

PLANNING DEPARTMENT TRANSMITTAL TO THE CITY CLERK'S OFFICE

CITY PLANNING CASE:	ENVIRONMENTAL CASE:	COUNCIL DISTRICT:
CPC-2023-5444-GPA-ZC-HD	ENV-2023-5445-ND	5 – Yaroslavsky
RELATED CASE NOS.:	COUNCIL FILE NO:	PROCEDURAL REGULATIONS:
<input checked="" type="checkbox"/> N/A	<input type="checkbox"/> N/A	<input checked="" type="checkbox"/> Ch. 1 as of 1/21/24 (Not subject to Processes & Procedures Ord.) <input type="checkbox"/> Ch. 1A (Subject to Processes & Procedures Ord.)
PROJECT ADDRESS / LOCATION:		
640 South San Vicente Boulevard		
APPLICANT:	TELEPHONE NUMBER:	EMAIL ADDRESS:
Jose Nazar, Land of the Free LLP	310-994-6657	me@iosenazar.com
APPLICANT'S REPRESENTATIVE:	TELEPHONE NUMBER:	EMAIL ADDRESS:
Nick Leathers, Crest Real Estate	310-994-6657	nick@crestrealestate.com
APPELLANT:	TELEPHONE NUMBER:	EMAIL ADDRESS:
<input checked="" type="checkbox"/> TBD		
APPELLANT'S REPRESENTATIVE:	TELEPHONE NUMBER:	EMAIL ADDRESS:
<input checked="" type="checkbox"/> TBD		
PLANNER CONTACT:	TELEPHONE NUMBER:	EMAIL ADDRESS:
Valentina Knox-Jones	(213) 978-1741	valentina.knox.jones@lacity.org
ITEMS FOR CITY COUNCIL CONSIDERATION (IE. ENTITLEMENTS, LEGISLATIVE ACTIONS):		
<ul style="list-style-type: none"> - Consideration of Negative Declaration ENV-2023-5445-ND - General Plan Amendment (GPA) from Limited Commercial to Regional Commercial for the subject site. - Zone Change (ZC) and Height District Change (HD) from CR-1L-O and CR-1VL-O to (T)(Q)C2-2D-O 		
FINAL ENTITLMENTS NOT ADVANCING FOR CITY COUNCIL CONSIDERATION: (UNAPPEALED OR NON-APPEALABLE ITEMS)		
<input checked="" type="checkbox"/> N/A		
ITEMS APPEALED:		
<input checked="" type="checkbox"/> N/A		

ATTACHMENTS:	REVISED:	ENVIRONMENTAL DOCUMENT:	REVISED:
<input checked="" type="checkbox"/> Letter of Determination	<input type="checkbox"/>	<input type="checkbox"/> Categorical Exemption (CE) (Notice of Exemption)	<input type="checkbox"/>
<input checked="" type="checkbox"/> Findings of Fact	<input type="checkbox"/>	<input type="checkbox"/> Statutory Exemption (SE) (Notice of Exemption)	<input type="checkbox"/>
<input checked="" type="checkbox"/> Staff Recommendation Report	<input type="checkbox"/>	<input checked="" type="checkbox"/> Negative Declaration (ND)	<input type="checkbox"/>
<input checked="" type="checkbox"/> Conditions of Approval	<input type="checkbox"/>	<input type="checkbox"/> Mitigated Negative Declaration (MND)	<input type="checkbox"/>
<input checked="" type="checkbox"/> T Conditions	<input type="checkbox"/>	<input type="checkbox"/> Environmental Impact Report (EIR)	<input type="checkbox"/>
<input checked="" type="checkbox"/> Proposed Ordinance	<input type="checkbox"/>	<input type="checkbox"/> Mitigation Monitoring Program (MMP)	<input type="checkbox"/>
<input checked="" type="checkbox"/> Zone Change Map and Ordinance	<input type="checkbox"/>	<input type="checkbox"/> Sustainable Communities Project Exemption (SCPE)	<input type="checkbox"/>
<input checked="" type="checkbox"/> GPA Resolution	<input type="checkbox"/>	<input type="checkbox"/> Sustainable Communities Environmental Assessment (SCEA)	<input type="checkbox"/>
<input checked="" type="checkbox"/> Land Use Map	<input type="checkbox"/>	<input type="checkbox"/> Sustainable Communities Environmental Impact Report (SCEIR)	<input type="checkbox"/>
<input checked="" type="checkbox"/> Exhibit A – Plans	<input type="checkbox"/>	<input type="checkbox"/> Appendices	<input type="checkbox"/>
<input checked="" type="checkbox"/> Mailing List (both Word and PDF)	<input type="checkbox"/>	<input type="checkbox"/> Other:	<input type="checkbox"/>
<input checked="" type="checkbox"/> Interested Parties List	<input type="checkbox"/>		
<input type="checkbox"/> Appeal	<input type="checkbox"/>		
<input type="checkbox"/> Development Agreement	<input type="checkbox"/>		
<input type="checkbox"/> Site Photographs	<input type="checkbox"/>		
<input type="checkbox"/> Other:	<input type="checkbox"/>		

NOTES / INSTRUCTIONS:

Please create Council File.

CITY COUNCIL NOTICE TIMING:	NOTICE LIST (SELECT ALL):	NOTICE PUBLICATION:
<input type="checkbox"/> 10 days <input type="checkbox"/> 15 days <input checked="" type="checkbox"/> 24 days <input type="checkbox"/> N/A / None <input type="checkbox"/> Other: [enter here if applicable]	<input checked="" type="checkbox"/> Owner <input checked="" type="checkbox"/> Applicant <input type="checkbox"/> Adjacent/Abutting <input type="checkbox"/> 100' radius <input type="checkbox"/> 300' radius <input checked="" type="checkbox"/> 500' radius <input checked="" type="checkbox"/> Neighborhood Council <input checked="" type="checkbox"/> Interested Parties <input type="checkbox"/> Other: [enter here if applicable]	<input type="checkbox"/> 10 days <input type="checkbox"/> 15 days <input checked="" type="checkbox"/> 24 days <input type="checkbox"/> N/A / None <input type="checkbox"/> Other: [enter here if applicable]

FISCAL IMPACT STATEMENT:

Yes
 No
 *If determination states administrative costs are recovered through fees, indicate "Yes."

