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Summary Form for Electronic Document Submittal

Form F

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #: _____

Project Title: Gayley Towers Redevelopment Project

Lead Agency: University of California, Los Angeles

Contact Name: Ashley Rogers

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Project Location: 565 Gayley Avenue, Los Angeles, Los Angeles County
City *County*

Project Description (Proposed actions, location, and/or consequences).

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. 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, 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

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

With the incorporation of mitigation measures, the proposed Project will not have a significant effect on the environment. Mitigation will include measures to reduce air emissions, including the use of Tier IV construction equipment; protection of nests and the replacement of removed trees; protection of any archaeological, paleontological, or tribal cultural resources found during ground disturbing activities; implementation of Best Management Practices (BMPs); and use of noise barriers during construction.

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

None

Provide a list of the responsible or trustee agencies for the project.

State Water Resources Control Board
South Coast Air Quality Management District
City of Los Angeles