the neighborhood, and ABC has done nothing. They are illegally operating a bar in a parking lot under the pretense that this fits Al Fresco dining rules, which it does not begin to do. Those rules mandate that (Al Fresco) businesses in parking lots etc. must CLOSE at 10:30 pm.

The LAPD, LADBS, and ABC have NEVER enforced that. NEVER.

So much wasted police time (because we're told if we don't call, the abuse won't be meaningfully registered) simply because that rule is not enforced.

Also, the Brig was NEVER eligible for a police commission permit for amplified sound in the bar but yet was given one with ZERO notification of any process going on to the neighbors. This was long ago, and it's disgusting. However, they blast music in violation of the noise laws and codes -- I can hear it in the back of my house, a block and a city parking lot from The Brig. That makes it a noise violation -- as does "unusual noise" in a neighborhood and all those other provisions that get roundly ignored by LAPD and everyone else., BOOMBOOMBOOM -- thumping beat in my house and my neighbors' homes -- just disgusting.

I read hundreds of papers on the stress hormone cortisol for my book and noise incites elevated stress hormones, poisoning us from within. It is enormously damaging to health. Especially since the noise abuse is constant and chronic.

I appreciate your Vice unit taking notice, but what kind of enforcement keeps the problem going and going. I will be sitting on my couch reading a book and BOOM BOOM BOOMBOOM -- for HOURS!

In violation of noise laws and codes to protect residents from this abuse.

"Attention" is nice. Better than no attention whatsoever. But ENFORCEMENT is what we are still waiting for.

I'm a libertarian, and it's none of my business what anybody's doing in the Brig -- until it violates my right to the peaceful, non-toxic, non-noise-polluted enjoyment of my home.

Why do any and all of you continue to let the neighbors here be abused by this business?

Can we beg Sgt. Bragg to come back from retirement to enforce the noise laws? He stopped abuse. He didn't just give it "attention" (!).

-Amy Alkon

On Friday, February

From LUPC Public Records Request Email #17

james.h.vorhis@lacity.org James Vorhis Tuesday, September 10, 2024 at 8:05:24 AM Pacific Daylight Time

To: marisunaida@ca.rr.com Mari Sunaida

Cc: Claudio.Moreno@lacity.org Claudio Moreno, eric.jakeman@lacity.org Eric Jakeman, sean.silva@lacity.org

Sean Silva, Bradley.Beach@abc.ca.gov Bradley Beach, 34613@lapd.online Michael

Applegate, Benjamin.Delarosa@abc.ca.gov, eusebio.guzman@lacity.org Eusebio Guzman

Hello, The Brig has had multiple inspections since I have been with this group. A case was opened last year with hours of research and questions directed to all of our contacts. Along with this case we have responded to multiple service requests to determine if the alleged violations were needing to be corrected. At this time all of the alleged violations have been corrected or found to be in compliance with the zoning, certificate of occupancy and al fresco guidelines. If you believe that a violation remains please submit another customer service request and my group will continue to monitor this site for violations.

Thank you for your time.

Inspector James Vorhis (213) 978-4512

SOUTH REGION LEGAL LIAISON

Code Enforcement | Department of Building & Safety | City of Los Angeles

8475 Vermont Ave Ste. 205

Los Angeles, CA 90044

On Mon, Sep 9, 2024 at 11:21 AM Mari Sunaida <marisunaida@ca.rr.com> wrote:

Inspector Vorhis,

To my surprise, No Violation was found by you in response to complaint # 579853. During a previous conversation with Inspector Moreno, I suggested a location visit on a First Friday evening for the inspector to get

an overview of the nuisance level we residents in the surrounding neighborhood are coping with. Due to the fact you found no violation during your site visit to the 1515/1525 Abbot Kinney location, I would venture to guess your visit was not on a First Friday or a weekend. Please look at the photos taken this Saturday 9/7/2024 at 1:00 AM and Sunday at 1:30 AM. The parking lot was jumping. The business across the street at 1522 Abbot Kinney Boulevard that also serves alcohol outdoors was honoring their Al Fresco curfew and was closed. This business at 1515/1525 Abbot Kinney Boulevard continues to serve alcohol and ONLY alcohol on the outdoor parking lot adjacent to their place of business and ignores the 10:30 PM closing time as required by the Al Fresco DINING permit. The pandemic is over. They don't serve food. They don't even have a kitchen. The Al Fresco guidelines do not state that a Food Truck is an acceptable substitute to serve as a dining establishment. Apparently, their temporary Al Fresco permit which they should never have been issued by LADBS in the first place has been extended to the end of the year. They continue to host live bands playing amplified music on the premises and rent out the outdoor parking lot in various parcel configurations for corporate special events exceeding their yearly 5 allowable temporary events. Weekends in particular are a major nuisance especially First Fridays (ground zero for this establishment) for the residents particularly after the bar closes at 2:00 PM and people congregate in the parking lot and do what alcohol fueled people do after a few drinks. We residents continue to hope for a resolution to this matter that would include us in the solution and your inspection report did nothing to resolve this problem. Regards,
Mari Snyder, Electric Avenue resident
Mari Snyder, Electric Avenue resident

From LUPC Public Records Request Email #04

34613@lapd.online MICHAEL APPLGATE Friday, February 28, 2025 at 8:10:40 AM Pacific Standard Time To: flame777@aol.com Amy Alkon, 32993@lapd.online JONATHAN TOM, eric.jakeman@lacity.org Eric Jakeman, claudio.moreno@lacity.org Claudio Moreno, bradley.beach@abc.ca.gov Bradley Beach, eusebio.guzman@lacity.org eusebio.guzman@lacity.org, john.mattillo@lacity.org john.mattillo@lacity.org, james.h.vorhis@lacity.org james.h.vorhis@lacity.org, sean.silva@lacity.org Sean Silva, jbb23@icloud.com jbb23@icloud.com, 38565@lapd.online RALPH FERGUSON, civiliancomplaints@abc.ca.gov civiliancomplaints@abc.ca.gov Cc: marisunaida@ca.rr.com Mari Sunaida, jbb23@me.com Jb Berg

Good morning Amy,

It is a little hard to tell from the video where the music is coming from. Is that from the Brig, another business or from someone simply playing music in their car too loudly?

I see that you (or someone else) called it in. The incident was created at 2:06am and officers arrived at 2:41am. The officers checked the area but did not see any of the activity that was reported. This seems to fit with what our Vice officers have reported - often the noise is coming from people playing loud music in their cars or talking and yelling as they walk through the area. Our Vice unit is aware of these concerns and frequently conducts enforcement for these types of violations in the area. Because of your emails and concerns they have been even more diligent in their efforts.

Thank you for letting us know about this occurrence. We will continue giving attention to these issues that adversely affect your quality of life.

Respectfully,
MICHAEL APPLGATE, Captain
Commanding Officer

Pacific Area **From:** Amy Alkon <flame777@aol.com> **Sent:** Friday, February 28, 2025 2:17 AM **To:** MICHAEL APPLGATE <34613@lapd.online>; JONATHAN TOM <32993@lapd.online>; Eric Jakeman <eric.jakeman@lacity.org>; Claudio Moreno <claudio.moreno@lacity.org>; Bradley

Beach<bradley.beach@abc.ca.gov>; eusebio.guzman@lacity.org
<eusebio.guzman@lacity.org>;john.mattillo@lacity.org <john.mattillo@lacity.org>;
james.h.vorhis@lacity.org<james.h.vorhis@lacity.org>; Sean Silva <sean.silva@lacity.org>; jb berg
<jbb23@icloud.com>; RALPHFERGUSON <38565@lapd.online>; civiliancomplaints@abc.ca.gov
<civiliancomplaints@abc.ca.gov>**Cc:** Mari Sunaida <marisunaida@ca.rr.com>; Jb Berg
<jbb23@me.com>**Subject:** Civilian Complaints, ABC - VIDEO ATTACHED - SCROLL DOWN - 2am, blasting
music waking neighbors -ABC still abdicating enforcement! Re: MIDNIGHT -- and still the same thumping beat
from 8pm continues Re: Brig- blasting music tonight - horrible crowd no...
**ATTENTION: This email originated outside of LAPD. Do not click on links or open attachments unless you
recognize the sender and know the content is safe.**
****Video of the 2 am blasting music from Brig customers waking the neighborhood attached -- scroll down
(bottom of email)**

From LUPC Public Records Request Email #16

On Monday, September 16, 2024 at 06:21:24 AM PDT, Beach, Bradley@ABC
<bradley.beach@abc.ca.gov>wrote:

Well, just to explain a few things from our end. We don't enforce Al fresco rules, those are LA City conditions. Secondly, when the location was licensed by ABC, there were no conditions for noise or anything else put on the license. That makes it difficult for us to enforce since there is no Business and Profession Code section in the ABC Act related to noise. The city should be doing something if the business is disturbing the peace after 10 pm. The last few times we investigated the noise was not at a disturbing level and they had food when our agents asked for it. We've opened a new complaint and will make multiple visits to see if there are any violations. Thank you for the information.

From: Amy Alkon <flame777@aol.com>**Sent:** Monday, September 16, 2024 3:54 AM**To:** Beach, Bradley@ABC
<Bradley.Beach@abc.ca.gov>; Mari Sunaida <marisunaida@ca.rr.com>; Sean Silva<sean.silva@lacity.org>;
Eric Jakeman <eric.jakeman@lacity.org>; Claudio Moreno<claudio.moreno@lacity.org>; Michael Applegate
<34613@lapd.online>; Delarosa, Benjamin@ABC<Benjamin.Delarosa@abc.ca.gov>;
james.h.vorhis@lacity.org <james.h.vorhis@lacity.org>**Subject:** Re: Corruption? "No violation" -- beyond
absurd. Re: No Violation found Complaint # 579853

CAUTION: External Email. Do not click on links or attachments unless you recognize the sender and know the content is safe.

