



Armando Bencomo <armando.bencomo@lacity.org>

Public Comments Not Uploaded Please include this letter in the record for Council File 21-0119 re Taix French Restaurant

1 message

Amber <activeclicker@roadrunner.com>

Sun, Dec 5, 2021 at 1:03 AM

Reply-To: clerk.plumcommittee@lacity.org

To: clerk.plumcommittee@lacity.org, gilbert.cedillo@lacity.org, debby.kim@lacity.org, councilmember.blumenfield@lacity.org, lisa.hansen@lacity.org, councilmember.rodriquez@lacity.org, christine.jerian@lacity.org, councilmember.harris-dawson@lacity.org, solomon.rivera@lacity.org, councilmember.lee@lacity.org, hannah.lee@lacity.org

Please include this letter in the record for Council File 21-0119:

The whole point of historic cultural preservation is that the story of our past matters. Our ancestors established this long ago, and I expect most of us would agree that preserving the rich diversity of our cultural background is essential to maintaining an interesting and diverse experience in the present. Diversity is what makes humans special. ...All the different ways in which we create, congregate, celebrate.

Taix French Restaurant is an irreplaceable institution that will disappear without the framework within which it has existed for decades. It is the quintessential old time Los Angeles meeting place, where on any given night you will see young and old, vintage and modern, brown, black, and white all gather to eat and laugh and spend time together. My Family and I have dined there regularly for more than 20 years--and I know many others who can make the same claim.

Mitch O'Farrell's "amendment" has nothing to do with historic preservation, and much more to do with a different agenda. O'Farrell's "amendment" calls for three salvaged items to be nominated as the "monument", in lieu of the historic building which was originally recommended for designation by the CHC. One cannot masticate a cultural institution, spit it out in a new box, and expect it to retain anything of its true history. Anyone who says this is possible is either misguided, or prejudiced against the cultural traditions and values of others.

Please be guided by the Democratic method of governance by following "The Secretary of the Interior's Standards For Rehabilitation" (<https://www.nps.gov/tps/standards/rehabilitation/rehab/stand.htm>), and the recommendations of The Cultural Heritage Commission. Please do not allow any politician to make up their own rules. It is not fair or just that established guidelines for historic preservation would not be followed with respect to Taix French Restaurant. This should not be a "one man show".

Thank you,

Amber Cannon



Armando Bencomo <armando.bencomo@lacity.org>

Public Comments Not Uploaded Please include this letter in the record for council file 21-0119.

1 message

Heather Persons <personsheather@gmail.com>

Sun, Dec 5, 2021 at 9:24 AM

Reply-To: clerk.plumcommittee@lacity.org

To: clerk.plumcommittee@lacity.org, gilbert.cedillo@lacity.org, lisa.hansen@lacity.org, councilmember.rodriguez@lacity.org, councilmember.harris-dawson@lacity.org, solomon.rivera@lacity.org, councilmember.lee@lacity.org, hannah.lee@lacity.org

Please include this letter in the record for council file 21-0119.

Dear Plum Committee,

I have lived in Silverlake and Los Feliz for almost 30 years. I moved here in my twenties, started my career, met my husband, bought a house and raised a family. Over the years, much has changed in our neighborhoods, most of it good but some of it terrible. I am writing because I consider Echo Park to be my neighborhood. I spend a lot of time there, shopping, going to doctor's appointments, restaurants, bars, Dodger Stadium, etc. I've learned that Taix Restaurant is in danger of being destroyed and want to tell you that I hope that does not come to pass. Taix has been an important meeting place for my friends and family over these many years. We get together there for romantic dinners, birthdays, and wakes. It's part of the fabric of our lives and has been for many other Los Angelenos over the decades it has been here. Please don't destroy it. I fear we will lose our unique character, what makes us a special place. We don't want to become like everywhere else. People want to move here from all over the country because of our one-of-a-kind mix. Let's not tear it down for a new, bland building that could be found anywhere. It won't serve us in the long run.

