
901 Levering Student Housing Community Meeting

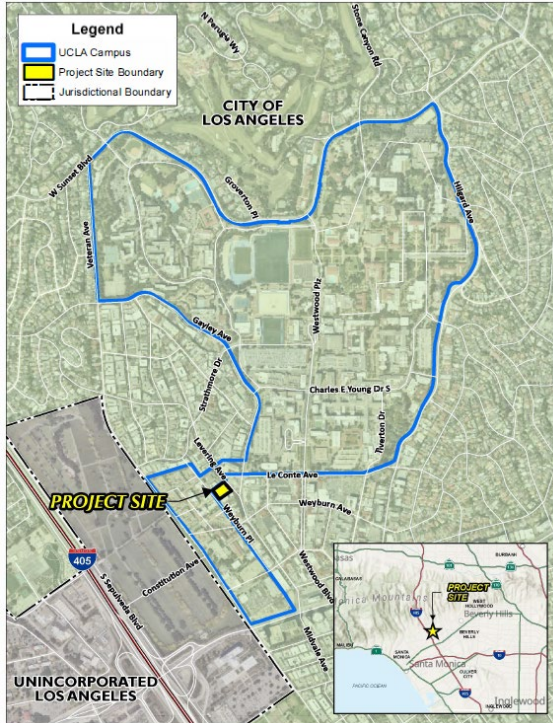
Agenda

1. Welcome and Introductions
2. Project Background and Need
3. 901 Levering Student Housing Project Presentation
4. Project Schedule and Delivery
5. CEQA Overview
6. Public Comments

Project Background and Need

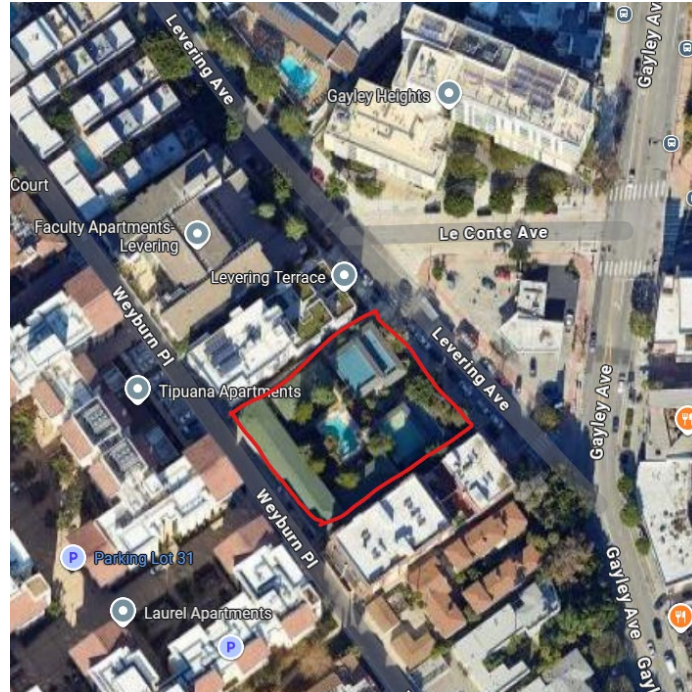
- Undergraduate housing inventory on and off campus: 20,081 beds
- Secured “4:2 housing guarantee” (4 years for first-year students & 2 years for transfers)
- Ideal site for redevelopment
 - Strategic location:
 - Surrounded by UCLA housing
 - Walking distance to new Metro Line D Westwood/UCLA Station
 - High density opportunity – Underutilized site allows for substantial increase in bed count
 - Seismic safety and modernization – Existing 1940’s residential buildings do not meet UC seismic safety standards
- Helps meet demand for apartment style units with kitchens and living areas
- Funding – Housing reserves

Project Site Location



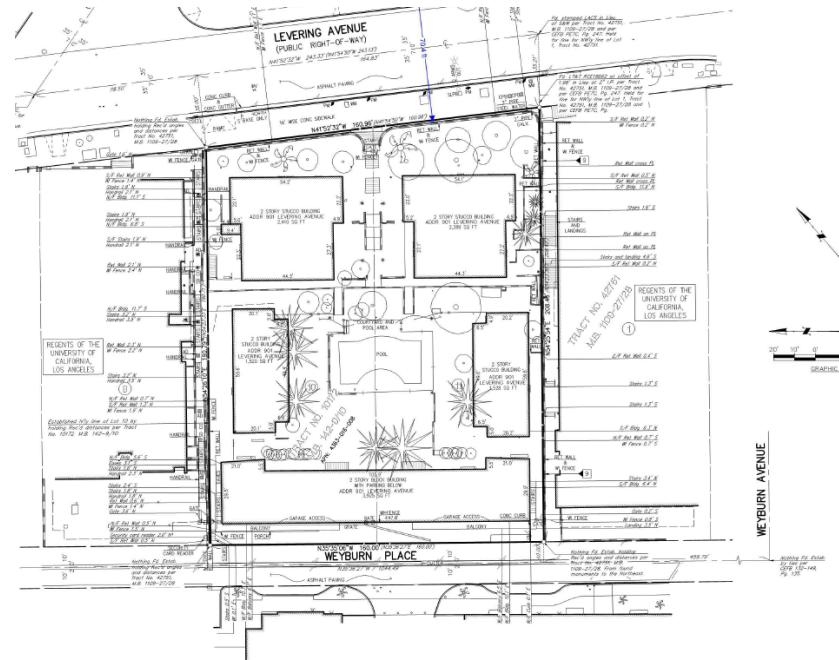
The Project Site is located at 901 Levering Avenue in the Westwood neighborhood of the City of Los Angeles, adjacent to the UCLA campus.