"We are investigating"? Really? This has gone on for decades and nothing has ever been done by the ABC to change the abuse we get nightly.

TWICE yesterday night, we had BLASTING ABUSE with music from the Brig lot and the awful customers they draw. I went out there the first time and was threatened. It's not safe. I'm a 60 year old author. Then I had to hold on for 30-some minutes at LAPD Dispatch (thanks to the defund the police morons and their retirees not getting replaced).

At 12:30 am ish, we had blasting music from the Brig lot. I held on for 50-plus minutes -- this was just when I took the photo. See below. Shameful, "Inspector" Vorhis.

None of this abuse would have happened if the law/code on Al fresco were enforced rather having the obscene act of LADBS inspector telling us that nope, no violations!! copy from below:

These people are operating a bar in violation of al fresco rules. How is that in question? Mari details this and has over and over and so have I? What could possibly lead to a "no violation" here? Other than -- and I hate to say it but what else could it be -- corruption somewhere in the process.

Rule and I'm oversimplifying: Must serve food. They're a bar.

Please tell me how that is not a violation of Al Fresco.

AND

Rule: Al Fresco establishments must close at 10:30.

Brig is open till 1:30 or 2 in the morning, causing awful disruption to our neighborhood.

Please tell me how that is not a violation of Al Fresco?

You can't, can you? So how is the determination of "no violation" coming to us over and over? What possible reasons can you give us for this beyond the widely-held neighborhood perception that some or many in the city are corrupt and paid off. What explanation can there be for letting a bar violate Al Fresco? BAR -- not food establishment.

That's awful enough -- but then the Brig gets **super special treatment** from LADBS, and though Al Fresco establishments must be closed at 10:30, we have a bar!! with an Al Fresco permit it should not have that keeps us awake all hours because the inspector, well, here's how it appears: LOOKS THE OTHER WAY AND DOES NOT CITE OR STOP THIS.

Oh, and the ABC investigating? When will you find something, all you Agatha Christies there? We are all abused here by this bar and you guys do nothing. EVER. -Amy Alkon

PS Just so you know, we all cheered when the ABC's corrupt Will Salao (who also insisted no probski there at the Brig!) went to prison for being on the take.

Three 17' tall trees installed at The Brig outdoor patio 12/23/25. Circular concrete 'bench' planters around each tree now under construction. Tree Specimen: *Metrosideros Excelsus* (New Zealand Christmas Tree).



Short History of Food at The Brig

Back in 2008 the Kogi BBQ truck started serving on what was then The Brig parking lot, a moment considered the birth of the gourmet food truck movement. Kogi's origin story was the inspiration for the movie Chef (Jon Favreau and Scarlett Johansson) that was filmed at The Brig. The food truck momentum continued when The Brig parked 8 trucks on the lot in the early days of First Fridays on AKB; The Brig continues to be a focal point of First Friday. Early in the temporary Al Fresco era Heavy Handed Burger, then operating out of a truck, exploded in popularity at The Brig. We continue to feature food trucks now in the loading zone of our outdoor patio area as well as on the street in front of The Brig. There is no lack of food, especially during The Brig's peak hours.

It is ironic that our neighbors complain that we don't have food when those same neighbors campaigned to end our food service. Our first attempt at temporary Al Fresco operation in 2020 was a fine dining restaurant under a canopy structure on the lot called Sincerely Yours, operated by Chef Vartan whose indoor restaurant Yours Truly across the street at 1600 AKBld did not have enough outdoor space to take advantage of the then-new Al Fresco rules. Sincerely Yours featured an elevated BBQ menu grilled on the lot over mesquite wood coals. We invited some of our Electric Ave neighbors to enjoy a free meal and a good time was had by all. A few weeks later one of those neighbors decided they didn't like the smoke and smell of the BBQ and got AQMD to conduct an investigation. We moved the grill to the front of the lot, and then moved it into a truck, but complaints continued. Starting a fine dining restaurant is very difficult, and when we finally had a busy Saturday night that neighbor paraded outside with a bullhorn shouting obscenities and insults to staff and shaming customers. The crowd vanished. The neighbor threatened that this would continue every weekend. AQMD ultimately found no violation and allowed us to continue, but Chef Vartan decided to pull the plug in the face of neighbor intimidation.

Later in 2021 when The Brig began operating under the Temporary Al Fresco rules we tried several food vendors to enhance the dining component. One such vendor was Uncle Paulies that did sell sandwiches out of the front window and inside for about a month. Another vendor generated a very successful business on the patio selling oysters and lobster rolls and obtained health dept permits for same. Our neighbors on Electric Ave got the health department to investigate this vendor and an obscure rule about delivery of shellfish forced that vendor to cease operating. This action by the neighbor had nothing to do with any negative impacts the neighbor might have experienced; there was no noise or smoke or smell generated by our shellfish vendor. This was motivated only by a hatred of The Brig and desire to inflict damage in any way possible. This is the second time the same Electric Ave neighbor shut down a quality dining option at The Brig. Now that neighbor complains to LUPC about the lack of food service at The Brig. BTW, a similarly venal attitude from that Electric Ave neighbor was displayed when they got DWP to investigate our power-washing vendor, who services The Brig and all of Abbot Kinney every month after First Friday. Of course, only The Brig was the target of the DWP complaint. The vendor was found to be in full compliance and continues operation to this day. Again, the power washing of the AKBld sidewalks 200 feet away would not seem to have any impact on the Electric Ave neighbor yet complaints were made, investigated and dismissed by the relevant City agency.

David Paris

From: Bonnie Kim <bonnie.kim@lacity.org>
Sent: Tuesday, September 5, 2023 4:07 PM
To: David Paris
Cc: Mary Richardson (mary.richardson@lacity.org); alfresco.planning@lacity.org; Claudio Moreno (claudio.moreno@lacity.org); Jared Meisler; David Reiss; James Vorhis
Subject: Re: FW: What does "adjacent" mean re: temporary alfresco ordinance curfew

Hello David,

Thank you for your patience as we are currently short-staffed. I can confirm that the temporary Al Fresco authorization condition stating "All temporary outdoor dining areas shall operate no later than 10:30pm if adjacent to residentially zoned properties or residential uses" includes properties abutting or sharing a property line, or across an alley but does not include property that is across a City street (i.e. not an alley).



Bonnie Kim
City Planner
Los Angeles City Planning

200 N. Spring St., Room 701
Los Angeles, CA 90012
T: (213) 978-1330 | Planning4LA.org



On Thu, Aug 31, 2023 at 5:39 PM David Paris <david@1525akblvd.com> wrote:

Hi Bonnie, Mary Richardson's out-of-town bounce back message suggested I contact you . Perhaps you can help us with the below issue?

If so, please copy all of us: Claudio Moreno (claudio.moreno@lacity.org)
<claudio.moreno@lacity.org>; James Vorhis (james.h.vorhis@lacity.org) <james.h.vorhis@lacity.org>;
Jared Meisler <jared@thebrig.com>; David Reiss (dave@reisscompany.com)
<dave@reisscompany.com>

From: David Paris
Sent: Thursday, August 31, 2023 5:17 PM
To: Mary Richardson (mary.richardson@lacity.org) <mary.richardson@lacity.org>;
alfresco.planning@lacity.org; Claudio Moreno (claudio.moreno@lacity.org)
<claudio.moreno@lacity.org>
Cc: James Vorhis (james.h.vorhis@lacity.org) <james.h.vorhis@lacity.org>; Jared Meisler

<jared@thebrig.com>; David Reiss (dave@reisscompany.com) <dave@reisscompany.com>

Subject: What does "adjacent" mean re: temporary alfresco ordinance curfew

Hello Mary and the Alfresco Planning Team at LA Planning Dept.

Please e-meet Inspector Moreno from LADBS Code Enforcement. Inspector Moreno is investigating a code enforcement complaint regarding the use of our outdoor patio on private property under the temporary alfresco permit. That permit states that there is a 10:30 curfew for outdoor areas "if adjacent to residentially zoned properties or uses." My understanding from talking with planning is that "adjacent" means abutting or sharing a property line, or across an alley; and that property across a city street is not "adjacent." Could you please confirm that to Inspector Moreno?

from David H. Paris

david@1525AKBlvd.com

cell: (310) 709-3540

fax: (310) 452-8220

Volunteered Conditions

1. Maintain the following physical improvements completed or now under construction:
 - a. Interior speakers shall have sound-isolating brackets and platforms
 - b. Install a 10 ft tall steel fence along the entire rear property line to act as a noise mitigating barrier protecting the residential area to the north.
 - c. Maintain sound mitigation measures along the rear (north) property line including: an enclosed structure along a 35' section at the eastern end; and a bamboo hedge rising 7'-10' above the new fence along a 25' section at the western end.
 - d. Maintain the trellis structure with covered canopy area including three 17' tall mature specimen trees with a dense leafy canopy. The new trellis canopy and trees, plus the existing trees and the dense 25' tall bamboo hedge along the entire eastern (Palms Blvd) boundary of the lot will all mitigate sound.
(Note: Only the front third of the lot will be uncovered. Along the fence at the front edge of the lot there are six 4' long Corten planters with plantings.)
 - e. Maintain the planters at the front edge of the lot as Corten steel planters (or similar material) to hold Russellia or a comparable dense plant species, that can grow to a height of 3'-5' above the planter height.
2. Complete the proposed modifications to current plans:
 - a. Add a wall from floor to the canopy roof at the north side of the breezeway to minimize sound escaping from the rear door to the outdoor area. Add heavier sound-deadening material to that new wall and to the breezeway canopy roof.
 - b. Reduce the table count from 64 to 50 tables.
 - c. Revise seating count to reflect four (4) seats per picnic table and 15 seats at the counter.
3. Operational Conditions
 - a. Security guard or staff member will be stationed at the rear door to the patio to control the patron access so that the door is promptly closed after customers transit to reduce noise leakage onto the patio from the interior during evening hours on Friday and Saturday nights from 9 PM. The front window and front door of the interior space shall be closed at 10 PM every night (if propped open prior to 10 PM)
 - b. A uniformed security Guard shall be on duty, Friday, Saturday from 10 PM – 2:30 AM to patrol the entire perimeter including the City lot. From 2:00 – 2:30 AM the guard shall be stationed at the City lot only, asking noisy people to be respectful of the neighborhood, manage any nuisances and/or call LAPD for assistance.
 - c. No Temporary Special Events with live music or DJ are permitted in the outdoor patio area without approval from the City.
 - d. If the City allows, we will pay DOT to send parking enforcement to the City lot at 2 AM on weekend nights
 - e. Provide all parking mitigation strategies outlined in the PDM study, including transit, rideshare and bike subsidies for staff and a dedicated rideshare parking space directly in front of The Brig.
4. Terms from the Permanent Alfresco Ordinance to be added as a permanent condition of the CDP (which conditions shall be modified to match any subsequent changes to the Alfresco Ordinance, if any)
 - a. Any permanent or portable bar will NOT be a point of sale, and all alcohol shall be delivered to and served at tables by employees.
 - b. The following are prohibited within the Outdoor Dining Area: Background music and speakers, television monitors and other similar audiovisual devices, live music, live entertainment including but not (iv) limited to disc jockeys, karaoke, dancing, pool tables, billiard tables, and adult entertainment use.