Here is what I've learned from some long-time friends in the community:

On January 26, 2021 the CHC unanimously voted to designate the TAIX building under criteria 1, which recognized the restaurant's significant contributions to the broad cultural, economic and social history of this community. Yet against the Cultural Heritage Commissioners' recommendation and findings, Mitch O'Farrell has proposed a dangerous and far-reaching "amendment" which aims to designate three salvage items (a wooden bar top and two exterior signs) from the existing building as a Historic Cultural Monument, claiming he is preserving a historic resource. This unprecedented and outrageous "amendment" requests that this Committee eviscerate our HCM nomination and destroy the very resource it seeks to preserve. This subversive concept manipulates the Cultural Heritage Ordinance in a way that claims the historic resource is being preserved, when in fact this "amendment" will demolish Taix. This is clearly deviant from the intent of the law, reducing the designation to the salvaging of remnants in a recycling yard. If approved, Mitch's "amendment" sets a destructive new standard; it will send a message to developers that they can expect our City Council to expedite their project, avoid environmental review and more easily gain approval to demolish our historic resources. Mitch's "amendment" weakens the law which governs the conservation of our City's historic resources; it is an attack against every preservation effort in the City of LA.

Additionally, Holland Partner Group, LLC has made substantial contributions to Councilmember Mitch O'Farrell, and has worked with him on their plans to develop the Taix site with a 6-story mixed use project that spans every available inch of land. By claiming to "save" Taix, Mitch O'Farrell's "amendment" is intentionally and specifically designed to allow developers Holland Partner Group, LLC, to avoid the environmental review required by CEQA when destroying a historic resource and upzoning the land.

Mitch O'Farrell's interpretation of "historic preservation" is in major conflict with the secretary of the interiors standards for rehabilitation. These standards include retaining and preserving a property's character defining features. THE REMOVAL OF HISTORIC MATERIALS SHALL BE AVOIDED. Changes that create a false sense of historical development, shall not be undertaken. O'Farrell's "amendment" calls for three salvaged items to be nominated as the "monument", in lieu of the historic building which was originally recommended for designation by the CHC. Mitch's "amendment" ignores these standards altogether.

Through creative design and compromise, there is a way to preserve Taix and still develop the property. Viable and vibrant options have been presented to the developers, who have experience with adaptive reuse and were receptive to these ideas. Mitch O'Farrell's "amendment" gives them the easy way out, but with cooperation and a few open minds, it's highly feasible that the Taix building can be incorporated through meaningful preservation and continued use, where the old and new work together in a thoughtful, compatible design that can be celebrated by all.

For the future and legacy of our neighborhood, I hope you will help make that happen.

Sincerely,
Heather Persons



Armando Bencomo <armando.bencomo@lacity.org>

Public Comments Not Uploaded Re: CF 21-0119 (1911-1929 West Sunset Boulevard / 1910-2018 West Reservoir Street / Taix French Restaurant / Historic-Cultural Monument)

1 message

Kim Cooper <tours@esotouric.com>

Sun, Dec 5, 2021 at 10:53 AM

Reply-To: clerk.plumcommittee@lacity.org

To: Armando Bencomo <clerk.plumcommittee@lacity.org>, gilbert.cedillo@lacity.org, Debby Kim <debby.kim@lacity.org>, councilmember.blumenfield@lacity.org, lisa.hansen@lacity.org, councilmember.rodriquez@lacity.org, christine.jerian@lacity.org, councilmember.harris-dawson@lacity.org, solomon.rivera@lacity.org, councilmember.lee@lacity.org, hannah.lee@lacity.org

Cc: Carol Cetrone <cetrone@silverlakeheritage.org>

Please include this letter in the record for Council File 21-0119

Dear Councilmembers,

As tour guides who have guided thousands of Angelenos and visitors through Echo Park to see sites like Taix, and as the authors of the guidebook "How To Find Old Los Angeles," we ask that you support the Taix HCM as passed by the Cultural Heritage Commission, without the amendments subsequently submitted by Councilmember Mitch O'Farrell.