PLANNING COMMISSION:

- | | |
|---|---|
| <input checked="" type="checkbox"/> City Planning Commission (CPC)
<input type="checkbox"/> Cultural Heritage Commission (CHC)
<input type="checkbox"/> Central Area Planning Commission
<input type="checkbox"/> East LA Area Planning Commission
<input type="checkbox"/> Harbor Area Planning Commission | <input type="checkbox"/> North Valley Area Planning Commission
<input type="checkbox"/> South LA Area Planning Commission
<input type="checkbox"/> South Valley Area Planning Commission
<input type="checkbox"/> West LA Area Planning Commission |
|---|---|

PLANNING COMMISSION HEARING DATE:	COMMISSION VOTE:
March 12, 2026	9 – 0
LAST DAY TO APPEAL:	DATE APPEALED:
April 28, 2026	TBD
COUNCIL TIME TO ACT:	TIME TO ACT START:
<input type="checkbox"/> 30 days <input type="checkbox"/> 45 days <input type="checkbox"/> 60 days <input type="checkbox"/> 75 days <input type="checkbox"/> 90 days <input type="checkbox"/> 120 days <input type="checkbox"/> N/A / None <input type="checkbox"/> Other: [enter here if applicable]	<input type="checkbox"/> Appeal Filing Date <input type="checkbox"/> Received by Clerk <input type="checkbox"/> Last Day to Appeal <input type="checkbox"/> N/A / None <input type="checkbox"/> Other: [enter here if applicable]
TRANSMITTED BY:	TRANSMITTAL DATE:
Cecilia Lamas Commission Executive Assistant II	April 8, 2026



LOS ANGELES CITY PLANNING COMMISSION

200 North Spring Street, Room 272, Los Angeles, California, 90012-4801, (213) 978-1300

www.planning.lacity.org

LETTER OF DETERMINATION

MAILING DATE: APRIL 8, 2026

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

Council District: 5 – Yaroslavsky

CEQA: ENV-2023-5445-ND

Plan Area: Wilshire

Project Site: 640 South San Vicente Boulevard

Applicant: Jose Nazar, Land of the Free LP
Representative: Nick Leathers, Crest Real Estate

At its meeting **March 12, 2026**, the Los Angeles City Planning Commission took the actions below in conjunction with the following Project:

Change of use for an existing five-story building from medical offices to medical clinics including a surgery center. The Project requires a General Plan Amendment, Zone Change, and Height District Change to change the property's underlying land use designation from Limited Commercial to Regional Commercial and the property's zone and height district from CR-1L-O and CR-1VL-O to 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. 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.

1. **Found**, 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, ("Negative Declaration"), and all comments received, there is no substantial evidence that the project will have a significant effect on the environment; **Found** the Negative Declaration reflects the independent judgment and analysis of the City; and **Adopted** the Negative Declaration;
2. **Approved** and **recommended** that the Mayor and City Council **adopt** the attached Resolution, pursuant to City Charter Section 555 and Section 11.5.6 of the Los Angeles Municipal Code (LAMC), 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;
3. **Approved** and **recommended** that City Council **adopt** the attached Zone Change Ordinance, pursuant to LAMC Section 12.32 F, for a Zone Change and Height District Change from CR-1L-O and CR-1VL-O to (T)(Q)C2-2D-O;
4. **Adopted** the attached Conditions of Approval; and
5. **Adopted** the attached Findings.

The vote proceeded as follows:

Moved: Lawshe
 Second: Rosenstein
 Ayes: Chavez, Choe, Diaz, Johnson, Klein, Saitman, Zamora

Vote: 9 – 0



Cecilia Lamas, Commission Executive Assistant II
 Los Angeles City Planning Commission

APPEAL PERIOD - EFFECTIVE DATE

The decision of the Los Angeles City Planning Commission as it relates to the General Plan Amendment is not appealable and will proceed to the City Council for final decision. The Zone Change and Height District Change is appealable by the Applicant only if disapproved in whole or in part by the Commission. The remaining entitlements are appealable to City Council within **20 days** after the mailing date of this determination letter. Any appeal not filed within the 20-day period shall not be considered by the Council.

FINAL APPEAL DATE: APRIL 28, 2026

Notice: An appeal of the CEQA clearance for the Project pursuant to Public Resources Code Section 21151(c) is only available if the Determination of the non-elected decision-making body (e.g., ZA, AA, APC, CPC) **is not further appealable** and the decision is final.

WHO CAN FILE AN APPEAL

An applicant or any other person aggrieved by the Decision Maker's decision may file an appeal.

HOW TO FILE AN APPEAL

An appeal application must be submitted and paid for before 4:30 PM (PST) on the final day to appeal the determination. Should the final day fall on a weekend or legal City holiday, the time for filing an appeal shall be extended to 4:30 PM (PST) on the next succeeding working day. Appeals should be filed early to ensure the Development Services Center (DSC) staff has adequate time to review and accept the documents, and to allow appellants time to submit payment. Appeals may be filed either online or in person as referenced below:

Forms are available online at <http://planning.lacity.gov/development-services/forms>.

ONLINE APPEAL FILINGS THROUGH ONLINE APPLICATION SYSTEM (OAS)



QR Code to
 Online Appeal Filing

Online Application System (OAS): The OAS (<https://planning.lacity.gov/oas>) allows entitlement appeals to be submitted entirely online. Appeal fees may be paid for by credit card or e-check.

IN PERSON APPEAL FILINGS



QR Code to Forms for In-Person Appeal Filing

Drop off at DSC. Appeals of this determination can be submitted in-person at the Metro or Van Nuys DSC locations, as well as the South Los Angeles DSC on Tuesdays and Thursdays only, and payment can be made by credit card or check.

- a. City Planning has established drop-off areas at the DSCs with physical boxes where appellants can drop off appeal applications;
- b. Alternatively, appeal applications can be filed with staff at DSC public counters.

CITY PLANNING DEVELOPMENT SERVICES CENTERS – PUBLIC COUNTERS

Office	Address	Phone Number	Email
Metro DSC	201 N. Figueroa St 4th Floor Los Angeles, CA 90012	(213) 482-7077	planning.figcounter@lacity.org
Van Nuys DSC	6262 Van Nuys Blvd Suite 251 Van Nuys, CA 91401	(818) 374-5050	planning.mbc2@lacity.org
South LA DSC <i>Tuesday and Thursday Only</i>	8475 S. Vermont Ave, 1st Floor Los Angeles, CA 90044	(213) 978-1465	planning.southla@lacity.org

City Planning staff may follow up with the appellant via email and/or phone if there are any questions or missing materials in the appeal submission, to ensure that the appeal package is complete and meets the applicable LAMC provisions.

If you seek judicial review of any decision of the City pursuant to California Code of Civil procedure Section 1094.5, the petition for writ of mandate pursuant to that section must be filed no later than the 90th day following the date on which the City's decision became final pursuant to California Code of Civil Procedure Section 1094.6. There may be other time limits which also affect your ability to seek judicial review.

SCHEDULING CASE CONDITION CLEARANCE AND BUILDING PERMIT SIGN-OFFS



QR Code to BuildLA Appointment Portal for Condition Clearance

In order to clear conditions and/or obtain building permit sign-offs, you must make an [appointment](#) with the Department of City Planning's Development Services Center (DSC). You may schedule a Case Condition Clearance Appointment with the DSC at appointments.lacity.org after the effective date of the determination..