Venice Neighborhood Council

LAND USE AND PLANNING COMMITTEE

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

Email: Chair-LUPC@VeniceNC.org



Attachment 4 **Additional letters submitted by Applicant**

a. Letters from affected neighbors

b. Letters from tenants/business owners

c. Letters from non-neighbors

4a. LETTERS FROM AFFECTED NEIGHBORS

David Paris

From: Jennifer Everhart <jenny@everhartstudio.com>
Sent: Friday, December 5, 2025 1:09 PM
To: LUPC@venicenc.org
Cc: David Paris; David Reiss
Subject: the Brig (updated)

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 have never had an issue with the noise, 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

--

Jennifer Everhart
Tom Everhart Studio
310.699.2265

David Paris

From: Nicholaus Goossen <nickygoose@mac.com>
Sent: Thursday, December 4, 2025 10:00 AM
To: David Paris
Subject: Fwd: The Brig

It says it bounced back

Begin forwarded message:

From: Nicholaus Goossen <nickygoose@mac.com>
Subject: The Brig
Date: December 4, 2025 at 9:54:19 AM PST
To: "LUPC@venicenc.org" <LUPC@VeniceNC.org>

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
310-990-8460

4 b. Letters from Tennants/Business Owners

David Paris

From: Lisa <couturetan@gmail.com>
Sent: Wednesday, January 21, 2026 11:54 AM
To: luis.c.lopez@lacity.org
Cc: David Paris
Subject: DIR-2025-2993-CDP; 1515 Abbot Kinney Blvd ("The Brig")

Hello Mr Lopez,

My name is Lisa Pantastico, and I own and operate a business located directly above The Brig.

I'm writing in strong support of The Brig's CDP application for permanent alfresco dining on the outdoor patio. Having worked above and around The Brig for years, I've never experienced the patio or music levels as excessive. Whether walking or parking nearby at different times of day, the atmosphere has always felt respectful and balanced.

The Brig is a true Venice landmark with a long history on Abbot Kinney, and the addition of outdoor dining in recent years has been a meaningful improvement to the area. The patio brings life, warmth, and community to a space that would otherwise be a parking lot. I especially appreciate the proposed landscaping and trees, which will further enhance the experience and add much-needed green space to our neighborhood.

While The Brig has an energetic interior, the outdoor patio offers something equally valuable — a place to sit, talk, and connect. It's rare to find a late-night outdoor space in Venice that can comfortably serve many people while still allowing for quieter moments. The Brig's patio provides exactly that, and Abbot Kinney needs places like this.

Reducing or eliminating outdoor dining here would be a loss to the community. Approving this CDP preserves one of the last open, welcoming gathering spaces on Abbot Kinney and supports the character that makes Venice special.

Warm regards,

Lisa Pantastico

Owner, The Venice Canvas

1515 Abbot Kinney Blvd., Suite 300

310.877.3558

Sent from my iPhone

David Paris

From: Sam Pantastico <sevenstonespiercing@gmail.com>
Sent: Thursday, January 22, 2026 2:29 PM
To: luis.c.lopez@lacity.org; David Paris
Subject: DIR-2025-2993-CDP; 1515 Abbot Kinney Blvd ("The Brig")

My name is Sam Cleghorn, and I am a co-owner of The Venice Canvas, located directly above The Brig on Abbot Kinney.

I'm writing to express my support for The Brig's CDP application for permanent outdoor dining on their patio. From both a business and neighborhood perspective, the patio has functioned well and responsibly. In the time we've operated above The Brig, I've never experienced the outdoor area or music as disruptive or excessive.

The Brig has been part of this neighborhood for decades, and the addition of outdoor dining has added value to the street rather than taking away from it. It activates the space in a positive way and contributes to the sense of community on Abbot Kinney. The proposed landscaping and trees will only improve this, replacing a largely utilitarian area with something more inviting and visually appealing.

One of the things I appreciate most about the patio is that it offers an alternative to the energy indoors. It gives people a place to sit, talk, and spend time together, including later in the evening, without feeling crowded or overwhelmed. Venice benefits from having outdoor spaces that allow people to gather in a relaxed, respectful way.

If the patio were reduced or removed, the neighborhood would lose an important open space. Approving this CDP helps preserve the character of Abbot Kinney and supports a long-standing local business that continues to adapt thoughtfully to the community around it.

Thank you for your consideration.

Sincerely,

Sam Cleghorn

Co-Owner, The Venice Canvas

[1515 Abbot Kinney Blvd., Suite 300](#)

424.280.0234

4c. Letters from Supporters of the bar



Luis Lopez
Senior City Planner
Los Angeles City Planning

RE: SUPPORT FOR DIR-2025-2993-CDP - 1515-1525 Abbot Kinney Blvd (The Brig)

December 12, 2025

Dear Mr. Lopez,

I am writing on behalf of the Venice Chamber of Commerce to urge your full and enthusiastic support for the permanent AI Fresco designation for 1515-1525 Abbot Kinney Blvd (The Brig).

The Brig has operated an AI Fresco outdoor patio for over five years under a city-issued AI Fresco Temporary Approval during the COVID-19 emergency (2020). Building Permits for the permanent conversion of the patio were submitted in June 2024 and approved in March 2025. The permanent CDP application was submitted in May 2025 and has not yet been scheduled for a hearing.

The Venice Chamber of Commerce is the oldest organization in Venice and we speak on behalf of our nearly 400 members who employ over 10,000 people locally. The Brig is also a Venice landmark business, serving residents and visitors for over half a century.

Their plan both the AI Fresco and adjacent interior components are thoughtful, aesthetic and an impressive benefit to the community. The outdoor patio currently meets and will continue to enforce all of the applicable AI Fresco regulations including seating distances/accessibility, food service, and security; hours of operations are consistent with the established "deemed approved" entitlement; and no forms of live music, entertainment, or TVs will be permitted during normal operations.

The property owner and operator are stalwart, generous and engaged members of the local community. They provide excellent service at reasonable prices, something increasingly rare and have turned The Brig into a "must-visit" for anyone coming to Venice and the Los Angeles coast.

Outdoor dining has become essential to our restaurants' survival, especially in the Coastal Zone. The City of Los Angeles needs to support local businesses as they continue to confront high costs and restrictive regulations that are pushing them toward a breaking point at a time when the hospitality industry is still grappling with the economic aftermath of the pandemic.

We urge to approve this application to improve The Brig and thereby improve the entire community of Venice. This is an overwhelming benefit for the neighborhood, the city of Los Angeles and visitors the world over.

Sincerely,

A handwritten signature in black ink, consisting of a stylized 'G' followed by a horizontal line.

George Francisco
Director of Policy & Planning
Venice Chamber of Commerce

Board Chair
Westside Council of Chambers of Commerce (WC3)

LA County BizFed
Executive Committee Co Chair

LAPD Pacific Division Community Advisory Board
Events Chair

David Paris

From: Jess Borison <jborison93@gmail.com>
Sent: Tuesday, January 13, 2026 6:57 PM
To: luis.c.lopez@lacity.org
Cc: David Paris
Subject: Re: DIR-2025-2993-CDP; 1515 Abbot Kinney Blvd ("The Brig")

My name is Jess Borison . I live at 971 Elkland Place, Venice CA and work at The Fox Lot.

I am writing to support The Brig's CDP application for Permanent Alfresco on the outdoor patio.

I have visited The Brig and never found the noise level on the patio nor the music coming from The Brig to be excessive.

I have passed by The Brig at various times of day and never found the noise level on the patio nor the music coming from The Brig to be excessive.

I am aware of The Brig's 75-year history at this location. The addition of outdoor dining in the last few years has been a welcome improvement. I look forward to enjoying The Brig's enhanced food menu on the outdoor patio as well as a drink, or perhaps something from my favorite food truck.

The proposed landscape improvements will enhance the outdoor patio experience. We need a place in Venice to enjoy a drink and a meal in a garden setting. Even when I pass by but don't stop in at The Brig, it is nice to see an open area with people, instead of just a parking lot. The proposed new trees and landscaping will be nice on the eyes.

The Brig has always been a go-to nighttime destination for us. While the energy inside The Brig is dynamic, it's also nice to have a quiet conversation on the outdoor patio. The Brig patio is large enough for us to find a quiet table with a friend or perhaps meet someone new. Venice and LA needs a late-night outlet like The Brig's patio that is large enough for all of us at all hours. What better place than a landmark destination on Abbot Kinney.