If you are unwilling to do this, you must reject this landmark nomination outright, in order to maintain the integrity of the Historic Cultural Monument ordinance. (Under the amendments, the "landmark" would be demolished with three insignificant decorative elements salvaged for inclusion in or on a new building.)

There is plenty of room on this parcel to both preserve Taix' building and build up with new construction, allowing the community to keep a popular cultural landmark and legacy business that has served generations of Angelenos, and the developer who bought the land to profit.

This exact redevelopment model is presently being followed with Los Angeles legacy business Dinah's on Sepulveda--the Google-style restaurant is to be preserved with its large parking lot developed with taller construction containing 326 new apartments.

Listen to the locals who support the landmark designation for Taix and do the right thing at Tuesday's hearing. Save Taix!

sincerely yours,
Kim Cooper & Richard Schave
Esotouric
Los Angeles 90032



Armando Bencomo <armando.bencomo@lacity.org>

Public Comments Not Uploaded Save Taix!!!! Council File 21-0119

1 message

Rocky Schenck <rockyschenckstudio@gmail.com>

Sun, Dec 5, 2021 at 11:08 AM

Reply-To: clerk.plumcommittee@lacity.org

To: clerk.plumcommittee@lacity.org

Cc: gilbert.cedillo@lacity.org, debby.kim@lacity.org, councilmember.blumenfield@lacity.org

"Please include this letter in the record for Council File 21-0119"

THE CULTURAL HERITAGE COMMISSION (CHC) RECOMMENDED THE TAIX BUILDING BE DESIGNATED

Members of the Cultural Heritage Commission (CHC) are appointed by the City and widely respected as experts in their field. Their job is to review and consider (determine?) the merits of our City's historic resources. On January 26, 2021 the CHC unanimously voted to designate the TAIX building under criteria 1, which recognized the restaurant's significant contributions to the broad cultural, economic and social history of this community. Taix provides an extraordinary example of the Continental Dining experience, a popular trend from the 1960's. Taix is rare, one of the few surviving examples of this style remaining in Los Angeles; even recent modifications were made with meticulous effort to keep these interiors intact. For more than 60 years at this location, Taix has been a destination, a gathering spot, a neighborhood refuge and a place of celebration for locals and visitors alike. Taix is more than a building, it is more than a bar and a couple of signs. Taix has been recognized as an irreplaceable and invaluable asset to our community.

ABUSE AND MISUSE OF THE CULTURAL HERITAGE ORDINANCE & SPIRIT OF PRESERVATION

Normally, PLUM takes an up-or-down vote, and an HCM nomination is either supported or rejected.

Yet here, against the Cultural Heritage Commissioners' recommendation and findings, Mitch O'Farrell has proposed a dangerous and far-reaching "amendment" which aims to designate three salvage items (a wooden bar top and two exterior signs) from the existing building as a Historic Cultural Monument, claiming he is preserving a historic resource. This unprecedented and outrageous "amendment" requests that this Committee eviscerate our HCM nomination and destroy the very resource it seeks to preserve. This subversive concept manipulates the Cultural Heritage Ordinance in a way that claims the historic resource is being preserved, when in fact this "amendment" will demolish Taix. This is clearly deviant from the intent of the law, reducing the designation to the salvaging of remnants in a recycling yard. If approved, Mitch's "amendment" sets a destructive new standard; it will send a message to developers that they can expect our City Council to expedite their project, avoid environmental review and more easily gain approval to demolish our historic resources. Mitch's "amendment" weakens the law which governs the conservation of our City's historic resources; it is an attack against every preservation effort in the City of LA.

