

NEGATIVE DECLARATION (ND) AND RELATED CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) FINDINGS, RESOLUTION, PLANNING AND LAND USE MANAGEMENT (PLUM) COMMITTEE REPORT, and ORDINANCE FIRST CONSIDERATION relative to a General Plan Amendment, Zone Change and Height District Change for the property located at 640 South San Vicente Boulevard.

Recommendations for Council action, SUBJECT TO THE APPROVAL OF THE MAYOR:

1. FIND, pursuant to CEQA Guidelines Section 15074(b), after consideration of the whole of the administrative record, including the Negative Declaration, No. ENV-2023-5445-ND, and all comments received, there is no substantial evidence that the project will have a significant effect on the environment; FIND the Negative Declaration reflects the independent judgment and analysis of the City; and ADOPT the Negative Declaration.
2. ADOPT the FINDINGS, of the Los Angeles City Planning Commission (LACPC) as the Findings of Council.
3. ADOPT the accompanying RESOLUTION, as recommended by the Mayor and the LACPC, for a General Plan Amendment to the Wilshire Community Plan Amendment to amend the land use designation of the Project site from Limited Commercial to Regional Commercial.
4. PRESENT and ADOPT the accompanying ORDINANCE dated March 12, 2026, effectuating a 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-story building from medical offices to medical clinics including a surgery center, which requires a GPA, Zone Change, and Height District Change to change the property's underlying land use designation to Regional Commercial, and the property's zone and height district to (T)(Q)C2-2D-O, to allow the change of use; construction consists of interior tenant improvements only; the existing 68,500-square-foot building would not change in size, and no changes are proposed to the exterior or footprint of the existing building or parking structure; vehicular access to the Project Site would continue to be via two driveways into the parking structure, one off of San Vicente Boulevard and one off of the alley; no changes are proposed to the existing hardscape or street trees; for the property located at 640 South San Vicente Boulevard, subject to Conditions of Approval.

Applicant: Jose Nazar, Land of the Free LP

Applicant Representative: Nick Leathers, Crest Real Estate

Case No. CPC-2023-5444-GPA-ZC-HD

Environmental No. ENV-2023-5445-ND

Fiscal Impact Statement: The LACPC reports that there is no General Fund impact as administrative costs are recovered through fees.

Community Impact Statement: None submitted

TIME LIMIT FILE – JULY 18, 2026

(LAST DAY FOR COUNCIL ACTION – JULY 1, 2026)

Summary:

At a regular meeting held on June 9, 2026, the PLUM Committee considered reports from the LACPC and Mayor, a Resolution relative to a General Plan Amendment, and a draft Ordinance relative to a Zone Change and Height District Change for the property located at 640 South San Vicente Boulevard. After an opportunity for public comment, the Committee recommended to approve a General Plan Amendment to

the Wilshire Community Plan Amendment; and approve the Resolution, Zone Change and Height District Change Ordinance, Findings, Conditions of Approval, and Negative Declaration. This matter is now submitted to the Council for consideration.

Respectfully Submitted,

PLANNING AND LAND USE MANAGEMENT COMMITTEE

<u>MEMBER</u>	<u>VOTE</u>
BLUMENFIELD:	YES
HUTT:	YES
NAZARIAN:	YES
LEE:	YES
RAMAN:	YES

CR/dl
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-NOT OFFICIAL UNTIL COUNCIL ACTS-