It would be a loss to the community if outdoor dining was downsized or forced to reduce its hours. We would lose a unique gathering spot. If the patio is gone, it will become just another parking lot, or worse: another three-story commercial building. Please approve the CDP so that we may preserve the last open space on Abbot Kinney!

--

Best,
Jess Borison

David Paris

From: Alex Neiman <alexjneiman@gmail.com>
Sent: Tuesday, January 13, 2026 8:07 PM
To: luis.c.lopez@lacity.org
Cc: David Paris
Subject: Please Support The Brig's CDP Application for Alfresco Dining on our outdoor patio

My name is Alex Neiman. I live at 635 Westminster Ave in Venice.

I'm writing to support The Brig's CDP application for Permanent Alfresco on the outdoor patio.

As a regular visitor and neighbor, I've never found the noise or music from The Brig to be excessive—whether I'm stopping in or just passing by.

The Brig has been part of Venice for 75 years, and the addition of outdoor dining has been a welcome improvement. It's become a go-to spot for grabbing a drink, enjoying food from a favorite truck, or having a quiet conversation outside while the energy picks up indoors. The proposed landscaping will only make it better—Venice could use more places to enjoy a meal in a garden setting rather than next to another parking lot.

If outdoor dining is downsized or restricted, we lose a unique gathering space. Worse, we risk seeing it become yet another parking lot or three-story commercial building. Please approve the CDP and help preserve one of the last open spaces on Abbot Kinney.

Please approve the CDP so that we may preserve the last open space on Abbot Kinney!

David Paris

From: Dustin Ross <dustin.ross56@gmail.com>
Sent: Wednesday, January 14, 2026 6:01 PM
To: luis.c.lopez@lacity.org
Cc: David Paris
Subject: DIR-2025-2993-CDP; 1515 Abbot Kinney Blvd ("The Brig")

My name is Dustin Ross. I live at 822 California ave, just a few blocks from the Brig .

I am writing to support The Brig's CDP application for Permanent Alfresco on the outdoor patio.

I have visited The Brig and never found the noise level on the patio nor the music coming from The Brig to be excessive.

I have passed by The Brig at various times of day and never found the noise level on the patio nor the music coming from The Brig to be excessive.

I am aware of The Brig's 75-year history at this location. The addition of outdoor dining in the last few years has been a welcome improvement. I look forward to enjoying The Brig's enhanced food menu on the outdoor patio as well as a drink, or perhaps something from my favorite food truck.

The proposed landscape improvements will enhance the outdoor patio experience. We need a place in Venice to enjoy a drink and a meal in a garden setting. Even when I pass by but don't stop in at The Brig, it is nice to see an open area with people, instead of just a parking lot. The proposed new trees and landscaping will be nice on the eyes.

The Brig has always been a go-to nighttime destination for us. While the energy inside The Brig is dynamic, it's also nice to have a quiet conversation on the outdoor patio. The Brig patio is large enough for us to find a quiet table with a friend or perhaps meet someone new. Venice and LA needs a late-night outlet like The Brig's patio that is large enough for all of us at all hours. What better place than a landmark destination on Abbot Kinney.

It would be a loss to the community if outdoor dining was downsized or forced to reduce its hours. We would lose a unique gathering spot. If the patio is gone, it will become just another parking lot, or worse: another three-story commercial building. Please approve the CDP so that we may preserve the last open space on Abbot Kinney!

David Paris

From: Bob Golick <golickbob@gmail.com>
Sent: Thursday, January 15, 2026 11:19 AM
To: luis.c.lopez@lacity.org
Cc: David Paris
Subject: DIR-2025-2993-CDP; 1515 Abbot Kinney Blvd ("The Brig")

My name is Robert Golick I live at ` 1203 Oak St Santa Monica

I am writing to support The Brig's CDP application for Permanent Alfresco on the outdoor patio.

I have visited The Brig and never found the noise level on the patio nor the music coming from The Brig to be excessive.

I have passed by The Brig at various times of day and never found the noise level on the patio nor the music coming from The Brig to be excessive.

I am aware of The Brig's 75-year history at this location. The addition of outdoor dining in the last few years has been a welcome improvement. I look forward to enjoying The Brig's enhanced food menu on the outdoor patio as well as a drink, or perhaps something from my favorite food truck.

The proposed landscape improvements will enhance the outdoor patio experience. We need a place in Venice to enjoy a drink and a meal in a garden setting. Even when I pass by but don't stop in at The Brig, it is nice to see an open area with people, instead of just a parking lot. The proposed new trees and landscaping will be nice on the eyes.

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It would be a loss to the community if outdoor dining was downsized or forced to reduce its hours. We would lose a unique gathering spot. If the patio is gone, it will become just another parking lot, or worse: another three-story commercial building. Please approve the CDP so that we may preserve the last open space on Abbot Kinney!

Sincerely,

Robert Golick



Virus-free. www.avg.com

David Paris

From: David Hertz <hertz@studioea.com>
Sent: Thursday, January 15, 2026 1:29 PM
To: Luis Lopez
Cc: David Paris
Subject: DIR-2025-2993-CDP; 1515 Abbot Kinney Blvd ("The Brig")

My name is David Hertz, I am a neighbor and owner of properties on Abbot Kinney and other commercial streets in Venice.

I am writing to support The Brig's CDP application for Permanent Alfresco on the outdoor patio.

I have visited The Brig and never found the noise level on the patio nor the music coming from The Brig to be excessive.

I have passed by The Brig at various times of day and never found the noise level on the patio nor the music coming from The Brig to be excessive.

I am aware of The Brig's 75-year history at this location. The addition of outdoor dining in the last few years has been a welcome improvement. I look forward to enjoying The Brig's enhanced food menu on the outdoor patio as well as a drink, or perhaps something from my favorite food truck.

The proposed landscape improvements will enhance the outdoor patio experience. We need a place in Venice to enjoy a drink and a meal in a garden setting. Even when I pass by but don't stop in at The Brig, it is nice to see an open area with people, instead of just a parking lot. The proposed new trees and landscaping will be nice on the eyes.

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Best,

DAVID HERTZ

FAIA, Principal Architect

☎ 310 383 7013

✉ hertz@studioea.com

🌐 studioea.com

📷 davidhertz_studioea

40
YEARS IN BUSINESS
1984-2024



david hertz architects

studio of environmental architecture

David Paris

From: Davis Emonson <Home@gecd.me>
Sent: Thursday, January 15, 2026 2:38 PM
To: luis.c.lopez@lacity.org; David Paris
Subject: DIR-2025-2993-CDP; 1515 Abbot Kinney Blvd ("The Brig")

To Luis Lopez, LA City Planning at

luis.c.lopez@lacity.org

cc: david@1525AKBlvd.com

Re: DIR-2025-2993-CDP; 1515 Abbot Kinney Blvd ("The Brig")

My name is Graham Emonson and I live at 8210 Zitola Terrace, Playa Del Rey, CA 90293. We lived for many years in Venice, and my wife Kimberly Davis still works there at LA Louver Gallery. Having raised our child there, we still think of Venice as home.

I am writing to support The Brig's CDP application for Permanent Alfresco on the outdoor patio.

I have visited The Brig and never found the noise level on the patio nor the music coming from The Brig to be excessive.

I have passed by The Brig at various times of day and never found the noise level on the patio nor the music coming from The Brig to be excessive.

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It would be a loss to the community if outdoor dining was downsized or forced to reduce its hours. We would lose a unique gathering spot. If the patio is gone, it will become just another parking lot, or worse: another three-story commercial building. Please approve the CDP so that we may preserve the last open space on Abbot Kinney!

Thank you so much.
Graham Emonson

David Paris

From: Cindy Forman <cforman1205@gmail.com>
Sent: Thursday, January 15, 2026 11:06 PM
To: luis.c.lopez@lacity.org
Cc: David Paris
Subject: DIR-2025-2993-CDP; 1515 Abbot Kinney Blvd ("The Brig")

My name is Cindy Forman. Although I live in Mar Vista, I am a frequent visitor to Abbot Kinney and I have been to several Brig events.

I am writing to support The Brig's CDP application for Permanent Alfresco on the outdoor patio.

I have never found the noise level on the patio nor the music coming from The Brig to be excessive. More importantly, the owner of the property is a longtime Venice resident who is dedicated to the health and well-being of the community and its residents. He is responsive to all complaints and is committed to being a good neighbor and making the Brig a great destination for visitors and the local community. He has frequently hosted fundraisers for local charities on the patio that I have attended and they have been orderly and within more than acceptable noise limits.

It would be a loss for the community if the Brig could not operate an outdoor area. What better way to experience the great LA outdoors than having a bite to eat and a drink so close to the beach. I would much rather do that than go into a closed indoor bar. After all, this is Venice. The new trees and landscaping will only improve the experience. I urge to approve the Brigs application for Al fresco dining. The Brig is an institution and the owner's plans will only make it better. Returning the space to a parking lot would be a terrible waste and a loss for the neighborhood.

Please support the Brig.
thank you

Cindy Forman

Sent from my iPad

David Paris

From: Carl Lieberman <carlpianotech@yahoo.com>
Sent: Friday, January 16, 2026 12:35 PM
To: luis.c.lopez@lacity.org
Cc: David Paris
Subject: Re: DIR-2025-2993-CDP; 1515 Abbot Kinney Blvd ("The Brig")

I am Carl Lieberman I both live and work at 121 Clubhouse Ave. in Venice. I have lived here for 54 years. I've been to the Brig many times and have not found it to have a loud noise level. The Brig has been in Venice for 75 years and the outdoor dining on their patio along with the food trucks is a great addition to the Venice community. This patio is not excessively noisy. This is the best possible use of some of our last undeveloped space in Venice. Please approve this project. Thank you very much.