MITCH O'FARRELL'S "AMENDMENT" IS DESIGNED TO ASSIST THE DEVELOPERS IN AVOIDING ENVIRONMENTAL REVIEW

Taix is identified in Survey LA (the City's survey of historically significant sites) and was twice honored by the City of Los Angeles with special recognition for its contributions to the community.

These designations maintain the status of Taix as an historic resource. Additionally, Holland Partner Group, LLC has made substantial contributions to Councilmember Mitch O'Farrell, and has worked with him on their plans to develop the Taix site with a 6-story mixed use project that spans every available inch of land. By claiming to "save" Taix, Mitch O'Farrell's "amendment" is intentionally and specifically designed to allow developers Holland Partner Group, LLC, to avoid the environmental review required by CEQA when destroying a historic resource and upzoning the land. Not only does Mitch's "amendment" allow for the demolition of this beloved historic resource with a drastically reduced environmental review, but it also paves the way for other developers to follow suit, facilitating a major shift in preservation policy which will further streamline demolition of other potentially historic sites.

THERE IS NO ORDINANCE OR CRITERIA TO ESTABLISH A "LEGACY BUSINESS" IN LOS ANGELE

This "amendment" alleges to preserve Mitch O'Farrell's self-proclaimed "Legacy Business status" for Taix. However, the City of Los Angeles has no existing process or program in place where a "legacy business" could be nominated, let alone designated. The City does not have an ordinance, a commission, or any other criteria that would provide for a "legacy business" designation, as acknowledged by the Cultural Heritage Commissioners themselves at the 12/7/2020 hearing. Therefore, Councilmember O'Farrell's amendment, which seeks a legacy business designation, has no foundation within the laws of the City.

MITCH O'FARRELL'S INTERPRETATION OF "HISTORIC PRESERVATION" IS IN MAJOR CONFLICT WITH THE SECRETARY OF THE INTERIOR'S STANDARDS FOR REHABILITATION

The Secretary of the Interior's Standards for Rehabilitation play a crucial role in the historic preservation process; they are nationally accepted standards for how historic buildings should be rehabilitated, and are meant to assist in the long-term preservation of the property's significance through the preservation of historic materials and features. These standards include retaining and preserving a property's character defining features. **THE REMOVAL OF HISTORIC MATERIALS SHALL BE AVOIDED.** Changes that create a false sense of historical development, shall not be undertaken. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved. Exterior alterations, or related new construction shall **not destroy historic materials that characterize the property.** New work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features **to protect the historic integrity of the property and its environment.** Essential form and integrity of the historic property and its environment must be unimpaired. Mitch's "amendment" ignores these standards altogether.

MITCH O'FARRELL'S MODIFIED "FINDINGS" ARE IN CONFLICT WITH THE CULTURAL HERITAGE ORDINANCE:

Mitch O'Farrell's "amendment" is based on findings which are invalid, as he has misinterpreted and distorted the Cultural Heritage Ordinance *Sec. 22.171.10.(f). Procedures For Designation Of Monuments.* Specifically, O'Farrell's **modified** findings ask:

that the City Council identifies the following physical features of the Taix Restaurant that should be preserved in order to convey the restaurant's historic significance and justify its designation as a Historic-Cultural Monument, as well as its eligibility for inclusion in the California Register of Historical Resources: (i) The red and white east-facing Taix billboard sign along Reservoir Street; (ii) the vertical red and white 'Cocktails' sign along Sunset Boulevard; and (iii) the restaurant's original cherry wood bar top.

O'Farrell's "amendment" calls for three salvaged items to be nominated as the "monument", in lieu of the historic building which was originally recommended for designation by the CHC.

THIS DOES NOT HAVE TO BE AN “EITHER/OR” SITUATION

Through creative design and compromise, there is a way to preserve Taix and still develop the property. Viable and vibrant options have been presented to the developers, who have experience with adaptive reuse and were receptive to our ideas. Mitch O’Farrell’s “amendment” gives them the easy way out, but with cooperation and a few open minds, it’s highly feasible that the Taix building can be incorporated through meaningful preservation and continued use, where the old and new work together in a thoughtful, compatible design that can be celebrated by all.

