

CITY OF LOS ANGELES
CALIFORNIA



DEPARTMENT OF CITY PLANNING

NOTICE OF PUBLIC HEARING
POSSIBLE IMPOSITION OF CONDITIONS TO ABATE NUISANCE OR REVOCATION OF USE

To Owners: Within a 100-Foot Radius
 Within a 500-Foot Radius
 Abutting a Proposed Development Site

And Occupants: Within a 100-Foot Radius
 Within a 500-Foot Radius
And: Others

The purpose of the hearing is to obtain testimony of the property owner and/or business operator, plus affected and/or interested persons regarding the operation of the Rusty Mullet restaurant, use location address: 1708 North Las Palmas Avenue (property location addresses of: 1706, 1708, 1710 North Las Palmas Avenue) and 6679, 6681, 6683, 6685, 6687 West Hollywood Boulevard. Following the hearing, the Zoning Administrator may require the discontinuance of the use; or may impose corrective conditions regarding its use as a restaurant in order to mitigate any land use impacts caused by the use. The public is invited to submit written comments prior to the hearing.

Hearing: Office of Zoning Administration
Date: Tuesday, July 19, 2016
Time: 10:00 a.m.
Place: Los Angeles City Hall
200 North Spring Street, Room 1070
(Enter from Main Street)
Los Angeles, CA 90012

Case No.: DIR-2016-1722(RV)
CEQA No.: ENV-2016-1723(CE)
Council Dist.: 13
Plan Area: Hollywood
Zone: C4-2D-SN

Applicant: City of Los Angeles
Department of City Planning
Director of Planning

Staff Contact: Rony Girón
Phone No.: (213) 202-5403
Rony.Giron@lacity.org

PROJECT LOCATION: 1708 North Las Palmas Avenue
The property is legally described as Lot 4, Arb 3, Block 2, Hollywood Ocean View Tract.

REQUESTED ACTION: The Zoning Administrator will consider:

1. Los Angeles Police Department arrest report and crime analysis documentation of: multiple violations of Conditional Use Permit conditions including, failure to have an operable electronic age verification device, failure to implement a Designated Driver Program, failure to post mandated hours of operation, excess number of seats, allowance of amplified music to extend beyond the premises, allowance of live amplified music, allowance of dancing, allowance of loitering, and allowance of patrons to queue in line outside the premises; as well as, murder, rapes, aggravated assaults, assault with a deadly weapon, batteries, physical altercations, kidnapping, possession of a weapon, narcotic drug violations, grand theft auto, robberies, burglary, thefts, service of an obviously intoxicated person, failure of security guard to possess valid security guard license, public drunkenness, disorderly conduct, disturbing the

peace, vandalism, and violation of State of California Department of Alcoholic Beverage Control required operating conditions.

2. Pursuant to Section 21084 of the California Public Resources Code, the above referenced project has been determined not to have a significant effect on the environment and which shall therefore be exempt from the provisions of CEQA.

The environmental document will be among the matters considered at the hearing. The decision maker will consider all the testimony presented at the hearing, written communication received prior to or at the hearing, and the merits of the project as it relates to existing environmental and land use regulations.

Effective May 23, 2013, the Zoning Administrator (Case No. ZA 2012-2850(CUB)) approved a conditional use to permit the continued sale and dispensing of a full line of alcoholic beverages for on-site consumption in conjunction with an existing restaurant. The business conducted at the site has generated numerous complaints and allegations and has required consistent police enforcement. As this operation may jeopardize and adversely affect the public, health, peace, and safety of persons residing or working on the premises and the surrounding area, and has documented reports of repeated nuisance activities, the City has responded with a public hearing for possible imposition of conditions to abate nuisance or revocation of said use.

Authority: The Director of Planning, through the Office of Zoning Administration, has the authority to revoke the use or impose corrective conditions on the operation of the existing business as a restaurant under Section 12.27.1 (land use impacts caused by any use) of the Los Angeles Municipal Code.

Exhaustion of Administrative Remedies: If you challenge a City action in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence on these matters delivered to the Department before the action on this matter will become a part of the administrative record. Note: This may not be the last hearing on this matter.

Advice to Public: The exact time this report will be considered during the meeting is uncertain since there may be several other items on the agenda. Written communications may be mailed to the Los Angeles City Planning Department, Nuisance Abatement/Revocations Unit, 201 North Figueroa Street, 5th Floor, Los Angeles, CA 90012 (attention: Rony Girón).

Review of File: The file, including the application and the environmental assessment, is available for public inspection at this location between the hours of 8:00 a.m. to 4:00 p.m., Monday through Friday. Please call (213) 202-5464 several days in advance to assure that the file will be available. The file is not available for review the day of the hearing.

Accommodations: As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability. The hearing facility and its parking are wheelchair accessible. Sign language interpreters, assistive listening devices, or other auxiliary aids and/or services may be provided upon request. Other services, such as translation between English and other languages, may also be provided upon request. To ensure availability of services, please make your request no later than three working days (72 hours) prior to the hearing by calling the staff person referenced in this notice.

Como entidad cubierta bajo el Título II del Acto de los Americanos con Desabilidades, la Ciudad de Los Angeles no discrimina. La facilidad donde la junta se llevará a cabo y su estacionamiento son accesibles para sillas de ruedas. Traductores de Lengua de Muestra, dispositivos de oído, u otras ayudas auxiliares se pueden hacer disponibles si usted las pide en avance. *Otros servicios, como traducción de Inglés a otros idiomas, también pueden hacerse disponibles si usted los pide en avance. Para asegurar la disponibilidad de éstos servicios, por favor haga su petición al mínimo de tres días (72 horas) antes de la reunión, llamando a la persona del personal mencionada en este aviso.*