Sincerely,
Carl Lieberman
Carl Lieberman
CarlPianoTech.com

David Paris

From: lynnrosenfield@yahoo.com
Sent: Friday, January 16, 2026 1:42 PM
To: luis.c.lopez@lacity.org
Cc: David Paris
Subject: Re: DIR-2025-2993-CDP; 1515 Abbot Kinney Blvd ("The Brig")

My name is Lynn Rosenfield and I live at 121 Clubhouse Ave in Venice..
I am writing to support The Brig's CDP application for Permanent Alfresco on the outdoor patio.

As I live around the corner from Abbot Kinney Blvd., the resources and venues there are important to my day-to-day experience. I am aware of the Brig's special 75 year history at this location and I consider it a landmark and a treasure within our community. The addition of outdoor dining in the last few years has been a welcome enhancement. I look forward to enjoying the Brig's increased food menu on the outdoor patio as well as it becoming a beautified space with the feel of a garden. As I frequently walk down Abbot Kinney, it will be nice to see lovely greenery rather than a parking lot next to the Brig. In these walks, I've never found the noise level coming from the Brig to be excessive or problematic. While inside the Brig is a lively nighttime atmosphere, the patio would be a quieter spot where friends could talk and share time together. Venice and Abbot Kinney need a relaxed spot such as this to informally connect with others.

Please approve the CDP so that we may preserve the last open space on Abbot Kinney.

Sincerely,

Lynn Roseenfield, PhD, LCSW
Mobile #: 310-497-8686
www.lynnrosenfield.com

David Paris

From: Matt Miller <matthewsaudermiller@gmail.com>
Sent: Monday, January 19, 2026 11:36 AM
To: luis.c.lopez@lacity.org
Cc: David Paris
Subject: Re: DIR-2025-2993-CDP; 1515 Abbot Kinney Blvd ("The Brig")

My name is Matt Miller. I live at 239 Carroll Canal in Venice and work from home.

I am writing to support The Brig's CDP application for Permanent Alfresco on the outdoor patio.

I've visited The Brig at various times and have never found the music (which is always indoors) or patio conversation to be excessive. The hours are reasonable and respectful to the neighborhood.

The outdoor patio has become a valuable space to catch up with friends over conversation and food truck offerings. The expanded menu will make it an even more unique experience. The proposed landscaping improvements will enhance what is currently one of the few remaining open gathering spaces on Abbot Kinney.

As so many original businesses on Abbot Kinney have closed or been replaced by high-end retail, The Brig is one of the critical establishments preserving Venice's history and character. Without it, Abbot Kinney risks becoming just another generic luxury shopping street.

It would be a real loss to downsize or reduce hours for this outdoor space. Please approve the CDP to preserve this gathering spot and the last significant open space on Abbot Kinney.

Best,

Matt

David Paris

From: Ronald Rouda <roudahippo2@gmail.com>
Sent: Monday, January 19, 2026 4:50 PM
To: luis.c.lopez@lacity.org
Cc: David Paris
Subject: DIR-2025-2993-CDP; 1515 Abbot Kinney Blvd ("The Brig")

My name is Nancy Loncke, my husband is Ron Rouda. We live at 1508 Oakwood Ave. near Palms Blvd, and often walk down Palms Blvd. To Abbot Kinney to enjoy the ambience there.

We have enjoyed the lively scene at the Brig's outdoor patio as a plus for the neighborhood. It provides a sense that AK Blvd. Isn't just shops and enclosed dining, but a place to gather socially. I think the landscaping will also be a plus factor for the Boulevard.

We have not experienced any disruptive activities or unpleasant noise on those occasions; just a friendly vibe.

Given all the above, we support the Brigg's CDP application to continue this use of the open space next to the Brigg.

Thank you for your attention.

Nancy Loncke and Ronald Rouda

David Paris

From: Hillary Zashin <hzashin@gmail.com>
Sent: Tuesday, January 20, 2026 7:44 AM
To: luis.c.lopez@lacity.org
Cc: David Paris
Subject: DIR-2025-2993-CDP; 1515 Abbot Kinney Blvd ("The Brig")

My name is Hillary Zashin and I live at 628 Santa Clara Avenue, Venice, CA 90291.

I am writing to express my strong support for The Brig's CDP application for permanent alfresco dining on its outdoor patio.

I live just a few blocks away and walk past The Brig regularly—during the day, in the evenings, and late at night. In all of that time, I have never found the patio noise or music coming from The Brig to be excessive or disruptive. It has always felt appropriate for the setting and consistent with the character of Abbot Kinney.

I have been aware of The Brig for as long as I've lived in the neighborhood. The addition of outdoor dining in recent years has been a genuine improvement—not just for patrons, but for the street itself. I enjoy stopping in to sit on the patio, and I especially appreciate being able to pair that experience with one of the nearby food trucks.

The proposed landscaping improvements are another meaningful enhancement. Venice needs more places where people can gather outdoors in a garden-like setting. Even on days when I don't stop in, it is far better to walk past a lively, open space filled with people than to see a bare parking lot. The addition of trees and greenery will only make the area more inviting and visually appealing.

The Brig has long been a go-to destination for many of us in the neighborhood. While the energy inside can be lively, the outdoor patio offers something different—a place where you can actually have a conversation. The patio is large enough to find a quiet table with a friend or even meet someone new. Venice and Los Angeles need late-night outdoor spaces like this—places that feel social, welcoming, and grounded in the neighborhood. There is no better place for that than a landmark like The Brig on Abbot Kinney.

It would be a real loss to the community if the outdoor dining were downsized or forced to reduce its hours. We would lose a unique gathering place, and the space would likely revert to yet another parking lot—or worse, another commercial building. Approving this CDP helps preserve one of the last open, people-centered spaces on Abbot Kinney.

I strongly urge you to approve The Brig's CDP application.

Sincerely,
Hillary Zashin

David Paris

From: Linda Lucks <lindalucks@gmail.com>
Sent: Tuesday, January 20, 2026 10:59 AM
To: luis.c.lopez@lacity.org; David Paris
Subject: Re: DIR-2025-2993-CDP; 1515 Abbot Kinney Blvd ("The Brig")

To: Luis Lopez, City Planning Department

My name is Linda Lucks. I live at 13100 Maxella Avenue, Marina del Rey and work at Venice Community Housing, 720 Rose Avenue, Venice **(for purposes of identification ONLY)**.

I am writing to support The Brig's CDP application for Permanent Alfresco on the outdoor patio.

I have visited The Brig for decades and never found the noise level on the patio nor the music coming from The Brig to be excessive.

I have passed by The Brig at various times of day and for events there and never found the noise level on the patio nor the music coming from The Brig to be excessive.

I am aware of The Brig's 75-year history at this location. The addition of outdoor dining in the last few years has been a welcome improvement. I look forward to enjoying The Brig's enhanced food menu on the outdoor patio as well as a drink, and something from my favorite food truck.

The proposed landscape improvements will also enhance the outdoor patio experience. Even when I pass by but don't stop in at The Brig, it is nice to see an open area with people, instead of a parking lot. The proposed new trees and landscaping will enhance the block.

While the energy inside The Brig is dynamic, it's also nice to have a quiet conversation on the outdoor patio for seniors like myself. What better place than a landmark destination on Abbot Kinney?

It would be a loss to the community if we lost a unique gathering spot. If the patio is closed it will revert to just another parking lot, or worse: another three-story commercial building. Please approve the CDP so that we may preserve the last open space on Abbot Kinney!

Linda Lucks
Lindalucks@gmail.com
tel: 310-505-4220

David Paris

From: Weissler, Eric <EWeissler@jtwamm.com>
Sent: Tuesday, January 20, 2026 6:03 PM
To: luis.c.lopez@lacity.org
Cc: David Paris; echas1000@gmail.com
Subject: DIR-2025-2993-CDP; 1515 Abbot Kinney Blvd ("The Brig")

My name is Eric Weissler. I live at 2329 Ashland Avenue and frequently visit nearby Abbot Kinney Blvd.

I am writing to support The Brig's CDP application for Permanent Alfresco on the outdoor patio.

I have visited The Brig and never found the noise level on the patio nor the music coming from The Brig to be excessive.

I have passed by The Brig at various times of day and never found the noise level on the patio nor the music coming from The Brig to be excessive.

I am aware of The Brig's 75-year history at this location. The addition of outdoor dining in the last few years has been a welcome improvement. I look forward to enjoying The Brig's enhanced food menu on the outdoor patio as well as a drink, or perhaps something from my favorite food truck.

The proposed landscape improvements will enhance the outdoor patio experience. We need a place in Venice to enjoy a drink and a meal in a garden setting. Even when I pass by but don't stop in at The Brig, it is nice to see an open area with people, instead of just a parking lot. The proposed new trees and landscaping will be nice on the eyes.

The Brig has always been a go-to nighttime destination for us. While the energy inside The Brig is dynamic, it's also nice to have a quiet conversation on the outdoor patio. The Brig patio is large enough for us to find a quiet table with a friend or perhaps meet someone new.

Venice and LA needs a late-night outlet like The Brig's patio that is large enough for all of us at all hours. What better place than a landmark destination on Abbot Kinney. It is part of the vibrant life and spirit of a city and a neighborhood that I love and that contributes to the culture and economy of the area.

It would be a loss to the community if outdoor dining was downsized or forced to reduce its hours. We would lose a unique gathering spot. If the patio is gone, it will become just another parking lot, or worse: another three-story commercial building. Please approve the CDP so that we may preserve the last open space on Abbot Kinney!

Thanks

Eric Weissler



David Paris

From: Nicolai luul <niuul@icloud.com>
Sent: Tuesday, January 20, 2026 8:16 PM
To: luis.c.lopez@lacity.org
Cc: David Paris
Subject: DIR-2025-2993-CDP; 1515 Abbot Kinney Blvd ("The Brig")

My name is Nicolai luul, and I live at 530 Sunset Ave in Venice, CA 90291

I am writing in strong support of The Brig's CDP application for permanent alfresco dining on its outdoor patio.

