
Community Meeting: UCLA Health Sports Medicine Institute Project

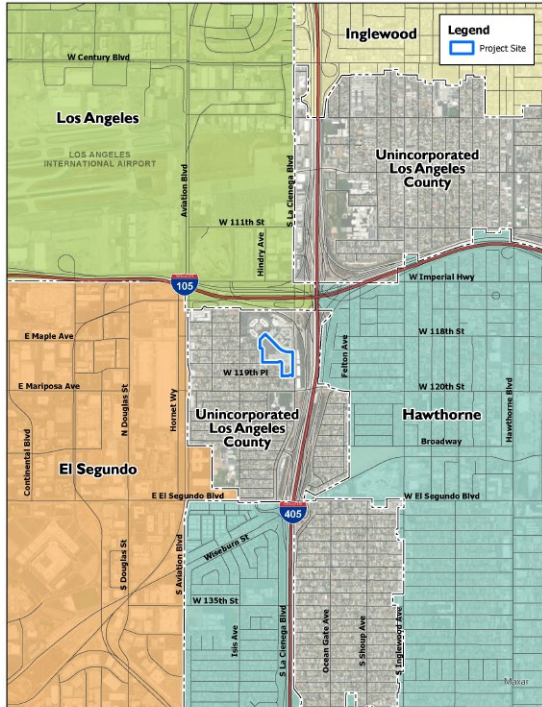
Agenda

1. Welcome and Introductions
2. Project Background and Need
3. UCLA Health Sports Medicine Institute Project Presentation
4. Project Schedule and Delivery
5. CEQA Overview and Impacts
6. Public Comments

Project Background and Need

- Project supports UCLA Health's Strategic Plan goal to reach more patients with high-quality, equitable, and appropriate care
- Meets rising demands for orthopedic and pharmacy services
- Project addresses both the immediate and future needs of various units within UCLA Health
- Renovation of an existing building minimizes environmental impacts and achieves cost efficiencies compared to constructing a new facility
- Strategic location to serve South Bay communities

Project Site Location



Sources: Esri, LA County (2025)

Figure 1

The Project Site is located at 5210 Pacific Concourse Drive in the Del Aire community in unincorporated Los Angeles County. The site is southwest of the I-105/I-405 interchange, less than a mile southeast of LAX, and in walking distance of the Metro C Line Aviation/Imperial Station.

The Project area is densely developed with commercial, light industrial, municipal, and medium density residential uses.

Project Site Aerial Photo & Stats



Source(s): Esri, LA County (2025), Newsmap Imagery (April 2025)

Figure 2

- 9.2-acre Project Site
- Existing two-story, approximately 170,000 GSF laboratory/research building
- 621 parking spaces
- Constructed in 2002; partially renovated in 2020
- Previously occupied by Siemens Healthcare Diagnostics Inc.
- Acquired by UCLA in October 2024

Existing Site Conditions – Aerial Views



View southeast: north and west facades

View northwest: south and east facades



UCLA Health Sports Medicine Institute

5210 PACIFIC CONCOURSE



Adaptive reuse project—
interior tenant improvements

Proposed Uses/Tenants:

- Sports Medicine Institute
- Specialty Pharmacy
- Clinical Microbiology Lab

Exterior Conceptual Rendering

- Existing monument sign retained
- New building identification signage, similar to others at Pacific Concourse
- Landscape largely unchanged



Conceptual Site Plan



Limited exterior site improvements:

- Medical equipment enclosures
- Enclosed service yard for emergency generators and waste compactors
- Utility service upgrades
- Circulation improvements & loading zone
- ADA parking & access
- EV chargers
- Screened rooftop HVAC equipment
- Limited tree removals & new landscaping

Project Limits of Disturbance

- Exterior physical impact area: 40,774 SF (<1 ac)
- Disturbance areas limited to new equipment slabs, improved ADA access and circulation routes, and trenching for utilities, oxygen, and EV charging conduit
- Maximum excavation depth: 6 ft (above existing utilities)
- Soil export: 150 cy
- No mass grading