See instructions on how to prepare for your appointment at planning.lacity.gov/project-review/case-filings

Attachments: Zone Change Ordinance, Maps, Conditions of Approval, Findings, Resolution

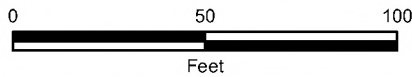
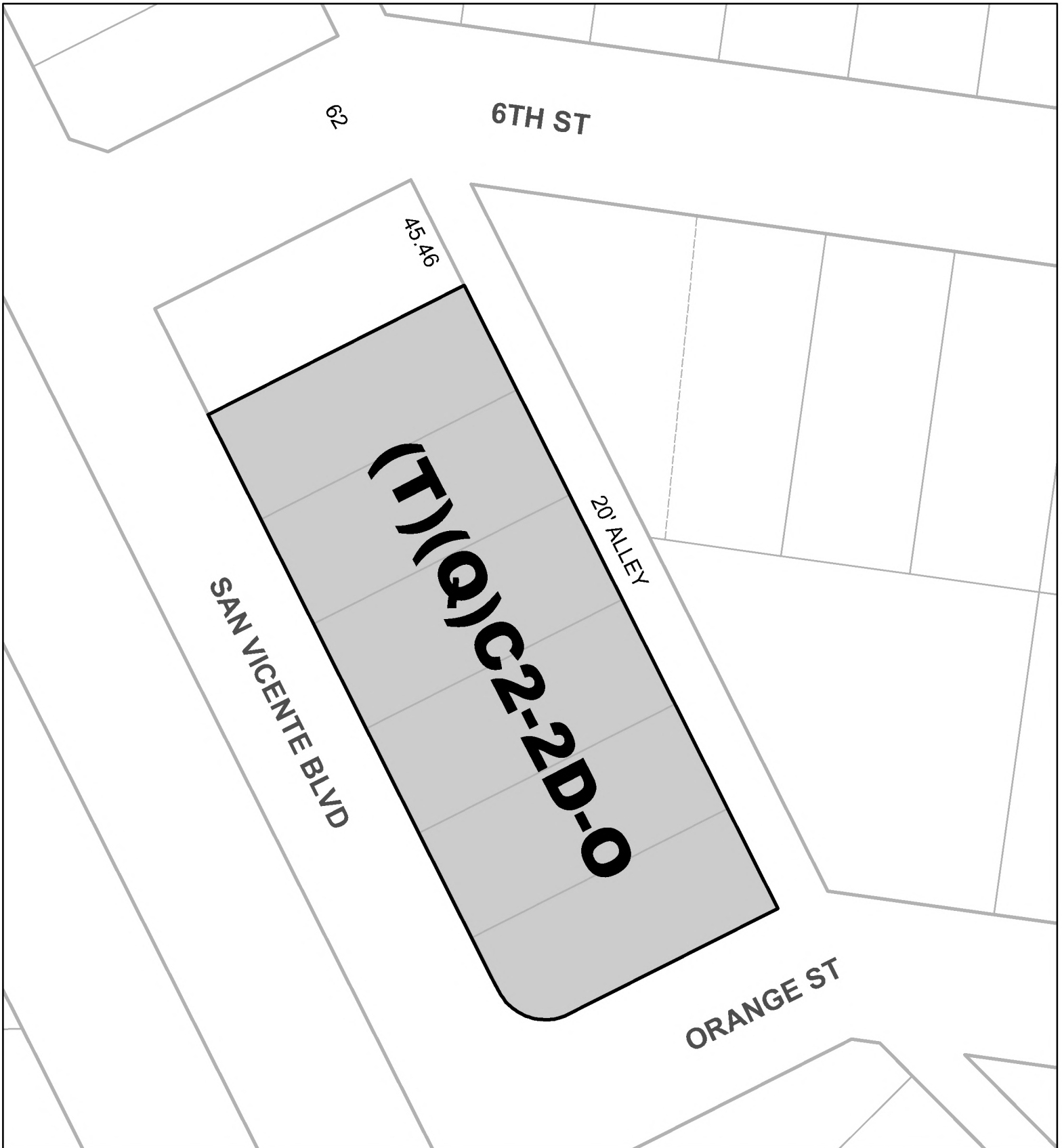
cc: Jane Choi, Principal City Planner
Deborah Kahen, Senior City Planner
Valentina Knox-Jones, City Planner

ORDINANCE NO. _____

An ordinance amending Section 12.04 of the Los Angeles Municipal Code by amending the zoning map.

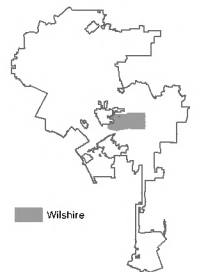
THE PEOPLE OF THE CITY OF LOS ANGELES DO ORDAIN AS FOLLOWS:

Section 1. Section 12.04 of the Los Angeles Municipal Code is hereby amended by changing the zone and zone boundaries shown upon a portion of the zone map attached thereto and made a part of Article 2, Chapter 1 of the Los Angeles Municipal Code, so that such portion of the zoning map shall be as follows:



CPC-2023-5444-GPA-ZC-HD
AA/CF 121925

City of Los Angeles



(Q) QUALIFIED CONDITIONS

Pursuant to Section 12.32 G of the Municipal Code, the following limitations are hereby imposed upon the use of the subject property, subject to the "Q" Qualified classification.

1. **Site Plan.** The use and development of the subject property shall be in substantial conformance with the site plan labeled Exhibit "A" dated March 3, 2023. Prior to the issuance of building permits, detailed development plans including a site plan illustrating elevations, facades, and architectural treatment, and a landscape/irrigation plan shall be submitted for review and approval by the Central Project Planning Bureau of the Department of City Planning. The plans shall comply with provisions of the Municipal Code, the subject conditions, and the intent of the subject permit authorization.
2. **Use.** The site is limited to medical clinics and a surgery center, any existing CR uses, and residential uses in accordance with the density and development standards of the CR Zone.

“D” DEVELOPMENT LIMITATIONS

Pursuant to Section 12.32 G of the Municipal Code, the following limitations are hereby imposed upon the use of the subject property, subject to the “D” Development Limitations.

1. **Floor Area.** The total floor area shall substantially conform with Exhibit A of Case No. CPC-2023-5444-GPA-ZC-HD and not exceed a maximum FAR of approximately 2.33:1 or approximately 68,500 square-feet.
2. **Height.** The height of the medical building located on the lot shall not exceed a height of 75 feet. The height of the parking structure shall not exceed a height of 50 feet. Roof structures and equipment that comply with LAMC Section 12.21.1 B.3 may exceed this height limit.

CONDITIONS FOR EFFECTUATING (T) TENTATIVE CLASSIFICATION REMOVAL

Pursuant to Section 12.32-G of the Municipal Code, the (T) or [T] Tentative Classification shall be removed by the recordation of a final parcel or tract map or by posting of guarantees through the B-permit process of the City Engineer to secure the following without expense to the City of Los Angeles, with copies of any approval or guarantees provided to the Department of City Planning for attachment to the subject planning case file.

Dedications and Improvements. Prior to the issuance of any building permits, public improvements and dedications for streets and other rights-of-way adjoining the subject property shall be guaranteed to the satisfaction of the Bureau of Engineering, Department of Transportation, Fire Department (and other responsible City, regional, and Federal government agencies as may be necessary).

Responsibilities/Guarantees.

1. As part of early consultation, plan review, and/or project permit review, the applicant/developer shall contact the responsible agencies to ensure that any necessary dedications and improvements are specifically acknowledged by the applicant/developer.
2. Bureau of Engineering. Prior to the issuance of sign-offs for final site plan approval and/or project permits by the Department of City Planning, the applicant/developer shall provide written verification to the Department of City Planning from the responsible agency acknowledging the agency's consultation with the applicant/developer. The required dedications and improvements may necessitate redesign of the project. Any changes to the project design required by a public agency shall be documented in writing and submitted for review by the Department of City Planning.

a. Dedication Required:

Orange Street (Local Street) – None.