The patio's design and landscaping are clearly being done with care, and it's shaping up to be a true oasis.

I have visited and passed by The Brig at many different times of day and have never found the patio or music noise to be excessive. Instead, the outdoor space has been a thoughtful and welcome addition to a landmark that has served this community for over 75 years.

Venice needs places where people can gather, enjoy a drink or a meal, and connect in a relaxed, garden-like setting. Even when I don't stop in, it's refreshing to see happy people in a lively, open space instead of another parking lot.

This is a space that our community wants and needs.

I have experienced many a great conversation and moments of wonderful friendship and fun on the patio. Please let this wonderful neighborhood institution continue.

Thank you for your consideration. Please feel free to call with any questions.

Regards

Nicolai

Nicolai luul.

The Driver
RACING COWBOYS
[4112 Del Rey Avenue,](#)
[Marina Del Rey, CA 90292.](#)
C: [310-343-2288](#)

www.racingcowboys.com
<http://instagram.com/racingcowboys>

Sent from my 

David Paris

From: Celeste iuul <celesteiuul@me.com>
Sent: Tuesday, January 20, 2026 10:12 PM
To: luis.c.lopez@lacity.org
Cc: David Paris
Subject: DIR-2025-2993-CDP; 1515 Abbot Kinney Blvd ("The Brig")

My name is Celeste iuul. I live at 530 Sunset Ave in Venice.

I am writing to support The Brig's CDP application for Permanent Alfresco on the outdoor patio.

I have visited The Brig and never found the noise level on the patio nor the music coming from The Brig to be excessive.

I have passed by The Brig at various times of day and never found the noise level on the patio nor the music coming from The Brig to be excessive.

I am aware of The Brig's 75-year history at this location. The addition of outdoor dining in the last few years has been a welcome improvement. I look forward to enjoying The Brig's enhanced food menu on the outdoor patio as well as a drink, or perhaps something from my favorite food truck.

The proposed landscape improvements will enhance the outdoor patio experience. We need a place in Venice to enjoy a drink and a meal in a garden setting. Even when I pass by but don't stop in at The Brig, it is nice to see an open area with people, instead of just a parking lot. The proposed new trees and landscaping will be nice on the eyes.

The Brig has always been a go-to nighttime destination for us. While the energy inside The Brig is dynamic, it's also nice to have a quiet conversation on the outdoor patio. The Brig patio is large enough for us to find a quiet table with a friend or perhaps meet someone new. Venice and LA needs a late-night outlet like The Brig's patio that is large enough for all of us at all hours. What better place than a landmark destination on Abbot Kinney.

It would be a loss to the community if outdoor dining was downsized or forced to reduce its hours. We would lose a unique gathering spot. If the patio is gone, it will become just another parking lot, or worse: another three-story commercial building. Please approve the CDP so that we may preserve the last open space on Abbot Kinney!

Celeste iuul
#3104979958

David Paris

From: maddy <maddybeckwith@gmail.com>
Sent: Thursday, January 22, 2026 9:20 AM
To: luis.c.lopez@lacity.com
Cc: David Paris
Subject: RE: DIR-2025-2993-CDP; 1515 Abbot Kinney Blvd ("The Brig")

Dear Mr Lopez,

My name is Madeleine Beckwith; I am the homeowner of 725 Broadway Street, Venice, CA 90291.

I am writing to support The Brig's CDP application for Permanent Alfresco on the outdoor patio.

Thank you,
Maddy

•••

maddy beckwith
c: +1 (202) 302-0375
e: maddybeckwith@gmail.com

David Paris

From: Jeff Gray <jeff.gray@conroycommercial.com>
Sent: Thursday, January 22, 2026 10:06 AM
To: luis.c.lopez@lacity.org
Cc: David Paris
Subject: Re: DIR-2025-2993-CDP; 1515 Abbot Kinney Blvd ("The Brig")

My name is Jeff Gray. I work at Conroy Commercial, Inc. and I have done a lot of business on Abbot Kinney Blvd over the years.

I am writing to support The Brig's CDP application for Permanent Alfresco on the outdoor patio.

I have visited The Brig and never found the noise level on the patio nor the music coming from The Brig to be excessive.

I have passed by The Brig at various times of day and never found the noise level on the patio nor the music coming from The Brig to be excessive.

I am aware of The Brig's 75-year history at this location. The addition of outdoor dining in the last few years has been a welcome improvement. I look forward to enjoying The Brig's enhanced food menu on the outdoor patio as well as a drink, or perhaps something from my favorite food truck.

The proposed landscape improvements will enhance the outdoor patio experience. We need a place in Venice to enjoy a drink and a meal in a garden setting. Even when I pass by but don't stop in at The Brig, it is nice to see an open area with people, instead of just a parking lot. The proposed new trees and landscaping will be nice on the eyes.

The Brig has always been a go-to nighttime destination for us. While the energy inside The Brig is dynamic, it's also nice to have a quiet conversation on the outdoor patio. The Brig patio is large enough for us to find a quiet table with a friend or perhaps meet someone new. Venice and LA needs a late-night outlet like The Brig's patio that is large enough for all of us at all hours. What better place than a landmark destination on Abbot Kinney.

It would be a loss to the community if outdoor dining was downsized or forced to reduce its hours. We would lose a unique gathering spot. If the patio is gone, it will become just another parking lot, or worse: another three-story commercial building. Please approve the CDP so that we may preserve the last open space on Abbot Kinney!

JEFF GRAY
LICENSE 01386816

David Paris

From: Steve Morris <smorris606@gmail.com>
Sent: Thursday, January 22, 2026 10:14 AM
To: luis.c.lopez@lacity.org
Cc: David Paris
Subject: DIR-2025-2993-CDP; 1515 Abbot Kinney Blvd ("The Brig")

Hello:

My name is Stephen Morris, I live in my home 736 Superba Avenue, in Venice CA 90291, that I purchased in February 2005.

I am writing to support The Brig's CDP application for Permanent Alfresco on the outdoor patio.

I have visited The Brig and never found the noise level on the patio nor the music coming from The Brig to be excessive.

I have passed by The Brig at various times of day and never found the noise level on the patio nor the music coming from The Brig to be excessive.

I am aware of The Brig's 75-year history at this location. The addition of outdoor dining in the last few years has been a welcome improvement. I look forward to enjoying The Brig's enhanced food menu on the outdoor patio as well as a drink, or perhaps something from my favorite food truck.

The proposed landscape improvements will enhance the outdoor patio experience. We need a place in Venice to enjoy a drink and a meal in a garden setting. Even when I pass by but don't stop in at The Brig, it is nice to see an open area with people, instead of just a parking lot. The proposed new trees and landscaping will be nice on the eyes.

The Brig has always been a go-to nighttime destination for us. While the energy inside The Brig is dynamic, it's also nice to have a quiet conversation on the outdoor patio. The Brig patio is large enough for us to find a quiet table with a friend or perhaps meet someone new. Venice and LA needs a late-night outlet like The Brig's patio that is large enough for all of us at all hours. What better place than a landmark destination on Abbot Kinney.

It would be a loss to the community if outdoor dining was downsized or forced to reduce its hours. We would lose a unique gathering spot. If the patio is gone, it will become just another parking lot, or worse: another three-story commercial building. Please approve the CDP so that we may preserve the last open space on Abbot Kinney!

Sincerely, Steve

Steve Morris
736 Superba Avenue
Venice, CA 90291
smorris606@gmail.com
541-948-1841

David Paris

From: Mary Sidell <marysidell3@gmail.com>
Sent: Thursday, January 22, 2026 4:43 PM
To: luis.c.lopez@lacity.org
Cc: David Paris
Subject: DIR-2025-2993-CDP; 1515 Abbot Kinney Blvd ("The Brig")

Good afternoon,
My name is Mary Sidell and I live at 736 Superba Avenue, Venice 90291. I am writing in support of The Brig's CDP application for permanent alfresco dining on the outdoor patio.

The Brig is a wonderful part of our Venice community and is enjoyed not only by locals, but also by people from all parts of the westside and other Los Angeles areas.

I have been to The Brig and walked past The Brig often over the course of many, many years and have never found there was an excessive amount of sound coming from either inside or outside.

The Brig is iconic here in Venice, and has been for 75 years in the same location. They are our neighbors. Good neighbors. I'd love to be able to enjoy outside dining there. And seeing a garden patio with open space would be much nicer than seeing a parking lot.

I strongly support the CDP's approval of this project.

Thank you,
Mary Sidell

David Paris

From: Makenna Thiel <makenna@ymail.com>
Sent: Friday, January 23, 2026 9:27 AM
To: luis.c.lopez@lacity.org
Cc: David Paris
Subject: DIR-2025-2993-CDP; 1515 Abbot Kinney Blvd ("The Brig")

Dear Luis,

My name is Makenna Thiel. I live in Santa Monica at 824 11th Street, but frequently find myself in Venice.

I am writing to support The Brig's CDP application for Permanent Alfresco on the outdoor patio. I have visited The Brig and never found the noise level on the patio nor the music coming from The Brig to be excessive.

I am aware of The Brig's 75-year history at this location. The addition of outdoor dining in the last few years has been a welcome improvement. I look forward to enjoying The Brig's enhanced food menu on the outdoor patio.

The proposed landscape improvements will enhance the outdoor patio experience. We need a place in Venice to enjoy a drink and a meal in a garden setting. Even when I pass by but don't stop in at The Brig, it is nice to see an open area with people, instead of just a parking lot. The proposed landscaping will be a beautiful addition to the area.

It would be a loss to the community if outdoor dining was downsized or forced to reduce its hours. We would lose a unique gathering spot. Please approve the CDP so that we may preserve the last open space on Abbot Kinney!

Thank you.