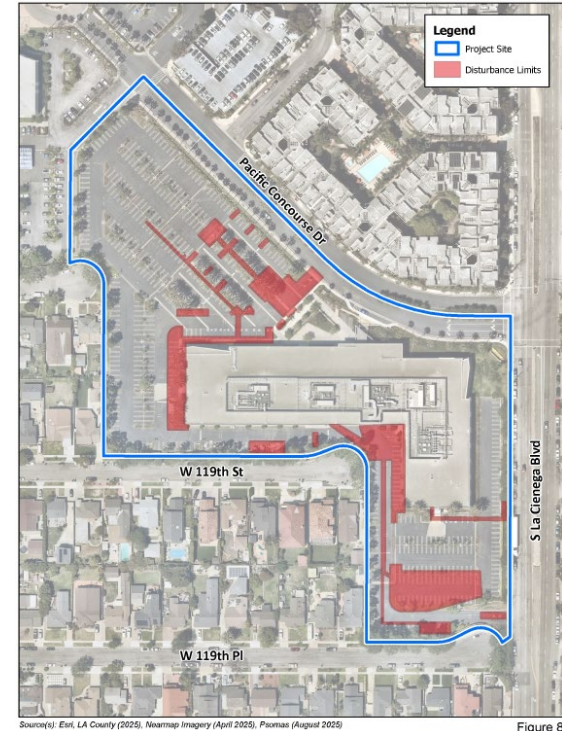
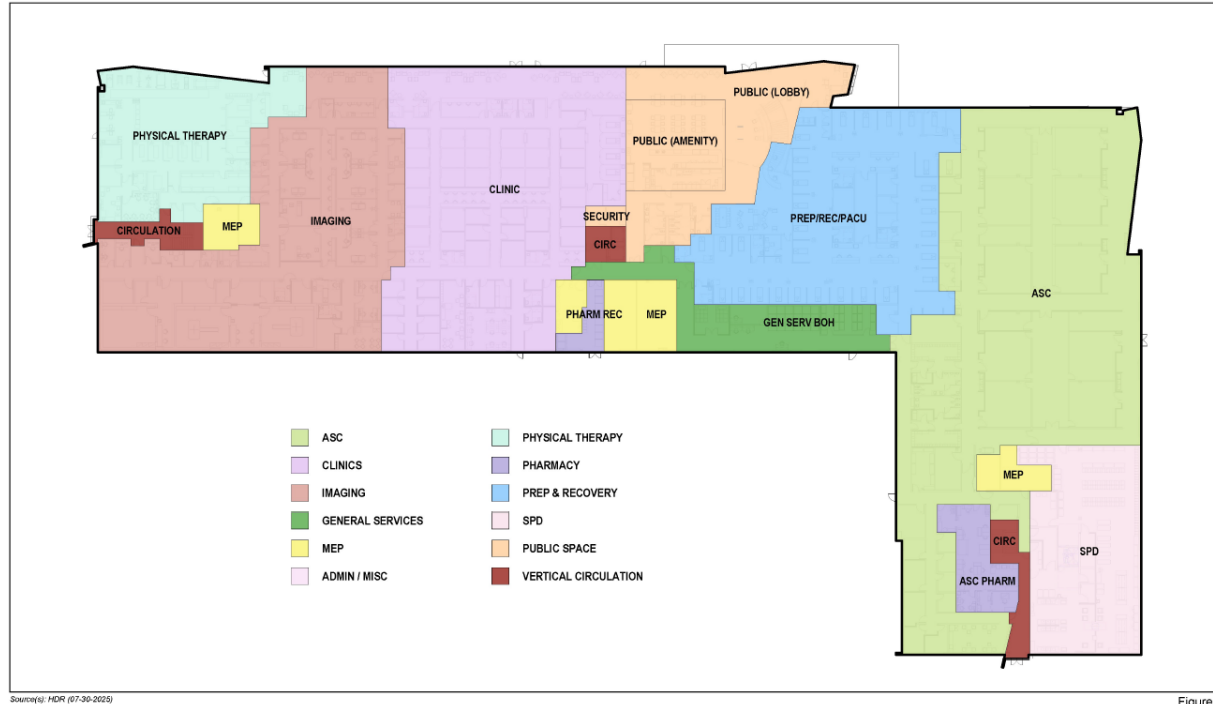
