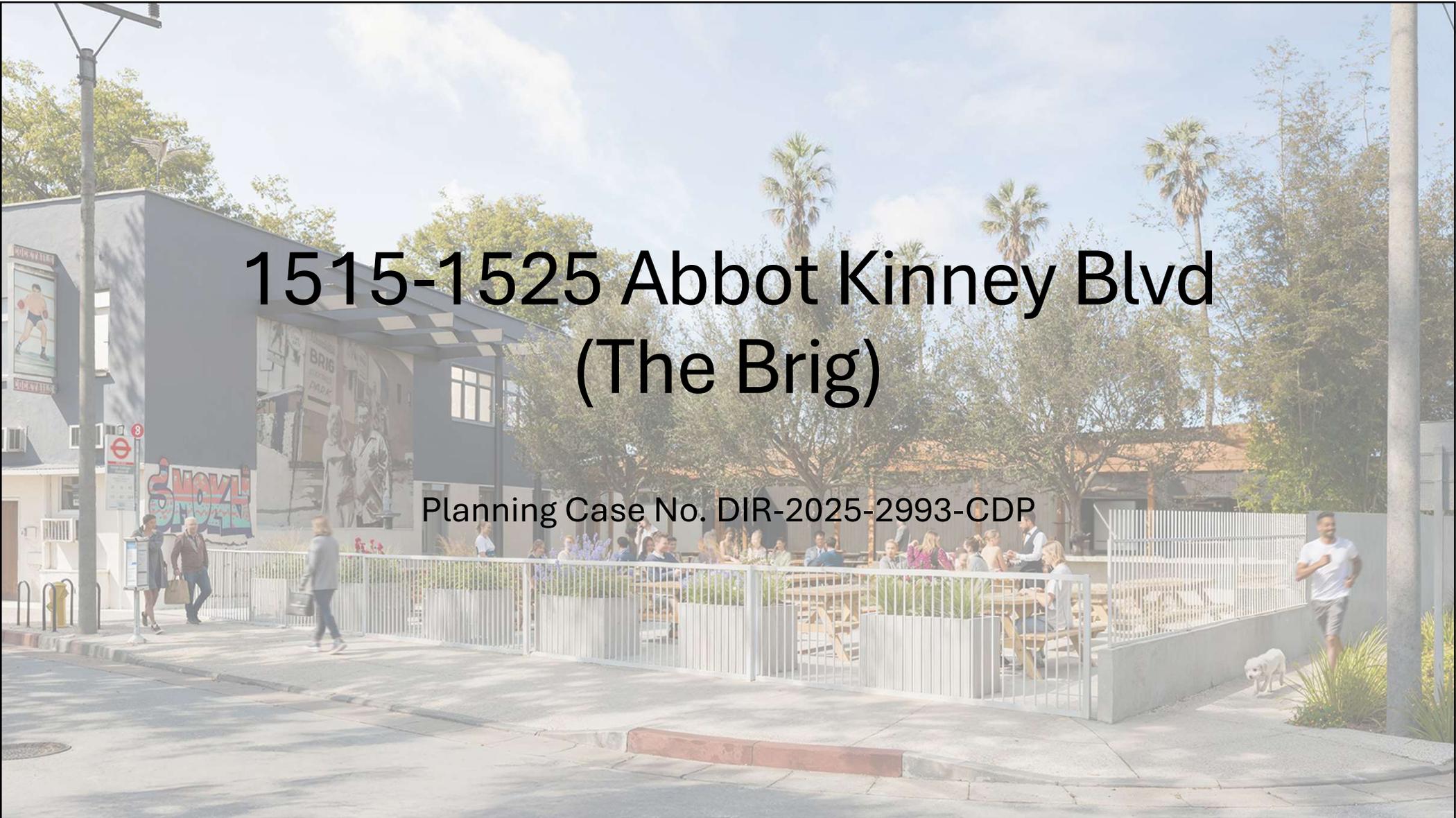


# 1515-1525 Abbot Kinney Blvd (The Brig)

Planning Case No. DIR-2025-2993-CDP



# Existing Conditions and History

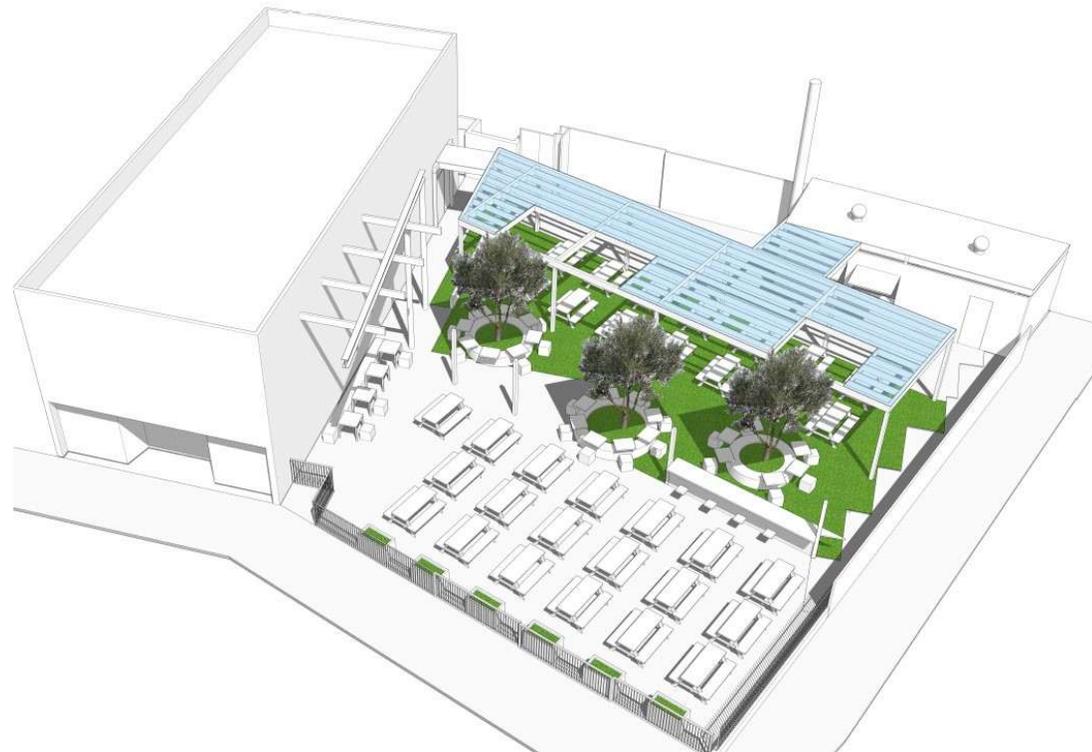
- The Brig has operated as an Abbot Kinney establishment for over 70 years
- Existing two story building (1948) containing ground floor restaurant/bar space and second story commercial office spaces.
- ZA-1999-0485-PAB established the existing “deemed approved” alcohol service permission that does not specify any hour restrictions or number of seats