San Vicente Boulevard (One-Way Service Road) – None.

Alley (N/W of San Vicente Boulevard) – None.

b. Improvements Required:

Orange Street – Construct new curb ramps at the intersection with San Vicente Boulevard per BOE standard plan and Special Order 04-0222, including any necessary removal and reconstruction of existing improvements.

San Vicente Boulevard – Repair and or replace any damaged/cracked or off-grade concrete sidewalk, curb, gutter and roadway pavement along the property frontage, including any necessary removal and reconstruction of existing improvements.

Alley – Repair and or replace any damaged/cracked or off-grade alley pavement and longitudinal concrete gutter along the property frontage. Upgrade the alley intersection

at Orange Street per BOE standard, including any necessary removal and reconstruction of existing improvements.

Notes: Broken curb and/or gutter includes segments within existing score lines that are depressed or upraised by more than ¼ inch from the surrounding concrete work or are separated from the main body of the concrete piece by a crack through the entire vertical segment and greater than 1/8 inch at the surface of the section.

Non-ADA compliant sidewalk shall include any sidewalk that has a cross slope that exceeds 2% and/or is depressed or upraised by more than ¼ inch from the surrounding concrete work or has full concrete depth cracks that have separations greater than 1/8 inch at the surface. The sidewalk also includes that portion of the pedestrian path of travel across a driveway.

All new sidewalk curb and gutter shall conform to the Bureau of Engineering Standard Plans S410-2, S440-4, S442-6 and S444-0.

Install tree wells with root barriers and plant street trees satisfactory to the City Engineer and the Urban Forestry Division of the Bureau of Street Services. The applicant should contact the Urban Forestry Division for further information (213) 847-3077 or via <https://appointments.lacity.org/apptsys/Public/Account>.

Notes: Street lighting may be required satisfactory to the Bureau of Street Lighting (213) 847-1551 or via <https://appointments.lacity.org/apptsys/Public/Account>.

Department of Transportation may have additional requirements for dedication and improvements.

Refer to the Department of Transportation regarding traffic signals, signs and equipment (213) 482-7024 or via <https://appointments.lacity.org/apptsys/Public/Account>.

Regarding any conflicts with power pole matters, contact the Department of Water and Power at (213) 367-2715 or via <https://appointments.lacity.org/apptsys/Public/Account>.

Refer to the Fire Department Hydrants and Access Unit regarding fire hydrants (213) 482-6543 or via <https://appointments.lacity.org/apptsys/Public/Account>.

3. Provide proper drainage for street being improved and for the site being developed.
4. Roof drainage and surface run-off from the property shall be collected and treated on-site to the satisfaction of the Bureau of Sanitation, while the overflow is to the satisfaction of the Bureau of Engineering. The overflow must discharge through a curb drain outlet or a direct connection to a catch basin. All discharge must be by gravity flow from the property line. No pressurized discharge is allowed.
5. Sewer lines exist in San Vicente Boulevard. All Sewerage Facilities Charges and Bonded Sewer Fees are to be paid prior to obtaining a building permit.
6. An investigation by the BOE Central District Office Sewer Counter may be necessary to determine the capacity of the existing public sewers to accommodate the proposed

development. Submit a request to the Central District Office of the Bureau of Engineering at (213) 482-7030 or via <https://appointments.lacity.org/apptsys/Public/Account>.

7. Submit parking area and driveway plan to the Central District Office of BOE and the Los Angeles Department of Transportation for review and approval.

8. Street Lighting.

- a. Improvement Condition: Construction new street light: one (1) on San Vicente Boulevard.

Notes: The quantity of street lights identified may be modified slightly during the plan check process based on illumination calculations and equipment selection.

Conditions set: 1) in compliance with a Specific Plan; or 2) by LADOT; or 3) by other legal instrument excluding the Bureau of Engineering conditions, requiring an improvement that will change the geometrics of the public roadway or driveway apron may require additional or the reconstruction of street lighting improvements as part of that condition.

9. **Urban Forestry – Street Trees.** The developer shall plant street trees and remove any existing trees within dedicated streets or proposed dedicated streets as required by the Urban Forestry Division of the Bureau of Street Services. All street tree plantings shall be brought up to current standards. The actual number and location of new trees shall be determined at the time of tree planting. The contractor shall notify the Urban Forestry Division at 213-847-3077 five working days prior to constructing the sidewalk for marking of the tree locations and species.

Note: Removal of parkway trees or Protected Trees requires the Board of Public Works' approval. Contact Urban Forestry Division at 213-847-3077 for tree removal permit information.

10. **Department of Transportation.** Suitable arrangements shall be made with the Department of Transportation to assure that a parking area and driveway plan be submitted to the Citywide Planning Coordination Section of the Department of Transportation for approval prior to submittal of building permit plans for plan check by the Department of Building and Safety. Transportation approvals are conducted at 201 N. Figueroa Street Suite 400, Station 3. For an appointment, call (213) 482-7024.
11. **Fire Department.** Prior to the issuance of building permit, a plot plan shall be submitted to the Fire Department for approval

CONDITIONS OF APPROVAL

Pursuant to Sections 11.5.6 and 12.32 of the Los Angeles Municipal Code, the following conditions are hereby imposed upon the use of the subject property:

Entitlement Conditions

1. **Site Development.** The use and development of the subject property shall be in substantial conformance with the site plan labeled Exhibit “A” dated March 3, 2023. Prior to the issuance of building permits, detailed development plans including a site plan illustrating elevations, facades, and architectural treatment, and a landscape/irrigation plan shall be submitted for review and approval by the Department of City Planning. The plans shall comply with provisions of the Municipal Code, the subject conditions, and the intent of the subject permit authorization. Minor deviations may be allowed in order to comply with the provisions of the Municipal Code, the project conditions, or the project permit authorization.
2. **Use.** Authorized herein is a five-story, 75-foot tall, 68,500 square-foot building consisting of medical clinic uses with a surgery center. The existing five-story, 50-foot tall parking garage will remain unchanged.
3. **Hours of Operation.** The hours of operation for the facility shall be consistent with the Commercial Corner Development limitations – hours shall be limited to 7:00 a.m. to 11:00 p.m. Parking lot cleaning and sweeping, and trash collections from and deliveries shall occur no earlier than 7:00 a.m., nor later than 8:00 p.m., Monday through Friday, and no earlier than 10:00 a.m., nor later than 4:00 p.m., on Saturdays and Sundays.
4. **Parking**
 - a. **Electric Vehicle Parking.** All electric vehicle charging spaces (EV Spaces) and electric vehicle charging stations (EVCS) shall comply with the regulations outlined in Sections 99.04.106 and 99.05.106 of Article 9, Chapter IX of the LAMC.
5. **Lighting.** All outdoor and parking lighting shall be shielded and down-cast within the site in a manner that prevents the illumination of adjacent public rights-of-way, adjacent properties, and the night sky (unless otherwise required by the Federal Aviation Administration (FAA) or for other public safety purposes).
6. **Lighting Design.** Areas where nighttime uses are located shall be maintained to provide sufficient illumination of the immediate environment so as to render objects or persons clearly visible for the safety of the public and emergency response personnel. All pedestrian walkways, storefront entrances, and vehicular access ways shall be illuminated with lighting fixtures. Lighting fixtures shall be harmonious with the building design. Wall mounted lighting fixtures to accent and complement architectural details at night shall be installed on the building to provide illumination to pedestrians and motorists.
7. **Graffiti.** All graffiti on the site shall be removed or painted over to match the color of the surface to which it is applied within 24 hours of its occurrence.