THE CITY HAS ACKNOWLEDGED TAIK AS A HISTORIC RESOURCE

Taix French Restaurant is significant as one of the oldest and most enduring businesses in Los Angeles, tracing its roots to the former French Quarter Downtown and well-known for the distinctive building it has occupied in Echo Park for six decades. The business and its colorful history were recognized in a lengthy and lavish resolution by the Los Angeles City Council on August 14, 1987. Then again in 2012, long before Mitch O’Farrell was a Councilmember, the intersection in front of Taix was officially designated “Taix Square” by the City Council, to honor the restaurant’s significant contributions to the community. Even more importantly, Taix has been noted as being eligible for HCM listing by Survey LA, the groundbreaking citywide historic resources survey which serves as the Planning Department’s primary tool for identifying, recording, and evaluating historic properties in Los Angeles. This survey provides the foundation for the City’s historic preservation program; it notes that Taix has retained the required aspects of integrity and its character defining features and is eligible for historic designation. Two years ago, the Los Angeles Conservancy commissioned a report on the Taix building by Historic Resources Group which concurs with the Survey LA recommendation. The importance of Taix cannot be overstated, it is an undeniable fixture in the community and one of the oldest and most unique restaurants in Los Angeles. A Councilmember’s election into office is **not** an authorization to destroy decades of collaborative preservation efforts that have taken place between the public and the Councilmembers who previously represented their communities. Approval of O’Farrell’s “amendment” does exactly that! Considering its value and significance, any attempt at demolition is irresponsible and disrespectful to the culture of the Echo Park community and the history of this City. Councilmember O’Farrell and our other elected officials have an opportunity to preserve and adapt this treasured historic resource as it stands today.



Armando Bencomo <armando.bencomo@lacity.org>

Public Comments Not Uploaded Council File 21-0119

1 message

Debbie Spinelli <debbiespinelli@gmail.com>

Sun, Dec 5, 2021 at 12:10 PM

Reply-To: clerk.plumcommittee@lacity.org

To: clerk.plumcommittee@lacity.org, councilmember.rodriquez@lacity.org, gilbert.cedillo@lacity.org, debby.kim@lacity.org, councilmember.blumenfield@lacity.org, lisa.hansen@lacity.org, christine.jerian@lacity.org, councilmember.harris-dawson@lacity.org, solomon.rivera@lacity.org, councilmember.lee@lacity.org, hannah.lee@lacity.org

Please include this letter in the record for Council File #21-0119

To Whom it May Concern:

The Cultural Heritage Commission unanimously voted to designate Taix French Restaurant/building a Historic Cultural Monument.

They did so because of the restaurant's six decades of significant contributions to the "broad cultural, economic and social history of this community." (Criteria 1) Thousands of locals signed a petition in favor of protecting this rare and iconic example of a Continental Dining Establishment.

Mitch O'Farrell has presented an "amendment" which aims to subvert the CHC's nomination by destroying the very protection this process ensures. His plan to save pieces of Taix is absurd and dangerous. There is no ordinance or criteria to establish a "Legacy Business" in Los Angeles, O'Farrell is wrong. If approved, this demolition will set a damaging precedent that weakens the laws which govern the conservation of our City's Historic Resources. **Mitch O'Farrell's amendment is in conflict with the Los Angeles City Cultural Heritage Ordinance Sec. 22.171.10 (f) Procedures For Designation of Monuments.** The amendment is in conflict with the National guidelines for Historic Preservation as well: "These standards include retaining and preserving a property's character and defining features, the removal of historic materials shall be avoided."

Please join your constituents and the community at large in support of the preservation of TAIX FRENCH RESTAURANT.

