



CITY OF LOS ANGELES  
DEPARTMENT OF CITY PLANNING  
City Hall 200 North Spring Street Los Angeles CA 90012  
**NOTICE OF PUBLIC HEARING**

**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:** ☒ Interested Parties/Others

## REVIEW OF CONDITIONS

The purpose of the hearing is to obtain testimony of the property owner and/or business operator, plus affected and/or interested persons regarding a site that has generated numerous complaints and required consistent police enforcement. As the operation was previously determined to jeopardize and adversely affect the public health, peace, and safety of persons residing and working on the premises and in the surrounding area, the City has responded with a public hearing for review of conditions. Following the hearing, the Zoning Administrator, on behalf of the Director of Planning, may modify, delete, or impose additional conditions or require the discontinuance of the use regarding its use as bar/restaurant in order to mitigate any land use impacts caused by the use. The public is invited to attend the hearing or to submit written comments prior to the hearing.

**Site:** **Rusty Mullet – 1708 North Las Palmas Avenue**

**Case No.:** DIR-2016-1722-RV-PA1

**CEQA No.:** ENV 2017-2721-CE

**Hearing Held By:** Office of Zoning Administration  
**Date:** **February 13, 2018**  
**Time:** **9:00 a.m.**  
**Place:** Los Angeles City Hall  
200 N. Spring St., Room 1070  
Los Angeles, CA 90012  
(Please use the 201 N. Main Street entrance)

**Staff Contact:** Rony E. Girón, City Planning Associate  
201 N Figueroa Street, Room # 525  
Los Angeles, CA, 90012  
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(213) 202-5403

**Council No:** 13 – Mitch O'Farrell

**Related Cases:** DIR-2016-172-RV  
ZA-2012-2850-CUB

**Plan Area:** Hollywood  
**Zone:** C4-2D-SN  
**Plan Overlay:** None  
**Land Use:** Regional Center Commercial

**Applicant:** Cococopia Restaurant, LLC

**Representative:** Michael Ayaz, Esq.

**CURRENT OPERATION/USE:** Restaurant/Bar

**REQUESTED ACTION(S):** The Zoning Administrator will consider:

1. A Categorical Exemption from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines (CCR Section 15321) and City CEQA Guidelines - Article III, Section 1, Class 21, Category 2.
2. A Plan Approval, pursuant to Los Angeles Municipal Code Section 12.27.1 and Condition No. 29 of Director's Determination DIR-2016-1722(RV) effective January 17, 2017, for the purpose of determining the effectiveness of compliance with the operating Conditions.

## GENERAL INFORMATION

**FILE REVIEW** - The complete file is available for public inspection between the hours of 8:30 a.m. to 4:00 p.m., Monday through Friday. Please call or email the staff identified on the front page, at least three (3) days in advance to assure that the files will be available. **Files are not available for review the day of the hearing.**

**TESTIMONY AND CORRESPONDENCE** - Oral testimony can only be given at the public hearing and may be limited due to time constraints. Written testimony or evidentiary documentation may be submitted prior to the hearing. Associate Zoning Administrators function in a quasi-judicial capacity and therefore, cannot be contacted directly. Any materials submitted to the Department become City property and will not be returned. This includes any correspondence or exhibits used as part of your testimony.

**REQUIREMENTS FOR SUBMISSION OF MATERIALS** - Written testimony may be submitted via email, in person or by U.S. mail to the staff identified on the front of this page. Correspondence should be presented on letter size (8 ½ " x 11") or legal size (8 ½ " x 14") paper. All oversized exhibits must be folded to fit into a legal-sized folder. Plans (i.e. site plans, floor plans, grading plans) must be presented on paper size not smaller than ledger size (11" x 17"). The case number must be written on all communications, plans and exhibits. **To the extent possible, please also submit all materials electronically (flash drive, CD or via email).**

**Regular Submissions** - Matters before an Associate Zoning Administrator (AZA) or Hearing Officer: Written materials not limited as to volume must be received no later than **five (5) days** prior to the hearing date. Provide an **original plus (3) copies**, and follow the size guidelines above.

**EXHAUSTION OF ADMINISTRATIVE REMEDIES AND JUDICIAL REVIEW** - If you challenge these agenda items in court, you may be limited to raising only those issues you or someone else raised at the public hearing agendaized here, or in written correspondence on these matters delivered to this agency at or prior to the public hearing. If you seek judicial review of any decision of the City pursuant to California Code of Civil Procedure Section 1094.5, the petition for writ of mandate pursuant to that section must be filed no later than the 90th day following the date on which the City's decision became final pursuant to California Code of Civil Procedure Section 1094.6. There may be other time limits which also affect your ability to seek judicial review.

**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 written request submitted a minimum of seven (7) working days in advance to: [per.planning@lacity.org](mailto:per.planning@lacity.org). Be sure to identify the language you need English to be translated into, and indicate if the request is for oral or written translation services. If translation of a written document is requested, please include the document to be translated as an attachment to your email.