8. **Trash.** Trash receptacles shall be stored within a fully enclosed portion of the building at all times. Trash/recycling containers shall be locked when not in use and shall not be placed in or block access to required parking.
9. **Mechanical Equipment / Utilities.** All mechanical equipment and utilities shall be fully screened from view of any abutting properties and the public right-of-way.
10. **Solar Energy Infrastructure.** The Project shall comply with the Los Angeles Municipal Green Building Code, Section 99.05.211, to the satisfaction of the Department of Building and Safety.
11. **Maintenance.** The subject property, including any trash storage areas, associated parking facilities, sidewalks, driveways, yard areas, parkways, and exterior walls along the property lines, shall be maintained in an attractive condition and shall be kept free of trash and debris.

Administrative Conditions

12. **Approvals, Verification and Submittals.** Copies of any approvals, guarantees or verification of consultations, reviews or approval, plans, etc, as may be required by the subject conditions, shall be provided to the Department of City Planning for placement in the subject file.
13. **Code Compliance.** All area, height and use regulations of the zone classification of the subject property shall be complied with, except wherein these conditions explicitly allow otherwise.
14. **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 in the County Recorder's Office. The agreement shall run with the land and shall be binding on any subsequent property owners, heirs or assign. The agreement must be submitted to the Department of City Planning for approval before being recorded. After recordation, a copy bearing the Recorder's number and date shall be provided to the Department of City Planning for attachment to the file.
15. **Definition.** Any agencies, public officials or legislation referenced in these conditions shall mean those agencies, public offices, legislation or their successors, designees or amendment to any legislation.
16. **Enforcement.** Compliance with these conditions and the intent of these conditions shall be to the satisfaction of the Department of City Planning and any designated agency, or the agency's successor and in accordance with any stated laws or regulations, or any amendments thereto.
17. **Building Plans.** A copy of the first page of this grant and all Conditions and/or any subsequent appeal of this grant and its resultant Conditions and/or letters of clarification shall be printed on the building plans submitted to the Development Services Center and the Department of Building and Safety for purposes of having a building permit issued.
18. **Corrective Conditions.** The authorized use shall be conducted at all times with due regard for the character of the surrounding district, and the right is reserved to the City Planning Commission, or the Director pursuant to Section 12.27.1 of the Municipal Code, to impose additional corrective conditions, if, in the Commission's or Director's opinion, such conditions

are proven necessary for the protection of persons in the neighborhood or occupants of adjacent property.

19. Project Plan Modifications. Any corrections and/or modifications to the project plans made subsequent to this grant that are deemed necessary by the Department of Building and Safety, Housing Department, or other Agency for Code compliance, and which involve a change in Site Plan, floor area, parking, building height, yards or setbacks, building separations, or lot coverage, shall require a referral of the revised plans back to the Department of City Planning for additional review and final sign-off prior to the issuance of any building permit in connection with said plans. This process may require additional review and/or action by the appropriate decision-making authority including the Director of Planning, City Planning Commission, Area Planning Commission, or Board.

20. INDEMNIFICATION AND REIMBURSEMENT OF LITIGATION COSTS.

Applicant shall do all of the following:

- a. Defend, indemnify and hold harmless the City from any and all actions against the City relating to or arising out of the City's processing and approval of this entitlement, including but not limited to, an action to attack, challenge, set aside, void, or otherwise modify or annul the approval of the entitlement, the environmental review of the entitlement, or the approval of subsequent permit decisions, or to claim personal property damage, including from inverse condemnation or any other constitutional claim.
- b. Reimburse the City for any and all costs incurred in defense of an action related to or arising out of the City's processing and approval of the entitlement, including but not limited to payment of all court costs and attorney's fees, costs of any judgments or awards against the City (including an award of attorney's fees), damages, and/or settlement costs.
- c. Submit an initial deposit for the City's litigation costs to the City within 10 days' notice of the City tendering defense to the Applicant and requesting a deposit. The initial deposit shall be in an amount set by the City Attorney's Office, in its sole discretion, based on the nature and scope of action, but in no event shall the initial deposit be less than \$50,000. The City's failure to notice or collect the deposit does not relieve the Applicant from responsibility to reimburse the City pursuant to the requirement in paragraph (ii).
- d. Submit supplemental deposits upon notice by the City. Supplemental deposits may be required in an increased amount from the initial deposit if found necessary by the City to protect the City's interests. The City's failure to notice or collect the deposit does not relieve the Applicant from responsibility to reimburse the City pursuant to the requirement in paragraph (ii).
- e. If the City determines it necessary to protect the City's interest, execute an indemnity and reimbursement agreement with the City under terms consistent with the requirements of this condition.

The City shall notify the applicant within a reasonable period of time of its receipt of any action and the City shall cooperate in the defense. If the City fails to notify the applicant of any claim, action, or proceeding in a reasonable time, or if the City fails to reasonably cooperate in the defense, the applicant shall not thereafter be responsible to defend, indemnify or hold harmless the City.

The City shall have the sole right to choose its counsel, including the City Attorney's office or outside counsel. At its sole discretion, the City may participate at its own expense in the defense of any action, but such participation shall not relieve the applicant of any obligation imposed by this condition. In the event the Applicant fails to comply with this condition, in whole or in part, the City may withdraw its defense of the action, void its approval of the entitlement, or take any other action. The City retains the right to make all decisions with respect to its representations in any legal proceeding, including its inherent right to abandon or settle litigation.

For purposes of this condition, the following definitions apply:

"City" shall be defined to include the City, its agents, officers, boards, commissions, committees, employees, and volunteers.

"Action" shall be defined to include suits, proceedings (including those held under alternative dispute resolution procedures), claims, or lawsuits. Actions include actions, as defined herein, alleging failure to comply with any federal, state or local law.

Nothing in the definitions included in this paragraph are intended to limit the rights of the City or the obligations of the Applicant otherwise created by this condition.

FINDINGS

General Plan/Charter Findings

- 1. General Plan Land Use Designation.** The project site is located within the Wilshire Community Plan, which was adopted by the City Council on September 19, 2001. The project site is a rectangular site, comprising six lots with 29,395 square feet of lot area and is located at northeast corner of the intersection of San Vicente Boulevard and Orange Street. The Community Plan designates the site with a land use designation of Limited Commercial which lists CR, C1, C1.5, P, RAS3, and RAS4 as the corresponding zones.