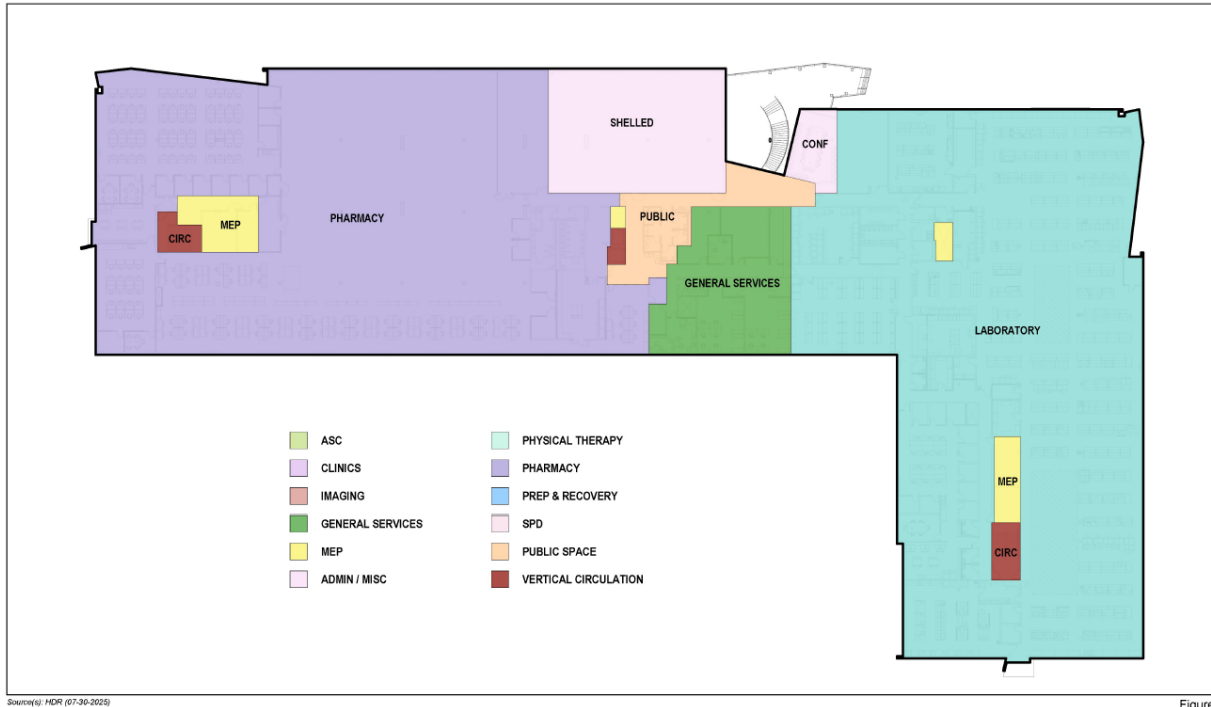


