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June 2, 2008

~~Attn. Ms. Barbara Greaves, Legislative Assistant~~
Planning and Land Use Management Committee
Honorable Councilmember Ed P. Reyes, Chair
Office of the City Clerk
City Hall, Room 395
200 N. Spring Street
Los Angeles, CA 90012

RE:

CPC 2006-6519-ZC-ZV-HD-ZAA-SPR-2A
ENV-2006-6520-MND
Council File: CF 08-0454-S1

**Project Location: 5641-5663 West Melrose Ave.; 5742-5766 W.
Camerford Ave.; 704-724 N. El Centro Ave.**

Honorable Members of the Committee:

The La Mirada Avenue Neighborhood Association asked me to review the above MND to determine if its conclusions were merited by the facts of the real estate market. The MND's conclusion that there is "no impact" on the housing market is not supported on its face because there are low-income residential units removed from the housing market. The developer has phased this project over a number of years, however, the phases should be considered in total to accurately assess the impact of the project on the community.

The study does not analyze or provide data about the number of bedrooms, rental amounts, demographic characteristics of the occupants, or condition of the units. Further, it does not analyze the state of the replacement housing market for the displaced tenants, how long it will take the number of displacements to be absorbed. Also, it did not discuss the cultural aspects of the units proposed to be demolished.

I founds that further environmental study, such as a full CEQA, should be completed to analyze the above issues in depth in order for the Committee to take action that is warranted by the facts.

Sincerely,
//Thomas Zia//
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