

## **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.