Sunset Canyon Recreation Replacement Building Project
Draft SEIR Public Meeting

UCLA Capital Programs
December 4, 2023
Agenda

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

#### Current Conditions
- Sunset Canyon Recreation Center created to help students build community outside the classroom and "reduce the impersonal atmosphere of a large urban university"
- Original post-and-beam wood construction designed by Smith and Williams
  - Opened in 1966, complex is eligible for historic listing despite deteriorated conditions
- Expected deterioration over time, consistent with a wooden structure
- Impacts from termites and dry rot
- Lightning strike (2019)
- Seismic Rating VII (2021) – Vista Room and Santa Fe Room
- Additional building vacation due to water intrusion and mold (2021) – Office Center
- Given its age, many current building code and safety requirements are not met
  - Lack of ADA access/facilities and resulting inequities

#### Project Funding
- Student Seismic Fee
- Campus Funds
**Student Needs and Space Utilization**

- Current site configuration has significant accessibility challenges; need for improvements to provide equitable access
- High usage with past increases in enrollment and adjacent residential population
- Highest demand from students is for multipurpose spaces
- Support for students with dependents and campus families
Vicinity Map & Project Site

Legend
- UCLA Campus
- Project Site Boundary
- Jurisdictional Boundary
Site Context

Site Plan circa 1965

Existing Site Plan
Existing Building Photos

Vista Room (red-tagged)
Santa Fe Room (red-tagged)
Office Center at right (vacated)
Buenos Aires Room
Stair Tower/Restroom/Office (red-tagged)
Deteriorated Building Conditions

Support beams added below Vista Room (red-tagged)

Damaged beams at Vista Room (red-tagged)

Damaged beams at Vista Room (red-tagged)

Cracked beams at Vista Room (red-tagged)

Damaged wood at Stair Tower/Restroom/Office (red-tagged)

Damaged beams at Vista Room (red-tagged)
### Summary of Existing Project Site Buildings

<table>
<thead>
<tr>
<th>Building ID</th>
<th>Building Name</th>
<th>Floor Area (gsf)</th>
<th>Covered Unenclosed Area (gsf)</th>
<th>UC Seismic Rating</th>
<th>Other Issues</th>
</tr>
</thead>
<tbody>
<tr>
<td>A</td>
<td>Vista Room</td>
<td>2,984</td>
<td>-</td>
<td>VII</td>
<td>Red-tagged and vacated in 2020</td>
</tr>
<tr>
<td>A1</td>
<td>Buenos Aires Room</td>
<td>2,445</td>
<td>5,273</td>
<td>IV</td>
<td></td>
</tr>
<tr>
<td>A2</td>
<td>Stair Tower/Restroom/Office</td>
<td>307</td>
<td>-</td>
<td>VI</td>
<td>Red-tagged and vacated in 2020</td>
</tr>
<tr>
<td>C</td>
<td>Santa Fe Room</td>
<td>684</td>
<td>534</td>
<td>VII</td>
<td>Red-tagged and vacated in 2020</td>
</tr>
<tr>
<td>D</td>
<td>Lookout/Lifeguard Station</td>
<td>112</td>
<td>0</td>
<td>VI</td>
<td></td>
</tr>
<tr>
<td>E</td>
<td>Office Center</td>
<td>213</td>
<td>0</td>
<td>VI</td>
<td>Vacated due to water intrusion and mold in 2021</td>
</tr>
<tr>
<td>F</td>
<td>Electric Vault</td>
<td>237</td>
<td>0</td>
<td>N/A</td>
<td></td>
</tr>
<tr>
<td><strong>Total Buildings to be Removed</strong></td>
<td><strong>6,982</strong></td>
<td><strong>5,807</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Seismic Rating VII is defined as “posing an immediate life-safety hazard to [the building’s] occupants under gravity loads. The building should be evacuated and posted as dangerous until remedial actions are taken to assure the building can support [California Building Code] prescribed dead and live loads.”
Conceptual Site Plan

Key Features:
- 11,500 gsf replacement building
- 6,500 gsf covered, unenclosed space
- 2 stories plus rooftop deck
- 3 multi-purpose rooms with floor-to-ceiling windows and indoor/outdoor connections
- Offices, all gender restrooms, kitchen
- ADA-accessible elevator to provide access between upper and lower pool levels
- Terraces and outdoor amenity areas
- Solar canopy on rooftop deck
- Built into hillside along northern edge
- New landscaping and hardscape
Conceptual Floor Plans

Level 1

Level 2

Roof Deck
Renderings
Renderings
What is CEQA?

CEQA Statute
PRC Sections 2100-21189
&
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.
Tiered Supplemental EIR

CEQA allows tiering of project-specific analysis from certified Program EIRs. Environmental analyses of campus projects are tiered from the LRDP EIRs:

- UCLA Long Range Development Plan Amendment (2017) and Student Housing Projects Final Subsequent Environmental Impact Report (SCH No. 2017051024)
  - Certified by UC Regents -- January 2018
- UCLA 2008 Northwest Housing Infill Project and Long Range Development Plan Amendment Final Environmental Impact Report (SCH No. 2008051121)
  - Certified by UC Regents -- March 2009

The Sunset Rec Project EIR is a Supplemental EIR, tiered from the LRDP EIRs
  - Focused EIR addressing impacts to historic resources
  - All other topics were screened out in the Initial Study
CEQA Process

Is the Project subject to CEQA?

