

Esther Gertrude Haylock, Esq.  
Mr. & Mrs. Merlin Norman Haylock  
3915 ½ Flower Drive, Los Angeles, CA. 90037

May 21, 2019

Chair Harris-Dawson,  
Honorable Members of the Planning and Land Use Management Committee  
Los Angeles City Council  
Attn: Rita Moreno, Committee Clerk - clerk.plumcommittee@lacity.org  
200 N. Spring Street, Rm 375, Los Angeles, CA 90012

RE: The Fig Project – Council File Nos. 19-0370 and 19-0370-S1, to be heard by the  
PLUM Committee on May 21, 2019

Dear Chair Harris-Dawson and Honorable Committee Members,

I am an attorney and the daughter of Mr. & Mrs. Merlin Haylock, (a “Tenant”) of one of the multifamily residential buildings currently located on the Project Site and designated a “contributor” to the Flower Drive Historic District, specifically unit 3915 ½.

The purpose of this letter is simply to notify you that there has been no agreement by this Tenant to waive any rights under the Rent Stabilization Ordinance and therefore, we respectfully request this committee maintain the full language, without revisions, of conditions: **(Q) Qualified Condition A.8. Rent Stabilization Ordinance** and **(T) Tentative Classification Removal Condition 16.Covenant**, because three of these buildings shall be relocated and if the unit(s) were to be offered for rent, said Tenant would have a right to invoke return with the RSO authorities under LAMC Section(s) 151.26 and 151.27.

The Mitigation Monitoring Program includes Measure C-3, which states:

“Seven of the eight multifamily residential buildings currently located on the Project Site are designated contributors to the Flower Drive Historic District. **At least three of the seven contributors shall be relocated** to a suitable and appropriately zoned site or sites within 5 miles of the Project Site, to the satisfaction of the Planning Department. The **relocation of at least three contributors shall be completed prior to the issuance of a final certificate** of occupancy for the Project. [CPC-2016-2658-VZC-HD-CU-MCUP-ZAD-SPR EXHIBIT B - Mitigation Monitoring Program]

Therefore, these two conditions ensure HCIDLA retains full authority to enforce the LAMC:

Tentative Classification Removal Condition 16.Covenant

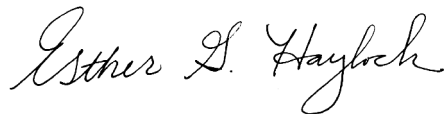
“Prior to the issuance of any permits relative to this matter, an agreement concerning all the information contained in these conditions shall be recorded by the property owner in the County Recorder's Office. The agreement **shall run with the land and shall be binding on any subsequent owners, heirs or assigns. . .**”

Qualified Condition of Approval A.8. Rent Stabilization Ordinance.

- a. The project shall comply with any tenant relocation requirements established by HCIDLA. **Enforcement shall be the responsibility of HCIDLA.**
- b. The applicant shall execute and record a Covenant and Agreement (Planning Department General Form CP-6770) in a form satisfactory to the Advisory Agency binding the applicant and any successor in interest to provide tenant relocation assistance and establish a relocation program in a manner consistent with Section 47.07 of the Los Angeles Municipal Code relating to demolition. The covenant and agreement shall be executed and recorded within 10 days after the expiration of the appeal period (and final action thereon) and a copy provided to each eligible tenant within five days of recordation of the covenant and agreement.
- c. Within 10 days after the time to appeal has expired, the applicant shall execute and record a Covenant and Agreement (Planning Department General Form CP-6770) in a form satisfactory to the Advisory Agency **binding the applicant and any successor in interest to the affirmative duty to abide by all provisions of the Rental Stabilization Ordinance.**

Thank you for consideration of this request.

Sincerely,



Esther G. Haylock, on behalf of Mr. & Mrs. Haylock

cc: Milena Zasadzien, City Planner, Major Projects  
HCIDLA; Rent Division - Landlord Declarations