As recommended, the amendment would re-designate the project site to the Regional Commercial land use designation, which lists the following corresponding zones: CR, C1.5, C2, C4, P, PB, RAS3, RAS4, R3, R4 and R5. Footnote No. 6 of the Community Plan indicates that the corresponding Height District for the Regional Commercial land use designation is Height District 2. A Zone Change is also requested to change the existing parcels from CR to C2. The site is across the street, across Orange Street, from the Miracle Mile Regional Commercial Center, which is approximately 100 acres in size. It is centered around Wilshire Boulevard in the west central portion of the plan area and is generally bounded by 6th Street on the north; 8th Street on the south; Sycamore Avenue on the east; and San Vicente Boulevard on the west. Miracle Mile is characterized primarily by numerous high rise office buildings, mid to low rise apartments, single-family areas south of 8th Street, entertainment centers, museums, and regional shopping complexes. These diverse uses support balanced community development and create increased interest for a variety of visitors who come to the area and residents who inhabit the area.

The recommended change to the Zone and Height District to (T)(Q)C2-2D-O for the site would be consistent with the adoption of the recommended Plan Amendment and would be in substantial conformance with the purpose, intent, and provisions of the General Plan as it is reflected within the Wilshire Community Plan. Therefore, the proposed change of use from offices to medical clinics with a surgery center is appropriate for this area.

- 2. Charter Finding – City Charter Finding 556 and 558 (General Plan Amendment)**

The proposed General Plan Amendment complies with Sections 556 and 558 in that the plan amendment is consistent with numerous goals, policies and objectives of the Citywide General Plan Framework and the Wilshire Community Plan to accommodate a variety of land uses that serve, provide job opportunities, and are accessible to the region, are compatible with adjacent land uses, and are developed to enhance urban lifestyles.

The General Plan Amendment would modify the list of uses and legalize the existing FAR on the site which is currently designated as Limited Commercial but across the street from parcels which are designated Regional Commercial and are located within the Miracle Mile Regional Commercial Center. This commercial area is approximately 100 acres in size and centered around Wilshire Boulevard in the west central portion of the plan area; and generally bounded by 6th Street on the north; 8th Street on the south; Sycamore Avenue on the east; and San Vicente Boulevard on the west. Miracle Mile is characterized primarily by numerous high rise office buildings, mid to low rise apartments, single-family areas south of 8th Street, entertainment centers, museums, and regional shopping complexes. The General Plan Amendment of the site to Regional Commercial will contribute to the social,

economic and physical significance of the Miracle Mile Regional Center within the Wilshire Community Plan.

There have been numerous transit investments in the vicinity over the past three decades, and the proposed General Plan Amendment will allow targeted growth for this transit infrastructure. The site is located in one of the City's most developed communities with multiple transit options within one-half mile of the site.

The Metro D Line (formerly Purple Line) Subway in Los Angeles is currently under expansion, which would provide a connection from Koreatown to Westwood, adding 9 miles and 7 new stations, with the first section (to Wilshire/La Cienega) expected to open in early 2026, followed by the rest in 2027, connecting Downtown LA to the Westside for faster travel before the 2028 Olympics. The subject site is less than a quarter mile from the proposed Wilshire and La Cienega Metro D Line station.

The Metro Rapid Line 720 bus stop located at the intersection of Wilshire Boulevard and Crescent Heights Boulevard is one-half of a mile east of the site, and the line provides connections between Santa Monica and Downtown Los Angeles. The Metro Line 105 bus stop located at the intersection of La Cienega Boulevard and Wilshire Boulevard is one-third of a mile west of the site, and the line provides connections between West Hollywood and Vernon. The Metro Line 28 bus stop located at the intersection of San Vicente Boulevard and Carrillo Drive is located one-half of a mile south of the site, and the line provides connections between Century City and Downtown Los Angeles.

The Framework Element defines Regional Centers as areas intended to provide a significant number of jobs and many non-work destinations and function safely during both day and nighttime hours. The proposed change of use of the existing five-story building from offices to medical clinics and a surgery center will provide a significant number of jobs within approximately one-half mile of a variety of modes of public transit and within one mile of the existing Beverly Center-Cedars Sinai Regional Commercial Center.

Granting the General Plan Amendment would allow the continued use of the existing building and would permit medical uses (medical clinics and surgery center) which are only permitted in the Regional Commercial Land Use designation. Regional Centers are intended to contain a diversity of uses such as corporate and professional offices, retail commercial malls, government buildings, major health facilities, major entertainment and cultural facilities and supporting service and the development of sites and structures integrating housing with commercial uses. The proposed mixed-use project will provide further support workers and residents in the Wilshire area and will support the existing medical uses in the nearby Beverly Center-Cedars Sinai Regional Commercial Center.

- 3. General Plan Text.** The Wilshire Community Plan text includes the following relevant provisions, objectives and policies:

Commercial Policies and Objectives:

Goal 2: Encourage strong and competitive commercial sectors which promote economic vitality and serve the needs of the Wilshire community through well-designed, safe And accessible areas, while preserving historic and Cultural character.

Objective 2-1: Preserve and strengthen viable commercial development and provide additional opportunities for new commercial development and services within existing commercial areas.

Policy 2-1.1: New commercial uses should be located in existing established commercial areas or shopping centers.

Policy 2-1.2: Protect existing and planned commercially zoned areas, especially in Regional Commercial Centers, from encroachment by stand alone residential development by adhering to the community plan land use designations.

Policy 2-1.3: Enhance the viability of existing neighborhood stores and businesses which support the needs of local residents and are compatible with the neighborhood.

The site is developed with an existing five-story medical office building and five-story parking structure, and the project proposes a change of use from the medical office use to medical clinics and a surgery center. No construction is proposed other than interior renovations to tenant spaces.

The project proposes a re-designation from Limited Commercial to Regional Commercial, which allows for the construction of commercial, parking, and high- density multi-family residential uses. In the area there is currently a dense collection of high-rise office buildings, large hotels, regional shopping complexes, churches, entertainment centers, and both high-rise and low-rise apartment buildings. The area contains a variety of high-intensity urban activities in a compact built environment that includes commercial, residential, cultural, recreational, and hotel uses. Most importantly, the site is within 3,500 feet of Cedars Sinai Medical Center and is near many other medical uses. Therefore, the proposed change of use of the site to medical clinics with a surgery center is appropriate for the area and will be synergistic with other medical uses in the area.

The Wilshire Community Plan encourages a strong and competitive commercial sector that promotes economic vitality, and this project will further that goal as it will provide expanded clinic uses which complement the other medical uses in the area.

- 4. Framework Element.** The Framework Element for the General Plan (Framework Element) was adopted by the City of Los Angeles in December 1996 and re-adopted in August 2001. The Framework Element provides guidance regarding policy issues for the entire City of Los Angeles, including the project site. The Framework Element also sets forth a Citywide comprehensive long-range growth strategy and defines Citywide policies regarding such issues as land use, housing, urban form, neighborhood design, open space, economic development, transportation, infrastructure, and public services. The Framework Element includes the following provisions, objectives and policies relevant to the request:

Land Use

GOAL 3F: Mixed-use centers that provide jobs, entertainment, culture, and serve the region.