Thank you sincerely,
Debbie Spinelli



Armando Bencomo <armando.bencomo@lacity.org>

Public Comments Not Uploaded FOR COUNCIL FILE 21-0119-S1

1 message

Sun, Dec 5, 2021 at 5:58 PM

Reply-To: clerk.plumcommittee@lacity.org

To: Armando Bencomo <clerk.plumcommittee@lacity.org>

The public comment portal has never sent its "email verification". Please submit the below to the council file WITHOUT publishing my private email address. The Brown Act does not allow you to require my email in order to submit my public comment.
Thank you.

RE TAIX;AGENDA ITEM #15, 16;12.7.2021

To the PLUM COMMITTEE:

This Committee is responsible for approving or denying this Cultural Heritage Monument designation.

IT IS AGAINST STATE LAWS TO DO WHAT COUNCILMEMBER O'FARRELL IS ASKING YOU TO DO. WHEN THE CITY GETS SUED AGAIN OVER THIS MATTER, NO DOUBT THE PLUM COMMITTEE SHOULD BE NAMED AS ONE OF THE DEFENDANTS.

At some point, before you were members of this Committee and before you were elected to represent the citizens in your districts, you were human beings. Hopefully trying to do the right thing and not be in singular lock step with each other.

What would actually happen if just one of you voted on the opinion of your own?

The Los Angeles Cultural Heritage Commission voted to designate TAIX - THE BUILDING - as a Historical Cultural Monument. Survey LA, handfuls of professional historians agree with this recommendation. If it appears as though O'Farrell has a hidden agenda here ITS BECAUSE HE DOES. The new owners of the TAIX building have given O'FARRELL hundreds of thousands of dollars in campaign contributions. Whereas all he has gotten from us, were his votes to be in the position he is in.

What a waste of everyone's time.



Armando Bencomo <armando.bencomo@lacity.org>

Public Comments Not Uploaded Fwd: TAIX COUNCIL FILE 21-0119 GREATLY SUPPORT TAIX AS A LANDMARK,

1 message

'Amy' via Clerk-PLUM-Committee <clerk.plumcommittee@lacity.org>

Sun, Dec 5, 2021 at 8:12 PM

Reply-To: clerk.plumcommittee@lacity.org

To: "clerk.plumcommittee@lacity.org" <clerk.plumcommittee@lacity.org>

To whom it may concern,
Please know, that we support the nomination of Taix, we have had enough of tear down of our city, and want to preserve, and protect what we have left, and what we consider worthy. We are all patrons,
Please, save Taix

Amy Galaudet
Thomas Challener
Greater Fairfax Resident Assoc.



Armando Bencomo <armando.bencomo@lacity.org>

Fwd: Council File 21-0119

1 message

Belem Lamas <belem.lamas@lacity.org>

Mon, Dec 6, 2021 at 7:55 AM

To: Armando Bencomo <armando.bencomo@lacity.org>

Cc: cd8plum <cd8plum@lacity.org>, Erika Pulst <erika.pulst@lacity.org>, Solomon Rivera <solomon.rivera@lacity.org>

Can we include this too please.

Thank you!

----- Forwarded message -----

From: **Nora Wright** <nomaja@gmail.com>

Date: Sun, Dec 5, 2021 at 6:09 PM

Subject: Council File 21-0119

To: <solomon.rivera@lacity.org>

Dear Solomon Rivera:

Please include this letter in the record for Council File 21-0119.

Please confirm receipt and inclusion in record completed.

**TALKING POINT 1:
THE CULTURAL HERITAGE COMMISSION (CHC)
RECOMMENDED THE TAIX BUILDING BE
DESIGNATED**

Members of the Cultural Heritage Commission (CHC) are appointed by the City and widely respected as experts in their field. Their job is to review and consider (determine?) the merits of our City's historic resources. On January 26, 2021 the CHC unanimously voted to designate the TAIX building under criteria 1, which recognized the restaurant's significant contributions to the broad cultural, economic and social history of this community. Taix provides an extraordinary example of the Continental Dining experience, a popular trend from the 1960's. Taix is rare, one of the few surviving examples of this style remaining in Los Angeles; even recent modifications were made with meticulous effort to keep these interiors intact. For more than 60 years at this location, Taix has been a destination, a gathering spot, a neighborhood refuge and a place of celebration for locals and visitors alike. Taix is more than a building, it is more than a bar and a couple of signs. Taix has been recognized as an irreplaceable and invaluable asset to our community.

