

Communication from Public

Name:

Date Submitted: 06/01/2021 07:15 PM

Council File No: 21-0119

Comments for Public Posting: WHEN I CALLED MITCH O'FARRELL'S OFFICE TODAY TO EXPRESS MY CONCERNS OVER HIS AMENDMENTS TO THE CULTURAL HERITAGE COMMISSION'S DECISION TO DESIGNATE TAIX A HISTORIC MONUMENT, MITCH'S STAFF'S RESPONSE WAS: "WE'RE SORRY. BUT THAT IS WHAT THE OWNER ASKED US TO DO" Thanks for providing a prime example of a councilmember SELLING HIS COMMUNITY OUT. Good luck next election.

Communication from Public

Name:

Date Submitted: 06/01/2021 07:22 PM

Council File No: 21-0119

Comments for Public Posting: Holland Partner Group lobbied \$137,349.00 to Mitch O'Farrell for Taix. A deal for purchasing a councilmember.

TOP 10 HIGHEST PAYING CLIENTS (cont'd)

Based on Aggregated Client Payments Reported for 2019 Q1

Client	Total Payments Reported	Detail of Total Payments			Agencies Lobbied
		Lobbying Firm	Payment	City Matter	
Jamison Properties, LP (continued)		Mayer Brown LLP	\$23,038	Central Plaza, LLC	City Council, Building and Safety, Planning, Board of Public Works, Contract Administration, Engineering, Sanitation, Street Lighting, Street Services.
			\$16,012	Jamison Properties, Inc.	
		Armbruster Goldsmith & Delvac LLP	\$4,556	3600 Wilshire Blvd./3600 Wilshire Blvd.	Planning
		DLA Piper LLP (US)	\$2,148	Olympic & Lake 04/1030 Lake/2140 Olympic	City Council
4. Holland Partner Group (and Holland Partners)	\$163,050	Sheppard, Mullin, Richter & Hampton LLP	\$95,971	3rd and Fairfax /6300 W. Third Street	City Council, Planning
		Loeb & Loeb LLP	\$19,767	1911 Sunset	City Council, Planning
		Urban Solutions, LLC	\$16,500	Town & Country/Third & Fairfax	City Council
		Craig Lawson & Co., LLC	\$12,562	Mixed Use Project/Fairfax & 3rd, Los Angeles	City Council, Building and Safety, Neighborhood Councils, Planning
			\$3,250	Mixed Use Project /9th & Figueroa [DIR 2015-97-SPR]	Building and Safety, Planning
		Eric Shabsis Public Affairs	\$15,000	Town & Country Center Entitlement/3rd & Fairfax	City Council, Neighborhood Councils
5. La Terra Development LLC	\$159,135	Englander Knabe and Allen (including three6ixty)	\$37,175	Venice Collection/12444, 12575, 12579 Venice Blvd	No City agencies lobbied.
			\$34,100	Development / 4900 Hollywood Blvd.	No City agencies lobbied.
			\$27,000	Development/4850 Hollywood Blvd.	No City agencies lobbied.
			\$18,500	Pinnacle 360 Hoover LLC/235 N. Hoover Street, Los Angeles, CA	No City agencies lobbied.

TOP 10 HIGHEST PAYING CLIENTS (cont'd)