NO
CEQA Exemption

YES
Initial Study (IS)

Notice of Preparation (NOP) of Environmental Impact Report (EIR)

30-Day Review Period
Scoping Meeting

Draft EIR

45-Day Review Period
Public Hearing

Final EIR & Mitigation Monitoring and Reporting Program (MMRP)

CEQA Certification / Project Approval
Historic Resource Analysis

Historic Resource Evaluation:
- Architects Smith and Williams designed the “Canyon Recreation Center” circa 1963-1964
- Signature aesthetic of post-and-beam design with Japanese influences and seamlessly interweaving of indoor and outdoor experiences
- Identified as eligible for listing in the California Register of Historical Resources as a historic district
  - Criterion 3 (Design/Construction): Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values
- Ten contributors: six core recreation buildings, main swimming pool (Park Pool), two pool support buildings, and overall unifying landscape and site elements

Project Impact:
- Removal of six of the ten contributors
- Historic district would no longer be recognizable or able to convey its significance as the work of Smith and Williams
- Substantial adverse change in the significance of a historical resource would be a significant impact pursuant to CEQA
Historic Resource Mitigation

MM Sunset HIST-1: Submit relevant Sunset Canyon Recreation Center historic documentation (Historic Resource Technical Report, past photo-documentation, and architectural drawing sets circa 1963-2023) to UCLA Library Special Collections in archival format.

MM Sunset HIST-2: Create a salvage plan identifying elements and materials that can be saved and re-used either at the Project site, incorporated into an interpretive display, donated to a local historical society or other owners of Smith and Williams works, and/or be given to an architectural salvage company.

MM Sunset HIST-3: Develop an accessible interpretive program or display that includes descriptions of Sunset Rec’s architectural design, site planning, integration of exterior and interior elements, and the architects, Smith and Williams, as well as graphics, such as historic photographs, maps, architectural drawings, or other imagery.

Despite these Project-specific mitigation measures, a loss of character and collective history would still occur, and the impact would not be mitigated to a less than significant level.

As this impact would be significant and unavoidable, a Statement of Overriding Considerations will be required.
# Project Impact Summary

## Aesthetics
- **Impact:** Less than significant impacts
- **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

## Biological Resources
- **Impact:** Less than significant with mitigation
- **Mitigation:** Applicable LRDP PPs and MMs

## Cultural Resources – Archaeo/Tribal Resources, Remains
- **Impact:** Less than significant with mitigation
- **Mitigation:** Applicable LRDP PPs and MMs

## Cultural Resources – Historic Resources
- **Impact:** Significant and unavoidable
  (Impact not identified in LRDP EIRs)
- **Mitigation:** Applicable LRDP PP MMs Sunset HIST-1, HIST-2 and HIST-3

## Geology and Soils
- **Impact:** Less than significant with mitigation
- **Mitigation:** Applicable LRDP PPs and MMs Plus MM Sunset 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 with mitigation
- **Mitigation:** Applicable LRDP PPs and MMs

## Land Use & Planning
- **Impact:** Less than significant impacts
- **Mitigation:** Applicable LRDP PPs

## Mineral Resources
- **Impact:** No
- **Mitigation:** None

## Noise
- **Impact:** Less than significant impacts
- **Mitigation:** Applicable LRDP PPs and MMs

## Population & Housing
- **Impact:** No impact
- **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 and MM

## Tribal Cultural Resources
- **Impact:** Less than significant with mitigation
- **Mitigation:** Applicable LRDP MM

## Utilities & Service Systems
- **Impact:** Less than significant impacts
- **Mitigation:** Applicable LRDP PPs

## Wildfire
- **Impact:** No impact
- **Mitigation:** None

**NOTE:** With the exception of potential impacts to historic resources, all Project impacts would be consistent with (i.e., less than or equivalent to) impacts identified in the LRDP EIRs.
Project Alternatives

Alternatives Considered and Rejected:
- No Project/No Development Alternative
- No Project/Demolition of Existing Structurally Deficient Buildings
- On- and Off-Campus Alternative Sites
- Recreational Programming Moved to an Existing Recreational Facility Elsewhere on Campus
- Partial Reuse/Partial Mothball Alternative
- Building Replacement with Reduced Demolition Alternative

Alternatives Fully Evaluated:
- **Alternative 1**: No Project/Mothballing Alternative
- **Alternative 2**: Secretary of the Interior Standards Compliant Alternative
- **Alternative 3**: Partial Preservation and Code Compliant Alternative

Both of the “build” alternatives would retain the Sunset Rec Historic District’s eligibility for the California Register and would avoid, to varying degrees, the proposed Project’s significant and unavoidable impact to a historic resource. However, none of the alternatives would fully meet the underlying purpose and objectives defined for the Project.
Project Milestones

- UCLA Chancellor Project Approval and CEQA Certification
  - Winter 2024
- Design Development and Contractor Selection
  - Spring 2024
- Building Demolition / Site Utilities Start
  - Winter 2025
- Building Construction Start
  - Spring 2025
- Construction Completion
  - Fall 2026
- Occupants Move In
  - Winter 2026
Public Comments