**TALKING POINT 2:
ABUSE AND MISUSE OF THE CULTURAL
HERITAGE ORDINANCE & SPIRIT OF**

PRESERVATION

Normally, PLUM takes an up-or-down vote, and an HCM nomination is either supported or rejected. Yet here, against the Cultural Heritage Commissioners' recommendation and findings, Mitch O'Farrell has proposed a dangerous and far-reaching "amendment" which aims to designate three salvage items (a wooden bar top and two exterior signs) from the existing building as a Historic Cultural Monument, claiming he is preserving a historic resource. This unprecedented and outrageous "amendment" requests that this Committee eviscerate our HCM nomination and destroy the very resource it seeks to preserve. This subversive concept manipulates the Cultural Heritage Ordinance in a way that claims the historic resource is being preserved, when in fact this "amendment" will demolish Taix. This is clearly deviant from the intent of the law, reducing the designation to the salvaging of remnants in a recycling yard. If approved, Mitch's "amendment" sets a destructive new standard; it will send a message to developers that they can expect our City Council to expedite their project, avoid environmental review and more easily gain approval to demolish our historic resources. Mitch's "amendment" weakens the law which governs the conservation of our City's historic resources; it is an attack against every preservation effort in the City of LA.

TALKING POINT 3:**MITCH O'FARRELL'S "AMENDMENT" IS DESIGNED TO ASSIST THE DEVELOPERS IN AVOIDING ENVIRONMENTAL REVIEW**

Taix is identified in Survey LA (the City's survey of historically significant sites) and was twice honored by the City of Los Angeles with special recognition for its contributions to the community. These designations maintain the status of Taix as an historic resource. Additionally, Holland Partner Group, LLC has made substantial contributions to Councilmember Mitch O'Farrell, and has worked with him on their plans to develop the Taix site with a 6-story mixed use project that spans every available inch of land. By claiming to "save" Taix, Mitch O'Farrell's "amendment" is intentionally and specifically designed to allow developers Holland Partner Group, LLC, to avoid the environmental review required by CEQA when destroying a historic resource and upzoning the land. Not only does Mitch's "amendment" allow for the demolition of this beloved historic resource with a drastically reduced environmental review, but it also paves the way for other developers to follow suit, facilitating a major shift in preservation policy which will further streamline demolition of other potentially historic sites.

TALKING POINT 4:

THERE IS NO ORDINANCE OR CRITERIA TO ESTABLISH A “LEGACY BUSINESS” IN LOS ANGELES

This “amendment” alleges to preserve Mitch O’Farrell’s self-proclaimed “Legacy Business status” for Taix. However, the City of Los Angeles has no existing process or program in place where a “legacy business” could be nominated, let alone designated. The City does not have an ordinance, a commission, or any other criteria that would provide for a “legacy business” designation, as acknowledged by the Cultural Heritage Commissioners themselves at the 12/7/2020 hearing. Therefore, Councilmember O’Farrell’s amendment, which seeks a legacy business designation, has no foundation within the laws of the City.

**TALKING POINT 5:
MITCH O’FARRELL’S INTERPRETATION OF “HISTORIC PRESERVATION” IS IN MAJOR CONFLICT WITH THE SECRETARY OF THE INTERIOR’S STANDARDS FOR REHABILITATION**

The Secretary of the Interior’s Standards for Rehabilitation play a crucial role in the historic preservation process; they are nationally accepted standards for how historic buildings should be rehabilitated, and are meant to assist in the long-term preservation of the property’s significance through the preservation of historic materials and features. These standards include retaining and preserving a property’s character defining features.

