

**CATEGORICAL EXEMPTION and PLANNING AND LAND USE MANAGEMENT (PLUM) COMMITTEE REPORT** relative to a California Environmental Quality Act (CEQA) Appeal for the properties located at 1706-1710 North Las Palmas Avenue and 6679-6687 West Hollywood Boulevard.

Recommendations for Council action:

1. **DETERMINE**, based on the whole of the administrative record, that the project is exempt from CEQA pursuant to CEQA Guidelines, Section 15321, and City of Los Angeles CEQA Guidelines Article III, Section 1, Class 21, Category 2, and that there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines Section 15300.2 applies.
2. **ADOPT** the **FINDINGS** of the Director of Planning as the Findings of Council.
3. **RESOLVE TO DENY THE APPEAL** filed by Cocopia Restaurant, LLC, dba The Rusty Mullet (Representative: Michael Ayaz, Blake and Ayaz, A Law Corporation), and **THEREBY SUSTAIN** the determination of the Director of Planning in 1) determining that the project is exempt from CEQA; and 2) approving plans to modify Conditions Nos. 14 and 19, Case No. DIR-2016-1722(RV), to allow a noise meter installed above the exterior entrance that shall be calibrated by a City inspector, and two security guards on Sunday through Thursday and four security guards on Friday, Saturday and holidays, in lieu of two security guards on duty on a daily basis, respectively; and 3) determining that the operation of Rusty Mullet has substantially complied with corrective conditions set forth in the subject case, and that continued imposition of conditions is necessary in order to mitigate land use impact caused by the subject restaurant with a bar, for the properties located at 1706-1710 North Las Palmas Avenue and 6679-6687 West Hollywood Boulevard, subject to Modified Conditions of Approval.

Applicant: Cocopia Restaurant, LLC, dba The Rusty Mullet

Representative Michael Ayaz, Blake and Ayaz, A Law Corporation

Case No. DIR-2016-1722-RV-PA1-1A

CEQA No. ENV-2017-2721-CE

**Fiscal Impact Statement:** None submitted by the Department of City Planning. Neither the City Administrative Officer nor the Chief Legislative Analyst has completed a financial analysis of this report.

**Community Impact Statement:** None submitted.

**TIME LIMIT FILE - AUGUST 20, 2019**

**(LAST DAY FOR COUNCIL ACTION - AUGUST 20, 2019)**

Summary:

At its regular meeting on August 6, 2019 (continued from 5/21/19, 5/28/19, 6/18/19 and 7/30/19), the PLUM Committee considered a Plan Approval Appeal for the properties located at 1706-1710 Las Palmas Avenue and 6679-6687 West Hollywood Boulevard. Department of City Planning Staff provided an overview of the matter. A Representative of Council District 13 provided comments. After an opportunity for public comment, the Committee recommended to deny the appeal. This matter is now submitted to Council for consideration.

Respectfully Submitted,



PLANNING AND LAND USE MANAGEMENT COMMITTEE

<u>MEMBER</u>	<u>VOTE</u>
HARRIS-DAWSON	YES
BLUMENFIELD	YES
PRICE	YES
CEDILLOT	YES
SMITH	YES

RM

**-NOT OFFICIAL UNTIL COUNCIL ACTS-**