Figure 8

Proposed Floor Plan – Level 1



Proposed Floor Plan – Level 2



Source(s): HDR (07-30-2025)

Figure 7

Interior Sketch – Main Lobby



Preliminary Development Timeline

PROJECT MILESTONES

- Design Development & Contractor Selection: February 2026
- UC Board of Regents Project Approval & CEQA Certification: March 2026
- Interior Demolition Start: Summer 2026
- Construction Start: Winter 2027
- Construction Completion & Occupancy: Summer/Fall 2028

Construction Activity	Start Date	End Date
Demolition (primarily interior)	Summer 2026	Fall 2026
Construction (primarily interior) - Limited site prep & grading - Limited trenching for utilities - Paving	Winter 2027	Summer 2028

What is CEQA?

California Environmental Quality Act

CEQA Statute

PRC Sections 2100-21189

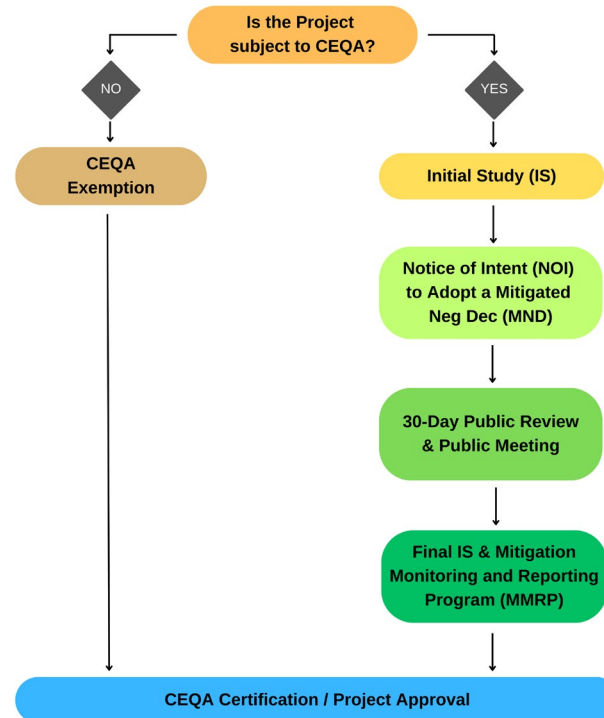
&

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.

CEQA Process



CEQA Analysis Summary

Aesthetics

Impact: Less than significant impacts
Measures: Applicable LRDP MMs

Agriculture & Forestry Resources

Impact: No impact
Measures: None

Air Quality

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

Biological Resources

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

Cultural Resources

Impact: Less than significant impacts
Measures: Applicable LRDP PP and MMs

Energy

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

Geology and Soils

Impact: Less than significant impacts
Measures: Applicable LRDP PPs

Greenhouse Gas Emissions

Impact: Less than significant impacts
Measures: Applicable LRDP PPs

Hazards & Hazardous Materials

Impact: Less than significant impacts
Measures: Applicable LRDP PPs

Hydrology & Water Quality

Impact: Less than significant impacts
Measures: Applicable LRDP PP and MM

Land Use & Planning

Impact: Less than significant impacts
Measures: None

Mineral Resources

Impact: No impact
Measures: None

Noise

Impact: Less than significant with mitigation
Measures: Applicable LRDP PPs and MMs plus MM SMI NOI-1

Population & Housing

Impact: Less than significant impacts
Measures: None

Public Services

Impact: No impacts
Measures: None

Recreation

Impact: No impact
Measures: None

Transportation

Impact: Less than significant impacts
Measures: Applicable LRDP PPs

Tribal Cultural Resources

Impact: Less than significant impacts
Measures: Applicable LRDP PP and MMs plus MM SMI TCR-1, MM SMI TCR-2, and MM SMI TCR-3

Utilities & Service Systems

Impact: Less than significant impacts
Measures: Applicable LRDP PPs

Wildfire

Impact: No impact
Measures: None

Project-Specific Measures

PROPOSED MITIGATION MEASURES

- **MM SMI NOI-1:** Requires sound attenuation for roof-mounted mechanical equipment (exhaust fans and chillers) in order to reduce noise levels by 10 to 15 decibals (dBA).
- **MM SMI TCR-1:** Requires a Native American monitor during ground-disturbing activities.
- **MM SMI TCR-2:** Specifies procedures in the event of an unanticipated discovery of a tribal cultural resource.
- **MM SMI TCR-3:** Specifies procedures in the event of an unanticipated discovery of Native American human remains and associated funerary objects.

Previously Adopted Measures

REVISIONS TO PREVIOUSLY ADOPTED MEASURES

- **PP 4.9-7(a):** Includes a Project-specific limitation on weekday outdoor construction activities until 7:00 PM (instead of 9:00 PM).
- **MM 4.9-7:** Includes a Project-specific requirement during construction to provide a 12' high noise barrier along a portion of the southwestern property line, inside the existing perimeter wall.



Public Comments

Thank You

Ashley Rogers, Director
Environmental Planning, UCLA Capital Programs