THE REMOVAL OF HISTORIC MATERIALS SHALL BE AVOIDED. Changes that create a false sense of historical development, shall not be undertaken. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved. Exterior alterations, or related new construction shall **not destroy historic materials that characterize the property.** New work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features **to protect the historic integrity of the property and its environment.** Essential form and integrity of the historic property and its environment must be unimpaired. Mitch’s “amendment” ignores these standards altogether.

**TALKING POINT 6:
MITCH O’FARRELL’S MODIFIED “FINDINGS” ARE IN CONFLICT WITH THE CULTURAL HERITAGE ORDINANCE:**

Mitch O’Farrell’s “amendment” is based on findings which are invalid, as he has misinterpreted and distorted the Cultural Heritage Ordinance *Sec. 22.171.10.(f). Procedures For Designation Of Monuments.* Specifically, O’Farrell’s **modified** findings ask:

*that the City Council identifies the following physical features of the Taix Restaurant that should be preserved **in order to convey the restaurant's historic significance and justify its designation as a Historic-Cultural Monument**, as well as its eligibility for inclusion in the California Register of Historical Resources: (i) The red and white east-facing Taix billboard sign along Reservoir Street; (ii) the vertical red and white 'Cocktails' sign along Sunset Boulevard; and (iii) the restaurant's original cherry wood bar top.*

O'Farrell's "amendment" calls for three salvaged items to be nominated as the "monument", in lieu of the historic building which was originally recommended for designation by the CHC.

**TALKING POINT 7:
THIS DOES NOT HAVE TO BE AN "EITHER/OR"
SITUATION**

Through creative design and compromise, there is a way to preserve Taix and still develop the property. Viable and vibrant options have been presented to the developers, who have experience with adaptive reuse and were receptive to our ideas. Mitch O'Farrell's "amendment" gives them the easy way out, but with cooperation and a few open minds, it's highly feasible that the Taix building can be incorporated through meaningful preservation and continued use, where the old and new work together in a thoughtful, compatible design that can be celebrated by all.

**TALKING POINT 8:
THE CITY HAS ACKNOWLEDGED TAIX AS A
HISTORIC RESOURCE**

Taix French Restaurant is significant as one of the oldest and most enduring businesses in Los Angeles, tracing its roots to the former French Quarter Downtown and well-known for the distinctive building it has occupied in Echo Park for six decades. The business and its colorful history were recognized in a lengthy and lavish resolution by the Los Angeles City Council on August 14, 1987. Then again in 2012, long before Mitch O'Farrell was a Councilmember, the intersection in front of Taix was officially designated "Taix Square" by the City Council, to honor the restaurant's significant contributions to the community.

Even more importantly, Taix has been noted as being eligible for HCM listing by Survey LA, the groundbreaking citywide historic resources survey which serves as the Planning Department's primary tool for identifying, recording, and evaluating historic properties in Los Angeles. This survey provides the foundation for the City's historic preservation program; it notes that Taix has retained the required aspects of integrity and its character defining features and is eligible for historic designation. Two years ago, the Los Angeles Conservancy commissioned a report on the Taix building by Historic Resources Group which concurs with the Survey LA recommendation. The importance of Taix cannot be overstated, it is an undeniable fixture in the community and one of the oldest and most unique restaurants in Los Angeles. A Councilmember's election into office is **not** an authorization to destroy decades of collaborative preservation efforts that have taken place between the public and the Councilmembers who previously represented their communities. Approval of O'Farrell's "amendment" does exactly that! Considering its value and significance, any attempt at demolition is irresponsible and disrespectful to the culture of the Echo Park community and the history of this City. Councilmember O'Farrell and our other elected officials have an opportunity to preserve and adapt this treasured historic resource as it stands today.

Thank you.

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