Based on Aggregated Client Payments Reported for 2019 Q2

Client	Total Payments Reported	Detail of Total Payments			Agencies Lobbied
		Lobbying Firm	Payment	City Matter	
CIM Group (and 5929 Sunset (Hollywood), LLC and CIM Group, LP) (continued)		Loeb & Loeb LLP	\$38,556	Tenant Signage/6801 Hollywood Boulevard	City Council, Planning
		Armbruster Goldsmith & Delvac LLP	\$33,875	Farmers Insurance Campus/Farmers Insurance Campus	City Council, Planning
7. Clear Channel Outdoor, LLC (and Clear Channel Outdoor, Clear Channel Outdoor, Inc., and Clear Channel)	\$204,059	Kirra, LLC	\$45,000	Outdoor Advertising	Mayor, City Council, Planning
		Michael Bai	\$45,000	Billboard Issue	City Council
		Afriat Consulting Group, Inc	\$33,148	Assist with securing permits and other issues regarding outdoor advertising/Various locations	City Council, Neighborhood Councils
		Urban Solutions, LLC	\$30,075	Digital Signage [CF12-1611]	City Council
		Latham & Watkins LLP	\$29,836	Assist client in connection with outdoor advertising issues.	City Council, Building and Safety, Planning
		David Gershwin Consulting	\$21,000	Outdoor Advertising Issues/City of Los Angeles [FILE11-1705]	City Council, Neighborhood Councils
8. Hollywood International Regional Center	\$201,840	Sheppard, Mullin, Richter & Hampton LLP	\$158,942	6421 West Selma Avenue [ZA-2015-2671-CUB]	City Council, Building and Safety, CLA, Planning, Engineering, Rec & Parks, LADOT
			\$35,772	Citizen News/1545 W. Wilcox, Hollywood, CA [ZA-2017-755-MCUP]	City Council, Building and Safety, CLA, Planning, Engineering, Rec & Parks, LADOT
			\$7,126	Tommie Hotel/6516 Selma Avenue [CPC-2016-270-VZC-HD-CUB-SPR]	City Council, Building and Safety, CLA, Planning, Engineering, Rec & Parks, LADOT
9. Holland Partner Group (and Holland Partners)	\$179,633	Sheppard, Mullin, Richter & Hampton LLP	\$89,974	3rd and Fairfax /6300 W. Third Street	City Council, Planning
		Loeb & Loeb LLP	\$46,269	1911 Sunset	City Council, Planning
		Eric Shabsis Public Affairs	\$22,609	Town & Country Center Entitlement/3rd & Fairfax	City Council, Neighborhood Councils
		Urban Solutions, LLC	\$15,500	Town & Country/Third & Fairfax	City Council
		Craig Lawson & Co., LLC	\$5,281	Mixed Use Project/Fiарfax & 3 rd , Los Angeles	City Council, Building and Safety, Neighborhood Councils, Planning

TOP 10 HIGHEST PAYING CLIENTS (cont'd)

Based on Aggregated Client Payments Reported for 2019 Q3

Client	Total Payments Reported	Detail of Total Payments			Agencies Lobbied
		Lobbying Firm	Payment	City Matter	
3. Clear Channel Outdoor, LLC (and Clear Channel Outdoor, Clear Channel Outdoor, Inc., and Clear Channel)	\$292,058	Mercury Public Affairs	\$100,000	Issue related to digital boards.	Mayor, City Council
		Afriat Consulting Group, Inc	\$49,318	Assist with securing permits and other issues regarding outdoor advertising/Various locations	City Council, Neighborhood Councils
		Kirra, LLC	\$45,000	Outdoor Advertising	Mayor, City Council, Planning
		Michael Bai	\$45,000	Billboard Issue	No City agencies lobbied.
		Urban Solutions, LLC	\$30,089	Digital Signage [CF12-1611]	City Council
		David Gershwin Consulting	\$21,000	Outdoor Advertising Issues/City of Los Angeles [FILE11-1705]	City Council, Neighborhood Councils
		Latham & Watkins LLP	\$1,651	Assist client in connection with outdoor advertising issues.	City Attorney, City Council, Planning
4. Holland Partner Group (and Holland Partners)	\$280,971	Sheppard, Mullin, Richter & Hampton LLP	\$192,221	3rd and Fairfax /6300 W. Third Street	City Council, Planning, LADOT
		Loeb & Loeb LLP	\$46,087	1911 Sunset	City Council, Planning
		Urban Solutions, LLC	\$25,226	Taix/1911 Sunset Blvd. Proposed multi-family residential project	City Council
		Eric Shabsis Public Affairs	\$15,036	Town & Country/Third & Fairfax	No City agencies lobbied.
		Craig Lawson & Co., LLC	\$1,955	Mixed Use Project /9th & Figueroa [DIR 2015-97-SPR]	Building and Safety, Planning
			\$446	Mixed Use Project/Fairfax & 3rd, Los Angeles	Planning
5. Crossroads Associates LLC	\$259,516	DLA PIPER LLP (US)	\$259,516	Crossroads. Development of a 7 plus acre site with 8 new buildings including hotel, retail, residential and office uses. (CPC-2015-2025-ZC-HD-MCUP-CU-ZV-SPR)	City Attorney, City Council, Building and Safety, HCID, Neighborhood Councils, Planning
6. Champion Real Estate Company	\$234,500	DLA PIPER LLP (US)	\$126,886	General Real Estate	City Council, Building and Safety, HCID Planning
			\$100,369	Yucca Argyle	City Council, Building and Safety, HCID, Planning
		Elkins Kalt Weintraub Reuben Gartside LLP	\$7,245	Development matters	City Council