Best,
Makenna

David Paris

From: Victoria Wilson <torigracewilson@gmail.com>
Sent: Friday, January 23, 2026 4:36 PM
To: luis.c.lopez@lacity.org
Cc: David Paris
Subject: DIR-2025-2993-CDP; 1515 Abbot Kinney Blvd ("The Brig")

My name is Tori, and I live nearby on Abbott Kinney. I'm writing in support of The Brig's application for permanent outdoor dining on their patio.

I've spent time at The Brig and also pass by it regularly at different times of day. I've never experienced the patio or music levels as excessive. The outdoor space feels lively but respectful, and it adds to the character of the neighborhood rather than taking away from it.

The Brig has been part of Venice for decades, and the addition of outdoor dining in recent years has been a real improvement. It's a place where people can gather, enjoy a meal or a drink, and spend time together in an open, welcoming setting. Even when I'm just walking by, it's far better to see a vibrant patio with people than an empty parking lot.

The proposed landscaping and trees will only enhance the space and make Abbott Kinney feel greener and more inviting. Venice needs places like this — somewhere you can socialize, have a quiet conversation, or simply enjoy being outside late into the evening.

Losing the patio or reducing its hours would be a real loss to the community. Approving this application helps preserve one of the last open, people-centered spaces on Abbott Kinney, and I strongly support it.

Tori Grace Wilson

Sr Specialist Network Engineer - ATT
M.S. in Mechanical Engineering - University of Southern California
B.S. in Physics - Loyola University New Orleans
(903) 244-4361 | torigracewilson@gmail.com



Venice Neighborhood Council

LAND USE AND PLANNING COMMITTEE

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

Email: Chair-LUPC@VeniceNC.org



Attachment 5 **Community letters in opposition to the project received after initial hearing**

Letter of Jim O'Brien

I am a tenant who lives near the Brig and am constantly disturbed and woken up by the noise its 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.

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

Letter from Ron H:

Dear Mr. Feige,

As an evacuated, displaced home owner due to the Palisades Fire, I am a new resident here in Venice.

As luck would have it I have been extremely fortunate and grateful to be able to secure a place to live quite near Palms and Abbott Kinney.

Displaced and living here for over a year, I have gotten to know the area and its local residents.

I wish to add my voice to those who oppose the expansion of The Brig. This is causing not only the loss of extremely valuable parking availability but also of a quiet and peaceful living environment in the area.



Venice Neighborhood Council

LAND USE AND PLANNING COMMITTEE

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

Email: Chair-LUPC@VeniceNC.org



The impact of turning the parking area of The Brig into a late night party and alcohol driven bacchanal, made sense during the COVID era, to support a struggling economic situation. That time has passed!

It's now turning a safe residential neighborhood into an unsafe, noisy, unpleasant environment.

Please do not allow this to continue.

Sincerely,
Ron H
New resident.
Sent from my iPhone

Letter of Matthew Vaughn

Hi David,

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 10:30 pm Sunday-Thursday and 11 +pm 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.



Venice Neighborhood Council

LAND USE AND PLANNING COMMITTEE

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

Email: Chair-LUPC@VeniceNC.org



Attachment 6 New Webpage listing availability of “Big City Red Dog”

OUR DRINKS

HAPPY HOUR COCKTAILS SPIRITS BEER WINE CIDER AND SOURS KOMBUCHA **BIG CITY REDS HOT DOG COMBO**

Pair your Big City Reds Hot Dog with an ice-cold Rolling Rock Pale Lager and a bag of Dirty Potato Chips. Dirty Chip Options: • Dirty Jalapeño • Dirty Funky Fusion BBQ (also available as a stand-alone snack)

BIG CITY REDS HOT DOGS

BIG CITY REDS HOT DOG	\$6.00
with fixings	
BIG CITY REDS HOT DOG COMBO	\$13.00
Pair your Big City Reds Hot Dog with an ice-cold Rolling Rock Pale Lager and a bag of Dirty Potato Chips.	



Venice Neighborhood Council

LAND USE AND PLANNING COMMITTEE

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

Email: Chair-LUPC@VeniceNC.org



Attachment 7

Email chain between Applicant and Evaluator



From: David Feige dfeige.lupcmail@gmail.com
Subject: Re: The Brig - VNC Board Agenda
Date: January 25, 2026 at 11:09 AM
To: David Paris david@1525AKBlvd.com

DF

On Jan 24, 2026, at 8:19 AM, David Feige <dfeige.lupcmail@gmail.com> wrote:

Thank you David,

I will include this and the additional information in the forthcoming supplemental report.

Best,

David

David Feige
Venice Land Use Planning Committee
dfeige.lupcmail@gmail.com

On Jan 23, 2026, at 5:26 PM, David Paris <david@1525AKBlvd.com> wrote:

Hi David, attached find the support emails divided into tranches.

Also, I forgot to mention that after the first LUPC hearing The Brig did add food to the website. See screenshot below and attached. They will be revising the website again soon to create a separate food page.

<image001.png>

from David H. Paris
david@1525AKBlvd.com
Paris West Companies
1515 Abbot Kinney Bl. #200
Venice, CA 90291
cell: (310) 709-3540
fax: (310) 452-8220
DRE: 00949625
For Event and Office Space Info go to:
www.1525akblvd.com/

From: David Feige <dfeige.lupcmail@gmail.com>
Sent: Thursday, January 22, 2026 1:04 PM
To: David Paris <david@1525AKBlvd.com>
Cc: Olivia Joncich <olivia@rpnlp.com>; Robin Rudisill <robin.rudisill.vnclupc@gmail.com>; Elisa Paster <Elisa@rpnlp.com>; Lainie Herrera <Lainie@rpnlp.com>
Subject: Re: The Brig - VNC Board Agenda

Hi David,

Thank you for this. As everything has to be finished and posted (per the Brown Act) very early next week, please get me everything you have by EOB tomorrow or I won't be able to include it. —I'm willing to do some work over the weekend on compiling everything, but won't be able to meet the deadlines if I receive it on the 26th.

Because we want to be entirely inclusive, the plan is, of course, to submit your responses and all your exhibits

to a supplemental report which will address the responses and (of course) be publicly filed. I will as always get you an advance copy as soon as it is finished and submitted. As I see it, the only new arguments that would be appropriate for me to raise are those that are responsive to things you've raised or appended and of course we will make time at the meeting so that you will have time to respond.

My only other request is this: When you submit the additional letters/e-mails please divide them into two tranches: One from those from people who were on the notification list (people who live at addresses some part of which is within 250/300 feet of the property lines) and those who do not live in the immediate vicinity.

Thanks and all the best,

David.

David Feige
Venice Land Use Planning Committee
dfeige.lupcmail@gmail.com

On Jan 22, 2026, at 12:17 PM, David Paris <david@1525AKBlvd.com> wrote:

The only change to the plans were summarized in Response Exhibit 5 "Revised Seating Plan also Rear Door" that was included in the email we sent you. I attach it again here. All the changes were explained in the Response. Yes we sent this link to [revised plan set](#) to Luis Lopez at Planning. The Site Plan A2.1 as well as A 1.0, A3.3 and A3.4 were revised to show either or both changes: seating and rear door improvements. There were no other responsive items or documents. Everything is in the Response and Exhibits we sent to you.

We are collecting additional support emails that we will provide you by Monday Jan 26. They are in the same vein as the emails we included in Response Exhibit 1 "Additional Emails from Neighbors and Community Organizations." So far we have 17 additional emails and more or coming in. We have no other items to present or arguments to make at the Jan 29 LUPC hearing.

Will you be providing us with an advance copy of any revised report, new documents or new arguments you plan to present? We hope to receive that from you at the time the Agenda is posted as before. Also, we expect we will have time to respond to your presentation at the zoom meeting.

from David H. Paris
david@1525AKBlvd.com
Paris West Companies
1515 Abbot Kinney Bl. #200
Venice, CA 90291
cell: (310) 709-3540
fax: (310) 452-8220
DRE: 00949625
For Event and Office Space Info go to:
www.1525akblvd.com/

From: David Feige <dfeige.lupcmail@gmail.com>
Sent: Wednesday, January 21, 2026 10:56 AM
To: Olivia Joncich <olivia@rpnlp.com>
Cc: Robin Rudisill <robin.rudisill.vnclupc@gmail.com>; Elisa Paster <Elisa@rpnlp.com>; Lainie Herrera <Lainie@rpnlp.com>; David Paris <david@1525AKBlvd.com>
Subject: Re: The Brig - VNC Board Agenda

Hi Olivia,

As you know, our process is to fully consider applications at the committee level before forwarding our recommendation to the board.

After giving some thought to the new information you provided subsequent to the committee hearing vote, this application will be re-considered at the upcoming LUPC meeting on January 29th. At that meeting the committee will consider an updated report with your client's comments and additional information (including anything else you'd like to provide) appended. After that hearing, we will attempt to schedule a special meeting of the board as expeditiously as possible. Obviously we will let you know just as soon as that is scheduled.

You mention in your e-mail a new site plan. Could you please forward that to me ASAP and indicate whether that new plan has been submitted to the city and whether you have updated your application accordingly? In addition, please forward to me the other responsive information you mentioned.

As always I'm available to answer any questions you might have.

I look forward to hearing from you as soon as possible.

Thanks and all the best,

David

David Feige
Venice Land Use Planning Committee
dfeige.lupcmail@gmail.com

On Jan 16, 2026, at 4:22 PM, Olivia Joncich <olivia@rpnllp.com> wrote:

Hi David,

Thank you for confirming. The email and response that David transmitted was robust as it was also our formal response to the very extensive staff report that was provided just prior to the LUPC meeting. In the response, we included a new site plan that rennumbers the seats as was strongly suggested by LUPC and made other improvements that we think respond to the comments made and meet the intent of LUPC's motion.

We understand the need to digest this information, but we had also planned to present it in an efficient format on Tuesday to the Board.

We would really appreciate as much notice as possible about the proposed special meeting date to ensure that we are available to present.

