

To: The Council

Date: 5/4/2026

From: Mayor

Council District(s): 5

A PROPOSED GENERAL PLAN AMENDMENT, ZONE CHANGE, AND HEIGHT DISTRICT CHANGE ON PROPERTY LOCATED AT 640 SOUTH SAN VICENTE BOULEVARD WITHIN THE WILSHIRE COMMUNITY PLAN

I herewith approve the City Planning Commission's action and transmit this matter for your consideration.



KAREN BASS  
Mayor

**DEPARTMENT OF  
CITY PLANNING**

COMMISSION OFFICE  
(213) 978-1300

CITY PLANNING COMMISSION

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**CITY OF LOS ANGELES  
CALIFORNIA**



**KAREN BASS**  
MAYOR

**EXECUTIVE OFFICES**

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DEPUTY DIRECTOR

CRAIG R. WEBER  
DEPUTY DIRECTOR

April 8, 2026

The Honorable Karen Bass  
Mayor, City of Los Angeles  
City of Los Angeles  
City Hall, Room 303  
Los Angeles, California 90012

Dear Mayor Bass:

**A PROPOSED GENERAL PLAN AMENDMENT, ZONE CHANGE, AND HEIGHT DISTRICT CHANGE ON PROPERTY LOCATED AT 640 SOUTH SAN VICENTE BOULEVARD WITHIN THE WILSHIRE COMMUNITY PLAN; CF 26-####**

Pursuant to the provisions of Section 551, 555, and 558 of the City Charter, transmitted herewith is the March 12, 2026 action of the City Planning Commission recommending approval of a proposed General Plan Amendment to the Wilshire Community Plan by changing the land use designation for the property located at 640 South San Vicente Boulevard from Limited Commercial to Regional Commercial. The City Planning Commission recommended approval of a concurrent Zone Change and Height District Change from CR-1L-O and CR-1VL-O to (T)(Q)C2-2D-O for the change of use of an existing five (5) story building from medical offices to medical clinics including a surgery center.

The proposed General Plan Amendment is submitted to you for your recommendation, which is to be forwarded to the City Council as specified by Section 11.5.6 of the Los Angeles Municipal Code.

The City Planning Commission, as evidenced by the attached Findings, has determined that the proposed land use designation, zone, and height district will conform to the City's General Plan, will be compatible with adjacent land uses, and is appropriate for the site.

Your action is requested on the proposed plan amendment as specified by Section 11.5.6 of the Los Angeles Municipal Code. The Zone Change and Height District Change will be transmitted to you following City Council's action.

**RECOMMENDATION**

That the Mayor:

1. Concur in the attached action of the City Planning Commission relative to its recommended approval of the proposed General Plan Amendment for the subject property; and

The Honorable Karen Bass

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2. Recommend that the City Council adopt the attached Findings of the City Planning Commission relative to the General Plan Amendment; and
3. Recommend that the City Council adopt, by Resolution, the Plan Amendment to the Wilshire Community Plan, as shown in the attached exhibit; and
4. Recommend that the City Council direct staff to revise the Community Plan in accordance with this action.

Sincerely,

VINCENT P. BERTONI, AICP  
Director of Planning

*Deborah Kahen*  
Deborah Kahen, AICP  
Senior City Planner

VPB:JC:DK:VKJ

**DEPARTMENT OF  
CITY PLANNING**

COMMISSION OFFICE  
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DEPUTY DIRECTOR

CRAIG R. WEBER  
DEPUTY DIRECTOR

April 8, 2026

The Honorable City Council  
City of Los Angeles  
City Hall, Room 395  
Los Angeles, California 90012

Dear Honorable Members:

**A PROPOSED GENERAL PLAN AMENDMENT, ZONE CHANGE, AND HEIGHT DISTRICT CHANGE ON PROPERTY LOCATED AT 640 SOUTH SAN VICENTE BOULEVARD WITHIN THE WILSHIRE COMMUNITY PLAN; CF 26-####**

Pursuant to the provisions of Section 551, 555, and 558 of the City Charter, transmitted herewith is the March 12, 2026 action of the City Planning Commission recommending approval of a proposed General Plan Amendment to the Wilshire Community Plan by changing the land use designation for the property located at 640 South San Vicente Boulevard from Limited Commercial to Regional Commercial. The City Planning Commission recommended approval of a concurrent Zone Change and Height District Change from CR-1L-O and CR-1VL-O to (T)(Q)C2-2D-O for the change of use of an existing five (5) story building from medical offices to medical clinics including a surgery center.

The City Planning Commission, as evidenced by the attached Findings, has determined that the proposed land use designation, zone, and height district will conform to the City's General Plan, will be compatible with adjacent land uses, and is appropriate for the site.

The proposed General Plan Amendment was submitted to the Mayor whose recommendation will be forwarded to you as specified by Section 11.5.6 of the Los Angeles Municipal Code.

**RECOMMENDATION**

That the City Council:

1. Find, based on its independent judgment, after consideration of the entire administrative record, that the project was environmentally assessed under Case No. ENV-2023-5445-ND dated October 2025; and
2. Concur in the attached action of the City Planning Commission relative to its recommended approval of the General Plan Amendment for the subject property; and

The Honorable City Council

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3. Concur in the attached action of the City Planning Commission relative to its recommended approval of the recommended Zone Change and Height District Change for the subject property, with the attached conditions of approval; and
4. Adopt the attached Findings of the City Planning Commission as the Findings of the City Council; and
5. Adopt by Resolution, the proposed Plan Amendment to the Wilshire Community Plan as set forth in the attached exhibit; and
6. Adopt the ordinance for the change of zone from CR-1L-O and CR-1VL-O to (T)(Q)C2-2D-O, subject to the (T) Tentative Classification and (Q) Qualified Classification conditions as set forth in the attached exhibit; and
7. Direct staff to revise the Community Plan Map in accordance with this action.

Sincerely,

VINCENT P. BERTONI, AICP  
Director of Planning

*Deborah Kahen*  
Deborah Kahen, AICP  
Senior City Planner

VPB:JC:DK:VKJ