

CITY OF LOS ANGELES
CALIFORNIA ENVIRONMENTAL QUALITY ACT
NOTICE OF
DETERMINATION

(California Environmental Quality Act Guidelines Section 15094)

Public Resources Code Section 21152(a) requires local agencies to submit this information to the County Clerk. Guideline 15094(c) requires submittal of this notice to the State OPR if the project requires discretionary approval from a state agency. (State OPR, 1400 Tenth St, Rm 121 Sacramento, CA 95814). The filing of the notice starts a 30-day statute of limitations on court challenges to the approval of the project pursuant to Public Resources Code Section 21167. Failure to file the notice results in the statute of limitations being extended to 180 days.		
LEAD CITY AGENCY AND ADDRESS (Bldg, Street, City, State) Los Angeles Department of City Planning 200 N. Spring Street, Los Angeles, CA 90012		COUNCIL DISTRICT 5 - Katy Young Yaroslavsky
PROJECT TITLE (INCLUDING ITS COMMON NAME, IF ANY) 640 S. San Vicente Boulevard, Los Angeles, CA 90048		CASE NOS. ENV-2023-5445-ND and CPC-2023-5444-GPA-ZC-HD
PROJECT APPLICANT Jose Nazar, Land of the Free LLP / Representative: Nick Leathers, Crest Real Estate		
PROJECT DESCRIPTION AND LOCATION The project involves a change of use for an existing five (5) 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 in order 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.		
NAME OF PERSON OR AGENCY CARRYING OUT THE PROJECT IF OTHER THAN LEAD AGENCY		
CONTACT PERSON Valentina Knox-Jones	STATE CLEARING HOUSE NUMBER 2025101071	TELEPHONE NUMBER 213-978-1741
This is to advise that on June 24, 2026, the City of Los Angeles has approved the above described project and has made the following determinations:		
SIGNIFICANT EFFECT	☐ Project will have a significant effect on the environment. ☒ Project will not have a significant effect on the environment.	
MITIGATION MEASURES	☐ Mitigation measures were made a condition of project approval. ☒ Mitigation measures were not made a condition of project approval.	
MITIGATION REPORTING / MONITORING	☐ A mitigation reporting or monitoring plan was adopted for the project. ☒ A mitigation reporting or monitoring plan was not adopted for the project.	
OVERRIDING CONSIDERATION	☐ Statement of Overriding Considerations was adopted. ☐ Statement of Overriding Considerations was not adopted. ☒ Statement of Overriding Considerations was not required.	
ENVIRONMENTAL IMPACT REPORT	☐ An Environmental Impact Report was prepared and certified and findings were made for project pursuant to the provisions of CEQA. The final Environmental Impact Report with comments and responses and record of project approval may be examined at the Office of the City Clerk.* ☒ An Environmental Impact Report was not prepared for the project.	
NEGATIVE DECLARATION	☒ A Negative Declaration or Mitigated Negative Declaration was prepared for the project and may be examined at the Office of the City Clerk.* ☐ A Negative Declaration or Mitigated Negative Declaration was not prepared for the project.	
SUSTAINABLE COMMUNITIES ENVIRONMENTAL ASSESSMENT	☐ A Sustainable Communities Environmental Assessment was prepared for the project and may be examined at the Office of the City Clerk.* ☒ A Sustainable Communities Environmental Assessment was not prepared for the project.	
SIGNATURE (Lead Agency) 	TITLE City Planner	DATE OF PREPARATION 06/24/2026
SIGNATURE (Office of Planning and Research if applicable)	TITLE	DATE

DISTRIBUTION:

Part 1 - County Clerk

Part 2 - Administrative Record

Part 4 - Responsible State Agency (if applicable)

Part 5 - Office of Planning and Research (if applicable)