The Site is bordered on three sides by existing housing for the UCLA campus community, including undergraduate, graduate and faculty housing.

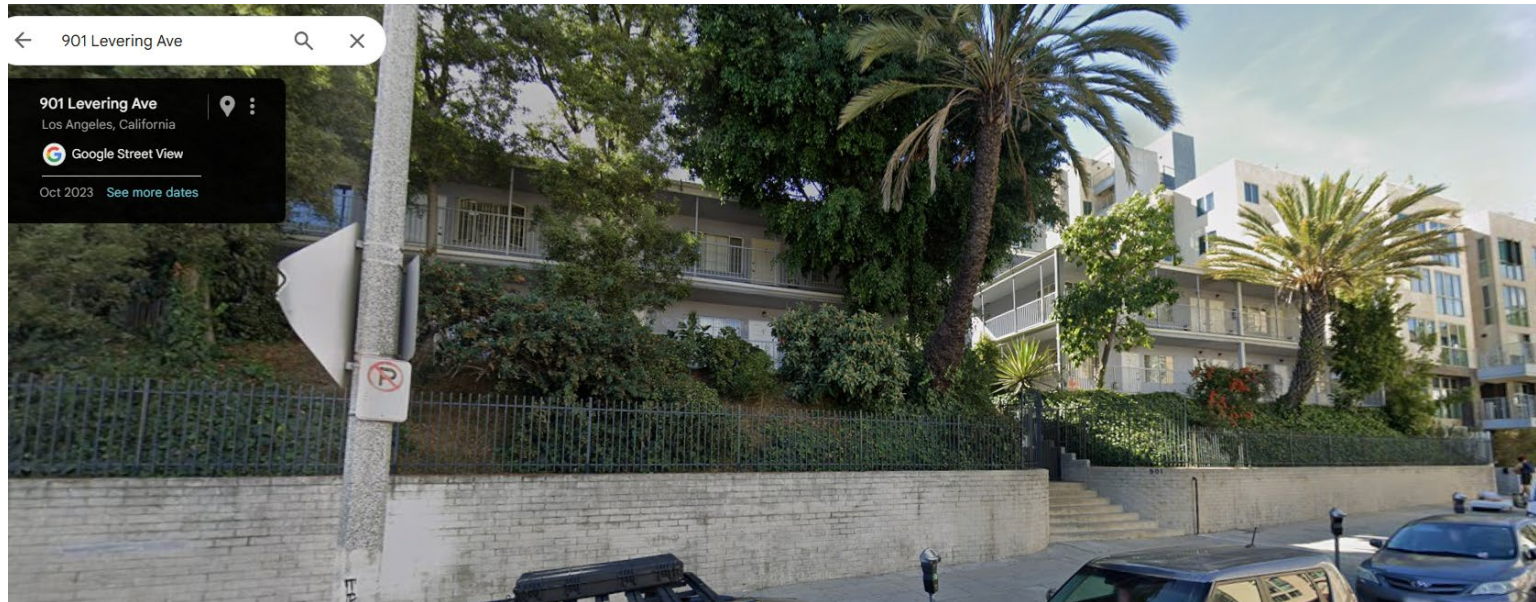


Existing Site Conditions – Site Survey

- 0.74-acre Project Site
- Five low-rise residential buildings constructed between 1946 and 1948
- 42 apartment units



