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CAPITAL ASSET STRATEGIES & FINANCE

OFFICE OF THE PRESIDENT
Physical and Environmental Planning
1111 Franklin Street, 6th Floor
Oakland, California 94607-5200
(510) 987-9660
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March 12, 2019

State Clearinghouse
1400 Tenth Street
Sacramento, CA 95814
(916) 445-0613

Governor's Office of Planning & Research
MAR 20 2020
STATE CLEARINGHOUSE

Director Morgan:

Enclosed is one (1) Notice Exemption and a duplicate of the notice for the acquisition of a mixed-used apartment complex known as The Boulevard located at 1515 and 1522 S. Westgate Avenue, 1519 Granville Avenue, and 11760 and 11800 Santa Monica Boulevard, Los Angeles, by the University of California, Los Angeles campus. The acquisition was approved by the University of California on January 31, 2020. Please date-stamp the duplicate notice and return it in the self-addressed envelope to: Brian Harrington, University of California, 1111 Franklin Street, 6th Floor, Oakland, CA 94607-5200.

Sincerely,

Brian Harrington
Associate Director
Physical and Environmental Planning
510-987-6116

Notice of Exemption

2020030906

To: ☒ Office of Planning and Research
PO Box 3044, 1400 Tenth Street, Room 222
Sacramento, CA 95812-3044
☐ County Clerk, County of _____

From: University of California
Physical & Environmental Planning
1111 Franklin Street, 6th Floor
Oakland, California 94607-5200

Project Title: Acquisition of a Mixed Use Apartment Complex known as The Boulevard.

Project Location: 1515 and 1522 S. Westgate Avenue, 1519 Granville Avenue, and 11760 and 11800 Santa Monica Boulevard

Project Location – City: Los Angeles

Project Location – County: Los Angeles

Description of Nature, Purpose, and Beneficiaries of Project (Project Description): The project involves the acquisition of a mixed-use apartment complex on 3.23 acres in the City of Los Angeles that is being developed by Los Angeles-based CIM Group in three distinct phases. Phase I was completed in 2017 and is stabilized. Phase II is in the lease up phase, and is expecting the final certificate of occupancy in January 2020. Phase III is scheduled to be completed in December 2020.

Name of Public Agency Approving Project: University of California

Name of Person or Agency Carrying Out Project: University of California

Exempt Status: (check one)

- ☐ Ministerial (Sec. 21080 (b)(1); 15268);
☐ Declared Emergency (Sec. 21080(b)(3); 15269(a);
☐ Emergency Project (Sec. 21080(b)(4); 15269(b) (c));
☒ Categorical Exemption
☐ Statutory Exemptions. State code number:
☐ Common Sense Exemption (Sec. 15061(b)(3)).

Reason Why Project is Exempt: The acquisition of the Property is categorically exempt under the California Environmental Quality Act (CEQA) Guidelines Section 15301 (Class 1, Existing Facilities), because it involves the acquisition of an existing building and with no expansion of use beyond existing conditions, and none of the exceptions to the exemptions listed in CEQA Guidelines Section 15300.2 apply. Following the University's acquisition of the Property, any subsequent modifications to the Property would be subject to CEQA.

Lead Agency Contact Person: Brian Harrington

Area Code/Telephone/Extension: (510) 587-6116

Signature:



Brian Harrington

Title: Associate Director, Physical and Environmental Planning

Date: January 31, 2020

- ☒ Signed by Lead Agency
☐ Signed by Applicant

Date received for filing at OPR:

Governor's Office of Planning & Research

MAR 20 2020

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