- Adjacent surface parking provided 11 spaces and 16 bicycle parking spaces (an equivalent to 4 vehicle spaces) since 2016

# Al Fresco Permit Process

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

# Patio Design

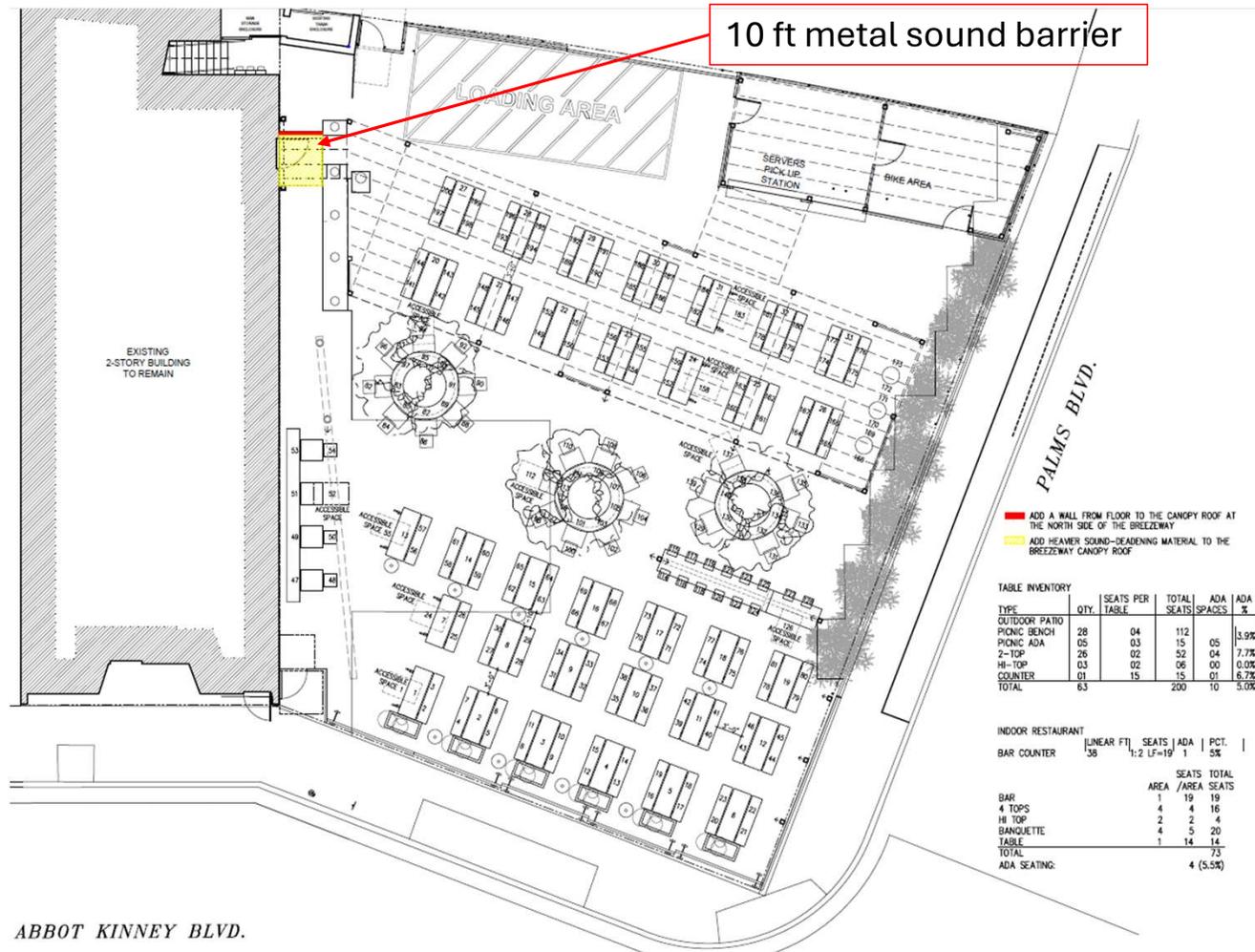
- Addition of new landscaping and shade trellis
- Formalization of outdoor seating
- Maintenance of 16 bicycle parking spaces and addition of 4 new bicycle spaces
- Planning has verified 2,921 SFA within 5,303 sf GFA