Communication from Public

Name: Matt Stauffer

Date Submitted: 06/01/2021 06:20 PM

Council File No: 21-0119

Comments for Public Posting: Dear Council Members, Please accept the proposed compromise solution that allows the construction of badly needed housing, while preserving certain architectural elements of the Taix French Restaurant building. The Taix restaurant building is neither significant nor historic. It does not represent the work of a significant architect, it is not representative of a significant architectural style, and nothing of historic importance took place inside the building. What matters is that it is an important gathering place for members of the community. The proposed compromise solution would allow the restaurant to continue to serve that function for the community while also allowing 170 new households to join the community, including 24 low-income households at an affordable rent. Thank you, Matt Stauffer 90006
We need new housing without delay. Please approve this project.

Communication from Public

Name: Toby Muresianu

Date Submitted: 06/01/2021 11:09 PM

Council File No: 21-0119

Comments for Public Posting: I have great memories in Taix, and fully support the wishes of the owner to redevelop it as sorely needed new homes for people and a space for him to continue operating Taix. While I enjoyed my time there, the building was always largely empty, and leaving it as a hollow shell just to preserve a kitschy exterior would be a literally hollow victory, and emblematic of LA's sad instinct to preserve the facade of how the neighborhood looks at the cost of forcing actual inhabitants to leave. Having it survive and thrive in a new building with homes for a new generation of residents is a much, much happier outcome.

Communication from Public

Name: Helen Chtourou

Date Submitted: 06/01/2021 11:53 PM

Council File No: 21-0119

Comments for Public Posting: Council File: 21-0119 Save and Preserve the Taix French Restaurant on Sunset Boulevard Dear Council Members and City Planners of Los Angeles: Please save and preserve the Taix French restaurant on Sunset Boulevard. This special and unique legacy business has operated in Los Angeles for almost 100 years, with 59 of those years at its current location on Sunset Boulevard. I do not understand how developers and city council members can choose to diminish a part of Los Angeles culture and history when there are options available to build housing on the lot without destroying the Taix restaurant. Preserving the legacy business and its building will be a valuable asset to the new development. Who in Los Angeles would not love to live walking distance to a historically landmarked restaurant that has been part of Los Angeles culture for almost 100 years? Saving the Taix restaurant will benefit everyone. Please choose the win-win solution of saving and preserving the Taix restaurant and using the available undeveloped space to build the new housing. Thank you for your time and opportunity to voice my concerns. Sincerely, Helen Chtourou

Communication from Public

Name: Steven Luftman
Date Submitted: 06/01/2021 10:28 AM
Council File No: 21-0119

