



CAMPUS CAPITAL PLANNING
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June 8, 2023

NOTICE OF INTENT TO ADOPT – MITIGATED NEGATIVE DECLARATION

Project Title: Gayley Towers Redevelopment Project
Project Location: 565 Gayley Avenue, City of Los Angeles
County: Los Angeles

In accordance with the California Environmental Quality Act (CEQA), the State CEQA Guidelines, and University of California Procedures for Implementation of CEQA, an Initial Study (IS) for the proposed Gayley Towers Redevelopment Project (proposed Project) has been prepared. Based upon the analysis presented in the IS, it has been determined that with incorporation of mitigation measures, the proposed Project will not have a significant effect on the environment. This letter is intended to serve as the Notice of Intent to Adopt a Mitigated Negative Declaration (MND) for the proposed Project.

The proposed Project involves the demolition of an existing University-owned six-level, approximately 57,075 gross square foot (gsf) apartment building on the approximately 20,831 square foot (sf) (0.48 gross acre) Project site, and construction of an eight-story, approximately 112,000-gsf co-living style of housing with communal living and study spaces on each floor. Co-living housing is a hybrid of dorm-style housing with community bathrooms and shared spaces for students to cook, eat, study, and socialize. The proposed Project would provide 187 bedrooms and up to 545 beds in triple-occupancy rooms, of which at least 65 percent (358 beds) would be offered as affordable beds. When compared to the existing building, the proposed Project would result in a net increase of 445 beds (residents), and a net increase of approximately 54,925 gsf of development. The proposed Project would include a central courtyard, which would be enclosed on all sides and open to the sky, and other landscape and hardscape elements would be installed. On-site vehicular parking for residents would not be provided. A service drive/garage accessed from Gayley Avenue, which would be located at the northwest corner of the building, would provide a single parking space for service vehicles and deliveries and allow direct access for trash removal. On-site alternative transportation facilities would include a bike storage room on the ground level, as well as a designated area for scooter parking. Pedestrian access to the proposed building would be provided from the existing sidewalk on the south side of Gayley Avenue. Utility infrastructure would be installed onsite and would connect to existing utility lines in Gayley Avenue to serve the proposed development. The Project site is not identified on any lists of hazardous waste sites compiled pursuant to California Government Code Section 65962.5.

The proposed Project's anticipated environmental effects are discussed in the Draft IS/MND which is available for review, along with the UCLA Long Range Development Plan Amendment (2017) and Student Housing Projects Final Subsequent Environmental Impact Report, which is incorporated by reference, at the following location during normal business hours:

- **Charles E. Young Research Library** located at 280 Charles E. Young Drive North, Los Angeles
- **Online at:** <https://www.capitalprograms.ucla.edu/EnvironmentalReview/ProjectsUnderEnvironmentalReview>

Pursuant to the requirements of CEQA, a 30-day public review period will extend from **June 8, 2023 to July 10, 2023**. Comments on the Draft IS/MND must be received no later than **5:00 p.m. on July 10, 2023**. Written comments may be emailed to ARogers@capnet.ucla.edu or sent to:

Ashley Rogers
Assistant Director, Environmental Planning
UCLA Capital Programs
1060 Veteran Avenue, Box 951365
Los Angeles, CA 90095

Written and oral comments regarding the Draft IS/MND may also be provided at a **virtual public meeting that will be held on Monday, June 26, 2023 at 6:30 p.m. You must register in advance to receive the Zoom link.**

- **Zoom registration link:** <https://ucla.zoom.us/meeting/register/tJwufuuoqjguHtLHIXHN-DGD-m4j2rWDoUkP>

If you have any questions, please contact Ms. Rogers via the email address provided above or call (310) 923-6747.