



**CITY OF BEVERLY HILLS  
PLANNING COMMISSION  
SPECIAL MEETING**

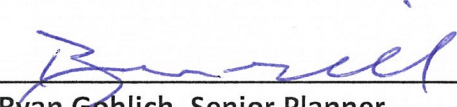
**455 North Rexford Drive**  
Commission Meeting Room 280-A  
Beverly Hills, CA 90210

**Tuesday, January 20, 2015  
1:30 PM**

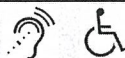
I, Howard S. Fisher, Chairperson of the Planning Commission, hereby call a Special Meeting of the Planning Commission at the time and place noted above to discuss the matters listed in the attached agenda.

**SPECIAL MEETING AGENDA**

- 1. Roll Call**
- 2. Communications from the Audience**
- 3. 14 North La Cienega Boulevard**  
**The Phoenix Restaurant**  
Planning Commission consideration of revocation of a Transitional Use License.
- 4. Adjournment**

  
\_\_\_\_\_  
**Ryan Gohlich, Senior Planner**

**Posted: January 15, 2015**



In accordance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please call the Community Development Department, Planning Division at 310-285-1126. Please notify the Planning Division at least twenty-four (24) hours prior to the meeting so that reasonable arrangements can be made to ensure accessibility. Commission Meeting Room 280-A is equipped with audio equipment for the hearing impaired, and is wheelchair accessible.



# Planning Commission Report

---

**Meeting Date:** January 20, 2015

**Subject:** **14 North La Cienega Boulevard**  
**The Phoenix Restaurant**  
Planning Commission consideration of revocation of a Transitional Use License.

**Recommendation:** That the Planning Commission:  
1. Continue the public hearing to January 22, 2015.

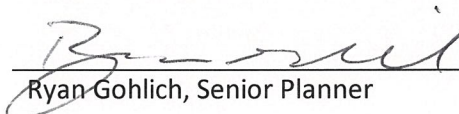
---

## REPORT SUMMARY

At its January 8, 2015 meeting, the Planning Commission directed staff to set a special meeting for January 20, 2015, to consider revocation of the Transitional Use License held by the Phoenix Restaurant. On January 14, 2015, City staff received a letter from The Phoenix indicating that the restaurant would be closing permanently as of January 19, 2015, prior to the revocation hearing scheduled for January 20, 2015, and will not re-open for any reason.

Based on the indicated closing date, the Planning Commission is not required to take any action at this time; however, staff recommends continuing the special meeting and revocation hearing to January 22, 2015, so that the Planning Commission may have an opportunity to review the Transitional Use License in the event that the business is not closed and such review is deemed necessary.

Report Reviewed By:

  
\_\_\_\_\_  
Ryan Gohlich, Senior Planner

## **ATTACHMENT A**

**LETTER FROM THE PHOENIX INDICATING CLOSING DATE**



LAW OFFICES  
**GRAHAM • VAAGE LLP**

Suite 1030  
500 NORTH BRAND BOULEVARD  
GLENDALE, CALIFORNIA 91203

PLEASE REPLY TO:  
ARNOLD K. GRAHAM  
ALEXEI BRENOT  
FILE NO:  
Sweetzer Plaza, Inc. (The Phoenix)

TELEPHONE  
(818) 547-4800

FACSIMILE  
(818) 547-3100

VIA EMAIL OR FACSIMILE

January 13, 2015

City of Beverly Hills  
Attention: Susan Healy Keene, Director of Community Development  
455 North Rexford Drive  
Beverly Hills, CA 90210

Re: 14 N. La Cienega Boulevard, Beverly Hills, California  
Property Owner: Sweetzer Plaza, Inc.  
Business Owner: The Phoenix Restaurant and Bar, LLC

Dear Ms. Keene:

Our office represents the property owner, Sweetzer Plaza, Inc., who owns the property at 14 N. La Cienega Boulevard, in the City of Beverly Hills ("Property"), as well as the business owner, The Phoenix Restaurant and Bar, LLC (the "Phoenix"), who operates a business on the Property.

The Los Angeles County Metropolitan Transportation Authority is already in the process of acquiring the Property for its construction of a subway station at the corner of Wilshire Boulevard and La Cienega, which is one of the many proposed stations being constructed in support of the MTA's Purple Line/Westside Subway Extension Project ("Project").

As a result of the MTA's Project, and in order to facilitate and complete the relocation of the business from the Property to a new site, the Phoenix Restaurant is permanently closing the business next Monday, January 19, 2015.

After the Phoenix closes on January 19, 2015, the business will no longer be open to or serving customers, and will not re-open on the Property for any reason. Instead, the Phoenix will be relocating the business to a new location outside of the City of Beverly Hills, and we anticipate that the MTA will soon take physical possession of the Property for its construction purposes.

Thank you for your attention to this matter and should you have any questions, please give our office a call.

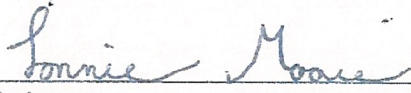
Yours very truly,


  
ARNOLD K. GRAHAM  
ALEXEI BRENOT

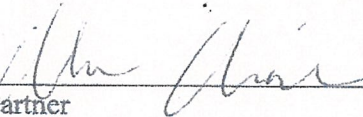
Susan Healy Keene  
City of Beverly Hills  
January 13, 2015  
Page 2

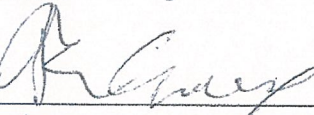
Approved and Agreed:

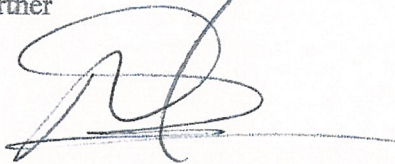
The Phoenix Restaurant and Bar, LLC

  
Partner

  
Partner

  
Partner

  
Partner

  
PARTNER ADOLFO SUAYA

## **ATTACHMENT B**

**EMAIL FROM THE PHOENIX CLARIFYING CLOSING DATE**

## Ryan Gohlich

---

**From:** Ricardo Salinas <rsalinas61@yahoo.com>  
**Sent:** Wednesday, January 14, 2015 2:34 PM  
**To:** Ryan Gohlich  
**Cc:** Lonnie Moore; Alen Aivazian; Abrenot  
**Subject:** The Phoenix

Ryan,

Thank you for taking the time to speak to me earlier today at the City Hall.

As promised and per your request, The Phoenix last day of business will be Sunday the 18th of January, 2015.

The restaurant will start the moving process the very next day.

Respectfully,

Ricardo Salinas

Suaya Properties

7805 W. Sunset Blvd. Suite 200

Los Angeles, CA. 90046

p : 323.468.0200

f : 323.874.2574