Comments for Public Posting: Dear Councilmembers Please vote NO to the AMENDED Taix HCM The HCM as amended makes a mockery out of our historic preservation ordinance. If passed as amended, would cause great harm to the future of our city's heritage preservation. The Los Angeles' historic preservation ordinance allows for the demolition of historic designated buildings. What it does do is allow for a process of review, and compromise before allowing for the destruction of our historic built environment. I urge you to pass the HCM without the amendments, this will allow a thoughtful process that might result in a project that benefits both the community and the developer. Sincerely, Steven Luftman

Communication from Public

Name: West Adams Heritage Association, Jean Frost

Date Submitted: 06/01/2021 02:43 PM

Council File No: 21-0119

Comments for Public Posting: On behalf of WAHA's three hundred households in West Adams and in support of the HCM designation process, we strongly urge the Council to not accept the amended scope for the pending Historic-Cultural Monument (HCM) nomination for Taix. We urge the Council to fully adopt the HCM nomination as approved by the Cultural Heritage Commission. We understand that based on a proposal by Councilmember O'Farrell, the HCM nomination and scope of its protection was severely modified by PLUM and limited to only a couple of existing exterior signs and a wood bar top -- not the Taix building itself. The Cultural Heritage Commission approval of TAIX as an HCM should be the scope of the Council's designation action.



June 1, 2021

RE: CF 21-0119, Item 3, June 2 Council Agenda

Hon. Members of City Council

On behalf of WAHA's three hundred households in West Adams and in support of the HCM designation process, we strongly urge the Council to not accept the amended scope for the pending Historic-Cultural Monument (HCM) nomination for Taix. We urge the Council to fully adopt the HCM nomination as approved by the Cultural Heritage Commission.

We understand that based on a proposal by Councilmember O'Farrell, the HCM nomination and scope of its protection was severely modified by PLUM and limited to only a couple of existing exterior signs and a wood bar top -- not the Taix building itself. This proposal was previously suggested by the owners (Holland Partner Group) of the Taix property and rejected by the Cultural Heritage Commission.

This action dismisses Taix as a historic resource but greatly undermines the City's Historic-Cultural Monument (HCM) program and sets a dangerous precedent. HCM designation is tied to historic buildings and places, not building fragments and salvage.

WAHA has designated scores of monuments in the West Adams and South Los Angeles area. We understand the nuances of nomination and designation. When the WAHA Felix Chevrolet HCM designation went to Council it was "received and filed." Some did not accept the designation because it included the sign **and** the historic showroom. The Council should consider the whole of the nomination and vote its approval.

There are alternatives to demolition and inclusion of the monument with the new development that should be considered. The gutting of the nomination should not be tolerated. To severely limit this nomination is an abuse of the HCM process, the diligent efforts by the Los Angeles Cultural Heritage Commission, and the stakeholders that have shepherded this nomination forward.

Sincerely,

A handwritten signature in blue ink, appearing to read "Jean Frost", is written over a light blue rectangular background.

Jean Frost
Vice President, Preservation, West Adams Heritage Association
c/o 2341 Scarff Street, LA, CA 90007, 213 747 2526

Cc: Adrian Fine
Craig Bullock
Hon. Mitch O'Farrell
Hon. Mark Ridley-Thomas
Hon. Curren Price
Hon. Marqueece Harris-Dawson

Communication from Public

Name: Elisa Visick

Date Submitted: 06/01/2021 02:52 PM

Council File No: 21-0119

Comments for Public Posting: I support the compromise proposal to allow housing to be built alongside Taix. Echo Park desperately needs more housing and this development will benefit the community by providing that housing and allowing Taix to continue in a more sustainable format.

Communication from Public

Name: Brooks Dunn

Date Submitted: 06/01/2021 01:02 PM

Council File No: 21-0119

Comments for Public Posting: I am writing to support the project and the compromise landmark proposal on the site occupied by Taix. I believe the compromise will allow the business to continue, will preserve certain key features of the site and will add housing that we desperately need.