Objective 3.10: Reinforce existing and encourage the development of new regional centers that accommodate a broad range of uses that serve, provide job opportunities, and are accessible to the region, are compatible with adjacent land uses, and are developed to enhance urban lifestyles.

Policy 3.10.1: Accommodate land uses that serve a regional market in areas designated as "Regional Center" in accordance with Tables 3-1 and 3-6. Retail uses and services that support and are integrated with the primary uses shall be permitted. The range and densities/intensities of uses permitted in any area shall be identified in the community plans.

Policy 3.10.2: Accommodate and encourage the development of multi-modal transportation centers, where appropriate.

Policy 3.10.3: Promote the development of high-activity areas in appropriate locations that are designed to induce pedestrian activity, in accordance with Pedestrian-Oriented District Policies 3.16.1 through 3.16.3, and provide adequate transitions with adjacent residential uses at the edges of the centers.

Policy 3.10.6: Require that Regional Centers be lighted to standards appropriate for nighttime access and use.

Economic Development

GOAL 7B: A City with land appropriately and sufficiently designated to sustain a robust commercial and industrial base.

Objective 7.2: Establish a balance of land uses that provides for commercial and industrial development which meets the needs of local residents, sustains economic growth, and assures maximum feasible environmental quality.

Policy 7.2.2: Concentrate commercial development entitlements in areas best able to support them, including community and regional centers, transit stations, and mixed-use corridors. This concentration prevents commercial development from encroaching on existing residential neighborhoods.

Policy 7.2.3 Encourage new commercial development in proximity to rail and bus transit corridors and stations.

Objective 7.6: Maintain a viable retail base in the City to address changing resident and business shopping needs.

Policy 7.6.1 Encourage the inclusion of community-serving uses (post offices, senior community centers, daycare providers, personal services, etc.) at the community and regional centers, in transit stations, and along the mixed-use corridors.

The proposed project will permit the existing five-story medical office building to be utilized for medical clinics and a surgery center. This reinforces the established medical functions within the area, such as those provided by the Cedars-Sinai Medical Center. Furthermore, the site is situated in a location characterized by robust public transportation infrastructure, thus enabling the Regional Center use to enhance nearby multi-modal transportation hubs. Finally, as the site is currently utilized for commercial purposes (medical office), the project will not necessitate the displacement of residential uses. Given that no external construction is planned, with activity limited to interior tenant improvements, the project maintains compatibility with adjacent land uses.

5. **Mobility Element.** The Mobility Element of the General Plan is not likely to be affected by the recommended action herein, as the project is for the change of use of an existing office building for medical clinics and a surgery center. The only construction will consist of interior tenant improvements and the floor area of the building is not changing. The Bureau of Engineering noted that there are no dedication requirements for this project. Tentative (T) Classification conditions have been applied to the project to ensure improvements are provided which would construct new curb ramps (where needed) and the repair and replacement of any damaged, cracked, or off-grade improvements in the right-of-way.

Entitlement Findings – Zone Change and Height District Change

6. Zone Change and Height District Change Findings.

- a. **Pursuant to Section 12.32 C of the Municipal Code, and based on these findings, the recommended action is deemed consistent with public necessity, convenience, general welfare and good zoning practice.**

The Project Site has a Limited Commercial General Land Use Designation within the Wilshire Community Plan area and is requesting a change to the Regional Commercial Land Use Designation. As described by the Community Plan, the Plan aims to encourage strong and competitive commercial sectors which promote economic vitality and utilize land uses which serve the Wilshire community.

Public Necessity, Convenience, and General Welfare

The proposed zone change will facilitate a Project that will provide additional medical clinics in a location that capitalizes on existing medical infrastructure, thereby benefiting the City's residents by strengthening the local commercial sector. Furthermore, the zone change will promote public convenience and general welfare by directing this use to an already urbanized, transit-rich corridor. The site is situated within one of the City's most developed communities, offering multiple transit options within a half-mile radius.

The Metro D Line (formerly Purple Line) Subway in Los Angeles is currently under expansion, which would provide a connection from Koreatown to Westwood, adding 9 miles and 7 new stations, with the first section (to Wilshire/La Cienega) expected to open in early 2026, followed by the rest in 2027, connecting Downtown LA to the Westside for faster travel before the 2028 Olympics. The subject site is less than a quarter mile from the proposed Wilshire and La Cienega Metro D Line station. The Metro Rapid Line 720 bus stop located at the intersection of Wilshire Boulevard and Crescent Heights Boulevard is one-half of a mile east of the site, and the line provides connections

between Santa Monica and Downtown Los Angeles. The Metro Line 105 bus stop located at the intersection of La Cienega Boulevard and Wilshire Boulevard is one-third of a mile west of the site, and the line provides connections between West Hollywood and Vernon. The Metro Line 28 bus stop located at the intersection of San Vicente Boulevard and Carrillo Drive is located one-half of a mile south of the site, and the line provides connections between Century City and Downtown Los Angeles.

Approving the Zone and Height District Change to the (T)(Q)C2-2D-O Zone would afford community members in the area access to a broader selection of medical clinics and specialties in a location which is readily accessible via public transportation.

Good Zoning Practice

As recommended, the Zone Change and Height District Change would permit the development of the site with a use compatible with the surrounding area and supportive of the goals, objectives, and policies of the General Plan, as detailed in the above referenced findings. The zone change adheres to good zoning practice as it is consistent with the designation of the site south of the subject site—Regional Commercial—and will thus contribute to the continuity of this commercial corridor.

b. Pursuant to Section 12.32 G (“T” and “Q” Classification) and Q (Zone Change) of the Municipal Code Findings.

The current action, as recommended, has been made contingent upon compliance with new “T” and “Q” conditions of approval imposed herein for the proposed project. As recommended, the Zone Change has been placed in temporary “T” and “Q” Classification in order to ensure consistency with the amendment to the land use designation from Limited Commercial to Regional Commercial. The “T” Conditions are necessary to ensure the identified improvements and actions are undertaken to meet the public’s needs, convenience, and general welfare served by the actions required. These actions and improvements will provide the necessary infrastructure to serve the proposed community at this site. The “Q” Conditions that limit the scale and scope of future development on the site are also necessary to protect the best interests of and to assure a development more compatible with surrounding properties and the overall pattern of development in the community, to secure an appropriate development in harmony with the General Plan.

c. Pursuant to Section 12.32 G (D Limitations) and Q (Zone Change) of the Municipal Code “D” Limitation Findings. The Council shall find that any or all the limitations are necessary: (1) to protect the best interests of and assure a development more compatible with the surrounding property or neighborhood, and (2) to secure an appropriate development in harmony with the objectives of the General Plan, or (3) to prevent or mitigate potentially adverse environmental effects of the Height District establishment or change.

The recommended FAR would be consistent with the anticipated development of Regional Centers as described within the Framework Element. Limiting the Floor Area Ratio to the floor area for the existing building ensures that non-conforming floor area is corrected without encouraging an increase in the building floor area. Thereby ensuring the building area is consistent with the corresponding Height Districts of the recommended Regional Commercial Land Use Designation. As recommended, the “D”

Limitation would limit the development of the site to a 2.33 FAR and to a maximum height of 75 feet, ensuring that the future development would maintain compatibility with the surrounding area and any future development. As discussed in Finding No. 1 through 5, the "D" Limitation would secure an appropriate development in harmony with the objectives of the General Plan.

