

California Department of Transportation

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November 17, 2025

Ricardo Vazquez
City of Los Angeles
200 North Spring Street, Room 621
Los Angeles, California 90012

RE: 640 South San Vicente Boulevard
SCH# 2025101071
GTS# 07-LA-2025-04936

Dear Roland Jen,

Thank you for including the California Department of Transportation (Caltrans) in the environmental review process for the above-referenced project. The City of Los Angeles is proposing to change the use of the existing 68,500 square-foot, 5-story building from medical offices to medical clinics including a 9,996 square-foot surgery center. This change would include a General Plan Amendment, Zone Change, and Height District change to change the property's land use designation from Limited Commercial to Regional Center Commercial, and change the property's zone and height district from CR-1L-O and CR-1VL-O to (T)(Q)C2-2D-O to allow the proposed change of use and to legalize the existing building's nonconforming FAR. Construction consists of interior tenant improvements only. The attached parking garage structure will remain as-is and there is no new floor area to the existing building proposed as part of the requested entitlement.

The nearest State facility is I-10 and SR-47. After reviewing the Mitigated Negative Declaration (MND), Caltrans has the following comments:

Caltrans recommends limiting large truck travel and construction traffic to off-peak commute hours. A permit for any heavy construction equipment and or materials that require the use of oversized transport vehicles on State highways. If construction traffic

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is expected to cause issues on any State facilities, please submit a construction traffic control plan detailing potential impacts for Caltrans review.

Should you have any questions, please feel free to contact Nestor Lemus, the project coordinator, at Nestor.Lemus@dot.ca.gov and refer to GTS # 07-LA-2025-04936.

Sincerely,

A handwritten signature in black ink that reads "Miya Edmonson". The script is cursive and fluid.

MIYA EDMONSON
LDR/CEQA Branch Chief

cc: State Clearinghouse