Thank you,

Olivia Joncich
Senior Planner

<image001.png>
[redacted]

Direct: 213.557.2703
633 W. Fifth Street, Suite 5880, Los Angeles, CA 90071
olivia@rpnllp.com
www.rpnllp.com

Please consider the environment before printing this e-mail.

From: David Feige <dfeige.lupcmail@gmail.com>
Sent: Friday, January 16, 2026 2:57 PM
To: Olivia Joncich <olivia@rpnllp.com>
Cc: Robin Rudisill <robin.rudisill.vnclupc@gmail.com>; Elisa Paster <Elisa@rpnllp.com>; Lainie Herrera <Lainie@rpnllp.com>; David Paris <david@1525AKBlvd.com>
Subject: Re: The Brig - VNC Board Agenda

Hi Olivia,
Hi David,

Yes, and sorry—I was planning to reach out to you as soon as the agenda was set—just been a busy day.

And yes—we were indeed planning to hear it on 1/20, but a few days ago (the evening of the 13th I believe) we received (apparently along with the entire board) a rather lengthy e-mail from David P. That e-mail (which takes a bit of time to digest) also contains some significant new information that we need to incorporate and might actually require followup by LUPC before the final report goes to the board.

Mindful of the time sensitivity of all this, as well as the significant community interest in this project, the plan right now is to schedule a special meeting of the board to address the application. We're hoping to do that in the coming weeks, and prior to the next regularly scheduled board meeting.

I understand your frustration, but I can promise you we're working expeditiously on all this.

All the best,

David

David Feige
Venice Land Use Planning Committee
dfeige.lupcmail@gmail.com

On Jan 16, 2026, at 12:17 PM, Olivia Joncich <olivia@rpnllp.com> wrote:

Hi David and Robin,

Happy New Year and I hope you are both well. We were informed by a member of the Board that this project has been removed/not

scheduled for the Tuesday, 1/20 Board agenda. We were counting on attending that meeting. Can you confirm whether or not the project will be on the agenda?

As you know, we agreed to push out the required DCP Hearing Officer hearing to allow for VNC to discuss this at the Board level and we would like to proceed with the City's process.

Please let us know. Thank you,

Olivia Joncich
Senior Planner

<image001.png>

Direct: 213.557.2703

633 W. Fifth Street, **Suite 5880**, Los Angeles, CA 90071

olivia@rpnlp.com

www.rpnlp.com

Please consider the environment before printing this e-mail.

From: David Feige <dfeige.lupcmail@gmail.com>

Sent: Friday, December 5, 2025 5:29 PM

To: David Paris <david@1525AKBlvd.com>; Robin Rudisill <robin.rudisill.vnclupc@gmail.com>

Cc: Olivia Joncich <olivia@rpnlp.com>; Elisa Paster <Elisa@rpnlp.com>; Lainie Herrera <Lainie@rpnlp.com>

Subject: Re: Final Updated Community Notice attached

Hi David,
Hi all.

For whatever it's worth, I'd mentioned that I thought you were (and are) an excellent spokesperson for your position even on the issues on which we disagree, and I think the committee as a whole really does believe in trying to create the fairest process we can—so glad to have been able to give you adequate airtime. FWIW, I'm not sure there will be as much time at the board meeting—they tend to have a lot more to get through.

Anyway, I was just about to write to give you the update, but wanted to wait until 5 to see if we heard back from planning as we wanted to be sure that no hearing would be scheduled between now and the January Board meeting.

I think that given the strong feelings on both sides both Robin and I felt that moving too quickly might feel like we were trying to rush something through and so we both thought that letting this go until the January meeting made sense, especially since no hearing has yet been scheduled.

I believe that VNC board is scheduled to meet Tuesday January 20th. If for some crazy reason planning calendars your application before then (which I asked that they not) Brian has indicated that he will schedule a special session to consider it so the board has plenty of time to vote and get the information to Luis and Ira.

So, no rush—barring it being calendared, you should expect it to be heard before the board on the 20th of January. I will keep you

be heard before the board on the 22nd of January. I will keep you update if I hear anything else, and I expect you guys will do the same.

Between now and then hope you have a great holiday.

Best,

David.

David Feige
Venice Land Use Planning Committee
dfeige.lupcmail@gmail.com

On Dec 5, 2025, at 4:49 PM, David Paris
<david@1525AKBlvd.com> wrote:

Hi David,

Thank you for giving me a generous amount of time to speak and to respond to all the questions

A possible VNC board presentation of The Brig case might be this Tuesday 12/9. Did you gain any clarity on that? If not 12/9, do you know when it might be?

from David H. Paris
david@1525AKBlvd.com
Paris West Companies
1515 Abbot Kinney Bl. #200
Venice, CA 90291
cell: (310) 709-3540
fax: (310) 452-8220
DRE: 00949625
For Event and Office Space Info go to:
www.1525akblvd.com/

From: David Feige <dfeige.lupcmail@gmail.com>
Sent: Thursday, December 4, 2025 12:45 PM
To: David Paris <david@1525AKBlvd.com>
Cc: Olivia Joncich <olivia@rpnllp.com>; Elisa Paster <Elisa@rpnllp.com>; JOHN G. REED <john@reedarchgroup.com>; Lainie Herrera <lainie@rpnlln.com>

Subject: Re: Final Updated Community Notice
attached

Hi David,

Attached is the file of e-mails I received based on the CPRA request. As you can see there was simply too much to try to include as the report would have run absurdly long. But it's attached below...

Meanwhile, I actually had a question for you/Elisa as well, and apologies for not asking sooner—this one just slipped my mind even though I'd intended to ask quite a while ago: In the Finding Addendum to your application, you assert that

"The Brig is on *the approved list of restaurants* that is permitted to utilize Temporary Al Fresco Dining authorization as long as a CDP is obtained by the aforementioned deadline. A separate CUB is not required, as the property will permit alcohol service through the administrative approval via the Al Fresco Ordinance and the existing building is permitted to serve alcohol according to ZA-1999-0485-PAB"

I have searched for that "approved list of restaurants" but cannot find it. Can you tell me which specific list you are referring to and where I might access it, or failing that, can you send me a copy of the list and tell me where you found or sourced it?

If you can let me know if at all possible before the hearing tonight that'd be great.

Thanks so much.

All the best,

David.

David Feige
Venice Land Use Planning Committee
dfeige.lupcmail@gmail.com

On Dec 3, 2025, at 10:36 AM, David
Paris <david@1525akblvd.com>
wrote:

David, that was impressive amount
of research that you synthesized
and summarized. More comments

later. In attachment IX you offer to make all the emails available upon request. Please do make them available... and thank you.

from David H. Paris
david@1525AKBlvd.com
Paris West Companies
1515 Abbot Kinney Bl. #200
Venice, CA 90291
cell: (310) 709-3540
fax: (310) 452-8220
DRE: 00949625
For Event and Office Space Info go to:
www.1525akblvd.com/

From: Olivia Joncich
<olivia@rpnllp.com>
Sent: Monday, December 1, 2025
4:51 PM
To: David Feige
<dfeige.lupcmail@gmail.com>
Cc: Elisa Paster
<Elisa@rpnllp.com>; JOHN G.
REED <john@reedarchgroup.com>;
David Paris
<david@1525AKBlvd.com>; Lainie
Herrera <Lainie@rpnllp.com>
Subject: RE: Final Updated
Community Notice attached

Hi David,

Hope you had a nice holiday. Can you please provide us with the staff report? We located the agenda online.

Thank you,

Olivia Joncich
Senior Planner

<image002.png>

Direct: 213.557.2703
633 W. Fifth Street, **Suite 5880**, Los
Angeles, CA 90071
olivia@rpnllp.com
www.rpnllp.com

Please consider the environment
before printing this e-mail.

-

From: Lainie Herrera
<Lainie@rpnllp.com>
Sent: Tuesday, November 18, 2025
12:25 PM
To: David Feige
<dfeige.lupcmail@gmail.com>;
Olivia Joncich <olivia@rpnllp.com>
Cc: Elisa Paster
<Elisa@rpnllp.com>; JOHN G.
REED <john@reedarchgroup.com>;
David Paris
<david@1525akblvd.com>
Subject: Re: Final Updated
Community Notice attached

Hi David,
Please see attached the requested
permits.

Lainie Herrera
Planner

Phone: 909.851.1009
633 W. Fifth Street, Suite 5880, Los
Angeles, CA 90071
Email: Lainie@rpnllp.com
Web: www.rpnllp.com

I am available for calls and
correspondence Monday through
Thursday until 2pm PST.

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before printing this e-mail.

++++
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another party any transaction or

matter addressed herein.

+++++

From: David Feige
<dfeige.lupcmail@gmail.com>
Date: Tuesday, November 18, 2025
at 5:22 AM
To: Olivia Joncich
<olivia@rpnllp.com>
Cc: Elisa Paster
<Elisa@rpnllp.com>, JOHN G.
REED <john@reedarchgroup.com>,
David Paris
<david@1525akblvd.com>, Lainie
Herrera <Lainie@rpnllp.com>
Subject: Re: Final Updated
Community Notice attached

Hi All,

Just wanted to let you know that the
next LUPC meeting has been set for
December 4th.

I'm not sure if that's reflected in the
calendar yet, but wanted you to
know as far in advance as possible.

I'm working away on the staff report,
and was wondering if you might be
able to share a few other
documents you allude to in the
addendum to your application.
Specifically,

The 1948 Building Permit and
Certificate of Occupancy
(1948VE3144)
The 1954 Certificate of Occupancy
(1954V10452)
The current Certificate of
Occupancy (97016-30000-17540)
issued in 1999, and finally, the
police permit for the
Cafe/Entertainment License issued
on 4/7/1999

Those would be wonderfully helpful.

Thanks and all the best,

David

David Feige
Venice Land Use Planning
Committee
dfeige.lupcmail@gmail.com