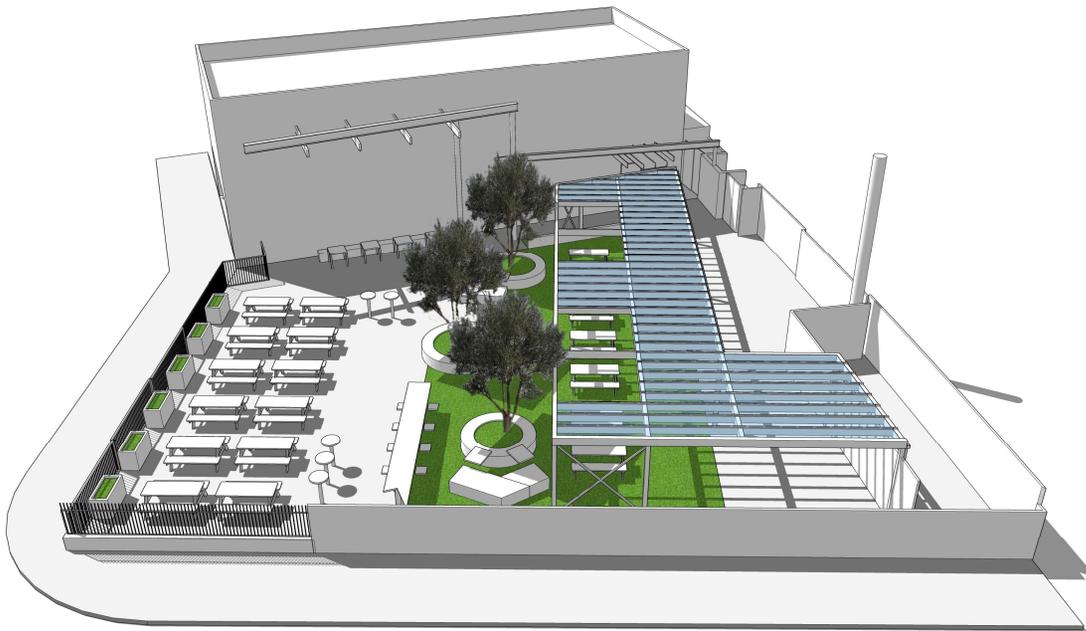
# Seating Plan

- Patio layout provides 200 seats with a majority large picnic tables
- 73 interior seats to remain unchanged
- “Servers Station” in rear will **not** be a point-of-sale
- Patrons will only be served while seated at tables





# Other Improvements



- Conversion of second floor office to additional restrooms (two toilets)
- Construction of new 9 ft tall metal fence in rear for server area and 10 ft tall metal acoustical shield at rear door
- Designation of ride-share space in front along curb
- Maintenance of tall bamboo landscaping along Palms Blvd
- Additional landscaping including:
  - Three Large 17' centerpiece trees
  - Star Jasmine vines at each post
  - Russelia (Coral Plant) in Corten Planters along street



# Operational Commitments

- The Brig outdoor patio currently meets and will continue to enforce all applicable Al Fresco regulations including seating distances/accessibility, food service, and security
- Hours of operations are consistent with the established “deemed approved” entitlement
- No forms of live music, entertainment, or TVs will be permitted during normal operations
- Special Events are limited by City standards and frequency that apply to all other properties
- Applicant will not have concerts, live bands, or DJs on the patio

# Thank you!

**Planning Case No. DIR-2025-2993-CDP**

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