Existing Site Conditions – Street View



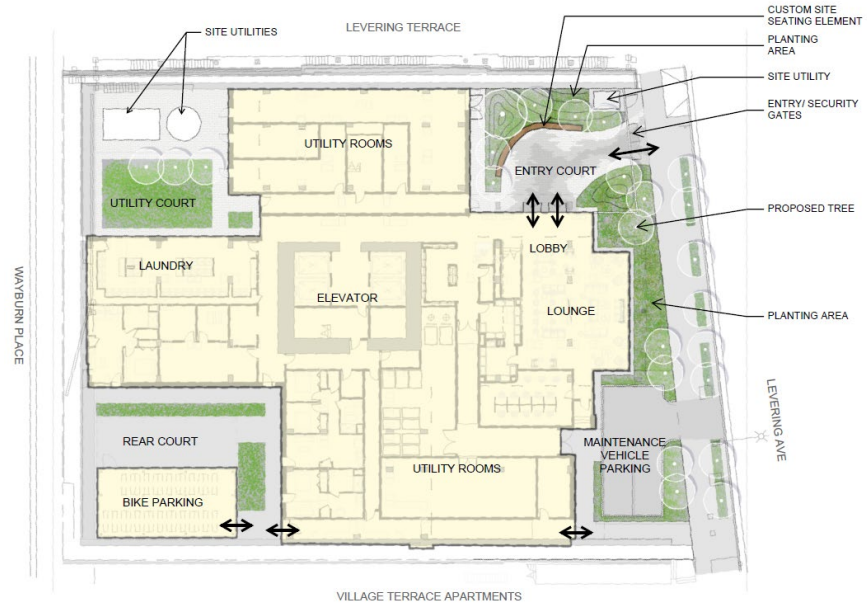
Proposed Project – Architectural Rendering (view looking west)

- 19 stories
- Up to 1,150 beds for undergraduate students within 148 apartment units
- Approx. 310,000 gross square feet
- Similar in height to the Gayley Heights student housing development across the street (in foreground at right)



Proposed Project – Conceptual Site Plan

- Single tower design with corner courtyards
- Pedestrian access from Levering Avenue (1st floor) and Weyburn Place (4th floor)
- Two at-grade parking spaces for service vehicles off Levering



Proposed Project – Architectural Rendering, Levering Ave. and Le Conte Ave.



Floor Plan – Levels 1 and 2



Floor Plan – Levels 3 through 19



Levels 3 and 5 Through 19



Level 4

Proposed Project – Architectural Rendering, Weyburn Pl. and Weyburn Ave.



Proposed Project – Architectural Rendering, Levering Ave.



Level 1 Entry Lobby



Level 1 Lounge



Project Schedule

- Schematic Design: November 2025
- CMAR Awarded: January 2026
- Regents Approval: March 2026
- Design Development: May 2026
- Demo & Shoring: Summer/Fall 2026
- Construction: Fall 2026 to Early 2030

Construction Activity	Start Date	End Date	Work Days
Demolition	7/6/26	10/4/26	78
Site Preparation & Grading [concurrent due to site constraints]	10/5/26	2/17/27	117
Building Construction	3/1/27	1/1/30	890
Paving	9/16/29	12/25/29	86
Architectural Coating	9/7/28	1/1/30	413
Trenching [Underground Infrastructure (Subterranean space)/Utilities]	5/19/29	8/17/29	78

What is CEQA?

California Environmental Quality Act

CEQA Statute

PRC Sections 2100-21189

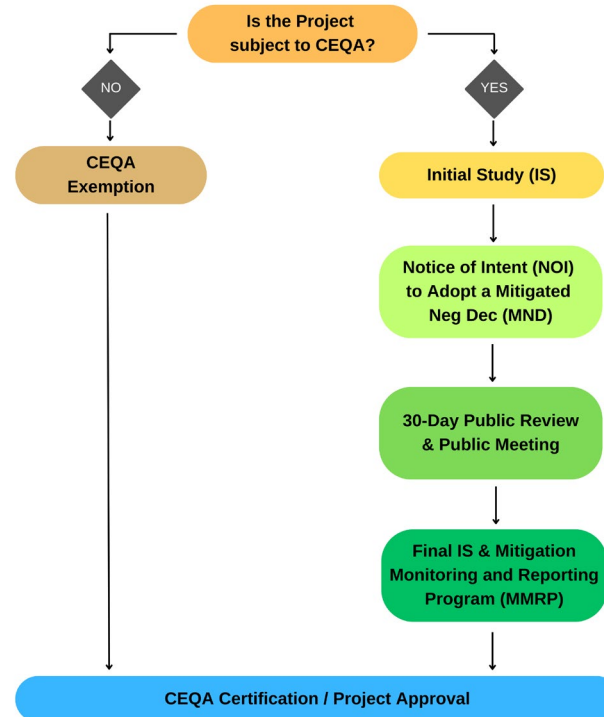
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CEQA Guidelines

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

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 901**
Levering AQ-1

Biological Resources

Impact: Less than significant
impacts
Mitigation: Applicable LRDP
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 901**
Levering GE0-1

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 901 Levering 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
with mitigation**
Mitigation: Applicable LRDP
MM and
**MM 901 Levering TCR-1, MM
901 Levering TCR-2,
and MM 901 Levering TCR-3**

Utilities & Service Systems

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

Wildfire

Impact: No impact
Mitigation: None

Public Comments

Thank You
