

**GREATER CYPRESS PARK
NEIGHBORHOOD COUNCIL**
1150 Cypress Ave.
Los Angeles, CA 90065
<https://cypressparknc.com/>

GCPNC OFFICERS
Chair Carmen Morales
Vice Chair Bryan Kramer
Treasurer Ash Kramer



**DEPARTMENT OF NEIGHBORHOOD
EMPOWERMENT**
200 N. Spring St. St. 2005
Los Angeles, CA 90012
<https://empowerla.org/gcpnc/>

GCPNC BOARD MEMBERS
Dolores Bernal
Mayra Duque
Teresa Roman

GREATER CYPRESS PARK NEIGHBORHOOD COUNCIL COMMUNITY IMPACT STATEMENT

April 9, 2024

Los Angeles City Council
City Hall
200 N. Spring Street
Los Angeles, CA 90012

To: Council President Krekorian, Councilmember Eunisses Hernandez; Councilmember Kevin De Leon; Councilmember Marqueece Harris-Dawson; Mayor Karen Bass

RE: Request to Terminate Eagle Rock Tentative Tract Map TT-67938 and Zone Change APCE-2007-5925-ZC, 4875 Oteora Way Mitigated Negative Declaration ENV-2006-9508-MND; Council File No. 09-0242-S1

The Greater Cypress Park Neighborhood Council (GCPNC) represents stakeholders who reside, own property or conduct business in the neighborhood of Cypress Park. The GCPNC Board voted at its Board and Stakeholder meeting held April 9, 2024 to approve this Community Impact Statement (CIS) regarding [Council File 09-0242-S1](#) and its support to void the proposed 9-unit, 4.35-acre subdivision in Eagle Rock due to the fact that the Tentative Tract Map (Map) duly expired in 2017, well prior to any legal attempt for an extension. Furthermore, the 2017 zone change extension is not allowable with an expired map.

The project does not adequately protect natural resources commensurate with the need to protect the limited and dwindling natural resources within the City. Data presented by the project Appellants show that bobcats periodically make it to this property. The subject property comprises a core portion of the largest intact habitat block in this area. Portions of the site have clearly been stripped of regenerable native vegetation that may or may not have been permissible per the Protected Tree Ordinance. A March 2023 Biological Report prepared by the Resource Conservation District of the Santa Mountains (RCD) demonstrates the ecological values of the property with its rock outcroppings, seep, and unique ability to support a diversity of native, less common oak species. Apparently, no tribal consultation has ever occurred.

The City's actions to resuscitate the map and zone change were based on a 2006 Mitigated Negative Declaration (MND) augmented with some 2008 biological studies. Neither the project nor its MND contain any measures to permanently protect any open space for wildlife movement or basic habitat purposes. Appellants of the Planning and Land Use Committee's approval have provided substantial evidence of new information both biological and procedural not analyzed in the MND. Map and zone change extensions based on such a stale CEQA review must have additional impact analysis particularly if new information has been submitted into the record. The City erred in continuing to process project-related permits, including grading permits, when the map and zone change were by law already terminated.

Thank you for the opportunity to comment.

The Greater Cypress Park Neighborhood Council
GCPNC@empowerla.org