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# Gayley Towers Redevelopment Project Public Meeting

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UCLA Capital Programs  
June 26, 2023

# Agenda

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1. Welcome and Introductions
2. Project Background and Need
3. Gayley Towers Project Presentation
4. CEQA Overview
5. Project Schedule and Delivery
6. Public Comments

# Background & Need

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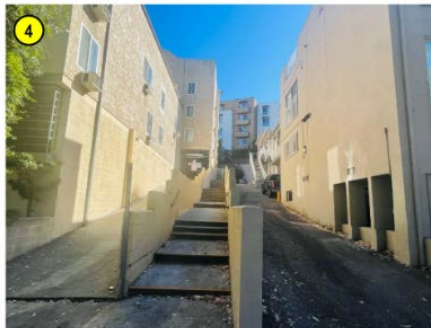
- Recently completed student housing projects added 5,300 beds
- Undergraduate housing inventory on and off campus is now 18,800 beds
- Secured “4:2 guarantee” (4 years of housing for first-year students and 2 years for transfer students)
- Unmet demand for affordable housing
- 358 State-supported beds will be offered at \$600/month
- Project adds co-living style units with shared kitchens and community spaces
- Funding:
  - 2022-23 Higher Education Student Housing Grant Program (\$35M)
  - Housing reserves
  - External financing

# Vicinity Map

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# Site Context



# Conceptual Site Plan

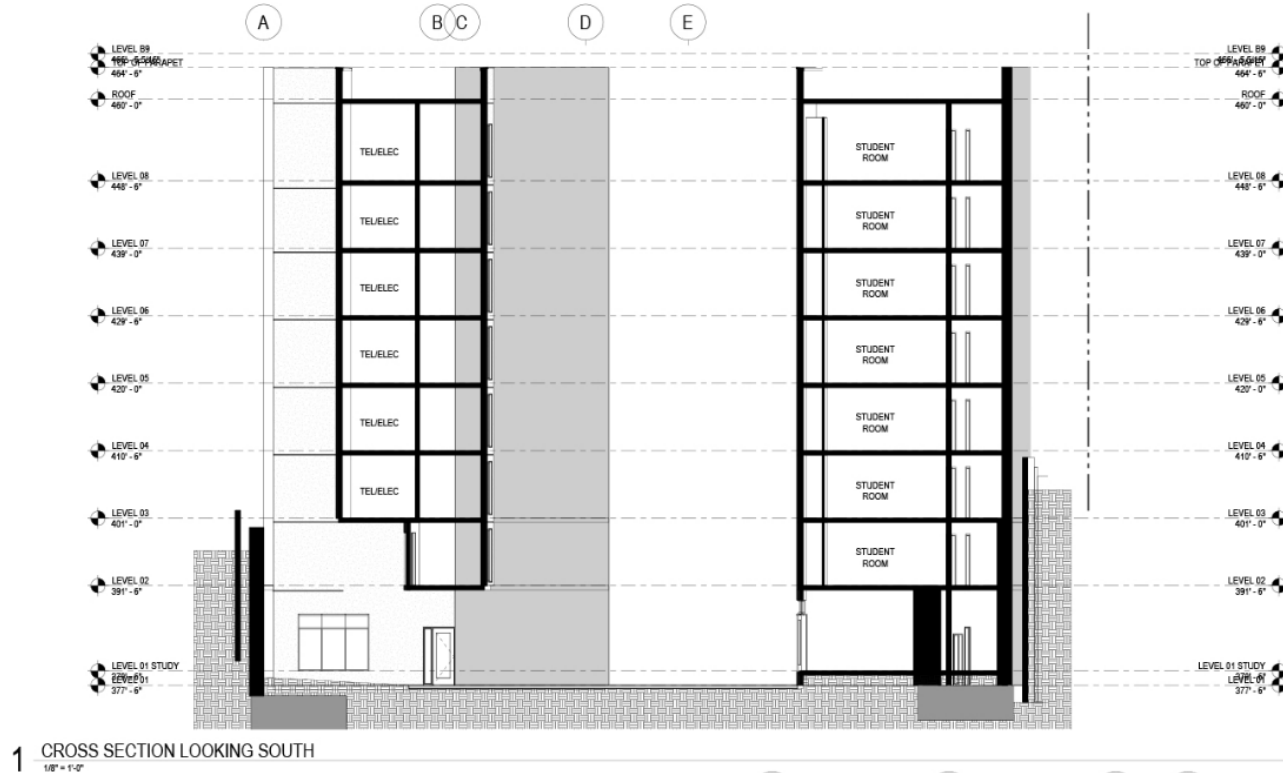


# Conceptual Floor Plans





# Building Section – Looking South





# Building Section – Looking West



2 LONGITUDINAL SECTION LOOKING WEST  
1/8" = 1'-0"

# Rendering – View from Gayley

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# Rendering – View down Gayley (looking east)

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# Rendering – View up Gayley (looking west)

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# What is CEQA?