Environmental Findings

7. **Environmental Finding.** A Negative Declaration (Case No. ENV-2023-5445-ND) was prepared and published for the proposed project. The proposed ND was circulated for a 30-day review and comment period, beginning on October 23, 2025 and ending on November 24, 2025. On the basis of the whole of the record before the lead agency, including any comments received, the lead agency finds that, pursuant to CEQA Guidelines Section 15074(b), after consideration of the whole of the administrative record, there is no substantial evidence that the project will have a significant effect on the environment. The attached ND reflects the lead agency's independent judgment and analysis. The records upon which this decision is based are with the Department of City Planning at 200 North Spring Street, Room 621, Los Angeles, CA 90012.

8. **Flood Insurance.** The National Flood Insurance Program rate maps, which are a part of the Flood Hazard Management Specific Plan adopted by the City Council by Ordinance No. 172,081, have been reviewed and it has been determined that this project is located in Zone X, areas of minimal flooding. Currently, there are no flood zone compliance requirements for construction in these zones.

RESOLUTION

WHEREAS, the subject project is located within the area covered by the Wilshire Community Plan (“Community Plan”), adopted by the City Council in September 2001; and

WHEREAS, the applicant is proposing a change of use for an existing five (5) story building from medical offices to medical clinics including a surgery center. The existing 68,500-square-foot building would not change in size. 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; and

WHEREAS, to carry out the above-referenced project, the applicant has requested a General Plan Amendment from Limited Commercial to Regional Commercial and a Zone Change and Height District Change from CR-1L-O and CR-1VL-O to (T)(Q)C2-2D-O; and

WHEREAS, the General Plan Amendment is consistent with Charter Sections 555, 556, and 558, representing an Amendment in Part of the Wilshire Community Plan, representing a change to the social, physical and economic identity of the project site; and

WHEREAS, the City Planning Commission at its meeting of March 12, 2026, approved the foregoing General Plan Amendment; and

WHEREAS, the General Plan Amendment is necessary to achieve and maintain consistency between zoning and the adopted Community Plan as required by California State law; and

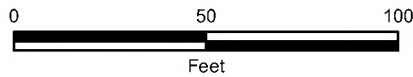
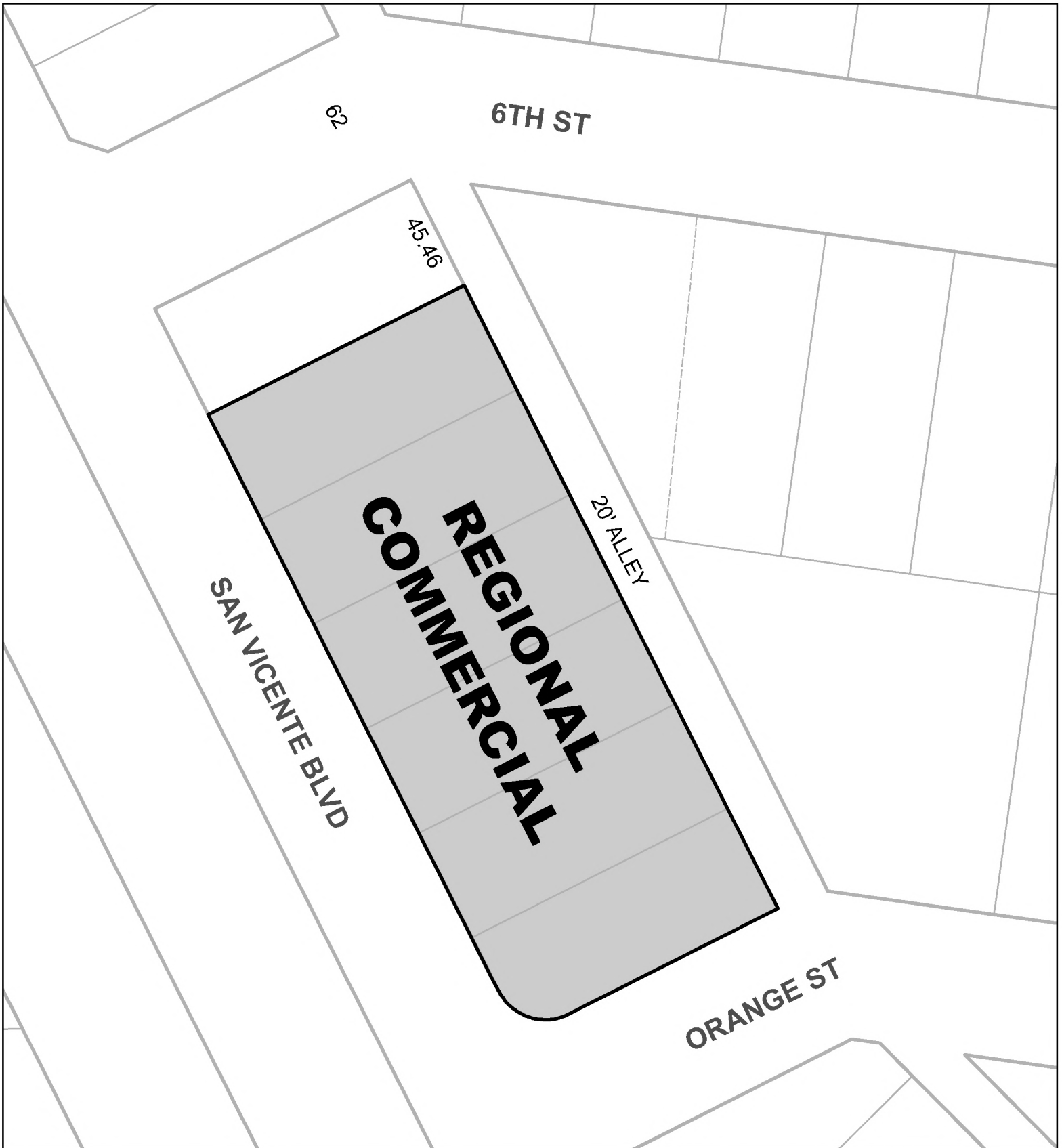
WHEREAS, pursuant to the provisions of the Los Angeles City Charter, the Mayor, and the City Planning Commission have transmitted their recommendations; and

WHEREAS, the requested General Plan Amendments is consistent with the intent and purpose of the adopted Wilshire Community Plan to designate land use in an orderly and unified manner; and

WHEREAS, the subject request would provide for a more logical and uniform pattern of planned land use development that is compatible with surrounding land use designations on the General Plan; and

WHEREAS, the subject proposal has been assessed in the Negative Declaration No. ENV-2023-5445-ND, in accordance with the City’s Guidelines for implementation of the California Environmental Quality Act (“CEQA”) by the City Planning Department.

NOW, THEREFORE, BE IT RESOLVED that the Wilshire Community Plan be amended as shown on the attached General Plan Amendment Map.



CPC-2023-5444-GPA-ZC-HD

AA/cf 121925

City of Los Angeles