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California Environmental Quality Act

**CEQA Statute**

PRC Sections 2100-21189

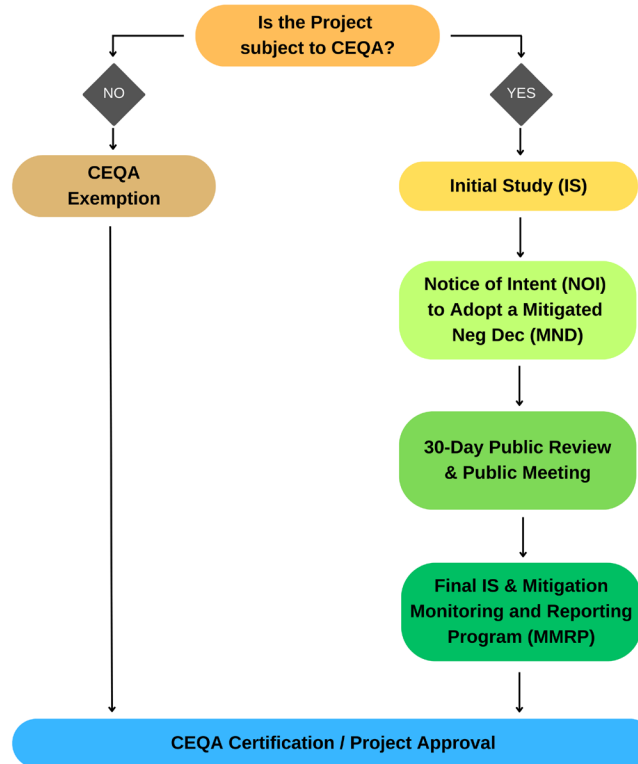
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**CEQA Guidelines**

CCR Title 14, Div. 6, Ch. 3, Sections 1500-15387

CEQA is intended to inform government decision-makers and the public about the potential environmental effects of proposed activities and to prevent significant, avoidable environmental damage.

# CEQA Process



# CEQA Analysis

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## Aesthetics

Impact: No impact  
Mitigation: Applicable LRDP PPs and MMs

## Agriculture & Forestry Resources

Impact: No impact  
Mitigation: None

## Air Quality

Impact: Less than significant impacts  
Mitigation: Applicable LRDP PPs and MMs  
Plus PDF Gayley AQ-1

## Biological Resources

Impact: Less than significant impacts  
Mitigation: Applicable LRDP PPs and MMs

## Cultural Resources

Impact: Less than significant impacts  
Mitigation: Applicable LRDP PPs and MMs

## Energy

Impact: Less than significant impacts  
Mitigation: Applicable LRDP PPs and MMs

## Geology and Soils

Impact: Less than significant with mitigation  
Mitigation: Applicable LRDP PPs and MMs  
Plus MM Gayley GEO-1

## Greenhouse Gas Emissions

Impact: Less than significant impacts  
Mitigation: Applicable LRDP PPs

## Hazards & Hazardous Materials

Impact: Less than significant impacts  
Mitigation: Applicable LRDP PPs

## Hydrology & Water Quality

Impact: Less than significant impacts  
Mitigation: Applicable LRDP PPs and MMs

## Land Use & Planning

Impact: Less than significant impacts  
Mitigation: Applicable LRDP PPs

## Mineral Resources

Impact: No impact  
Mitigation: None

## Noise

Impact: Less than significant with mitigation  
Mitigation: Applicable LRDP PPs and MMs  
Plus MM Gayley NSE-1 and NSE-2

## Population & Housing

Impact: Less than significant impacts  
Mitigation: None

## Public Services

Impact: Less than significant impacts  
Mitigation: Applicable LRDP PPs

## Recreation

Impact: Less than significant impacts  
Mitigation: Applicable LRDP PPs

## Transportation

Impact: Less than significant impacts  
Mitigation: Applicable LRDP PPs

## Tribal Cultural Resources

Impact: Less than significant impacts  
Mitigation: Applicable LRDP MM

## Utilities & Service Systems

Impact: Less than significant impacts  
Mitigation: Applicable LRDP PPs and MMs

## Wildfire

Impact: No impact  
Mitigation: None



# Project Milestones

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- Design Development and Contractor Selection
  - Spring / Summer 2023
- UC Board of Regents Project Approval and CEQA Certification
  - September 2023
- Demolition Start
  - Spring 2024
- Construction Start
  - Fall 2024
- Construction Completion
  - Fall 2026
- Resident Move In
  - Fall 2026

# Public Comments

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# Thank You

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