



OFFICE OF THE GOVERNOR

GOVERNOR'S CERTIFICATION GRANTING STREAMLINING FOR THE HOLLYWOOD & WILCOX MIXED-USE PROJECT IN THE CITY OF LOS ANGELES

I, **GAVIN NEWSOM**, Governor of the State of California, in accordance with the authority vested in me by the Jobs and Economic Improvement Through Environmental Leadership Act of 2011, Public Resources Code Section 21178 et seq., make the following determinations:

The Hollywood & Wilcox Mixed-Use Project, a mixed-use residential development in Los Angeles, will invest more than \$120 million dollars in the California economy, create jobs, reduce energy usage and use clean energy, and promote infill development. A copy of the Project's Application, which contains information supporting this certification, is attached as Exhibit 1. All materials associated with this application are available online at: <http://www.opr.ca.gov/ceqa/california-jobs.html>

1. Project Applicant: 6436 Hollywood Blvd LLC and 1624 Wilcox Ave LP
2. Project Description: The Applicant proposes to build 260 multi-family residential dwelling units, up to 10 percent of which would be workforce housing, 11,020 square feet of retail uses, 3,580 square feet of office uses, and 3,200 square feet of restaurant uses. An existing historic structure on the site will be rehabilitated and restored. Approximately 420 parking spaces would be provided in five parking levels: two subterranean, one at-grade level, and two above-grade. The Project would also include 33,750 square feet of open space provided within landscaped courtyards and terraces, a sky deck, and a pool deck.
3. Lead Agency: City of Los Angeles
4. The projects meets the criteria set forth in Public Resources Code Section 21180(b)(1). It is
 - a. A mixed use residential/commercial project (see Exhibit 1, pages 5-6);
 - b. Designed to be eligible for LEED ND Gold rating (see Exhibit 1, page 6);

- c. Designed to achieve a 15-percent greater standard for transportation efficiency than for comparable projects (see Exhibit 1, pages 8-10 and Exhibit 2);
 - d. Located on an in-fill site (see Exhibit 1, page 10);
 - e. Consistent with the Sustainable Communities Strategy for the Southern California region (see Exhibit 1, pages 11-14).
5. As a multifamily residential project, the project will provide unbundled parking for all residential units except for any dwelling units subject to affordability restrictions that prescribe rent or sale prices and for which the cost of parking spaces cannot be unbundled from the cost of the affordable dwelling units pursuant to Public Resources Code Section 21184.5 (see Exhibit 1, page 19).
6. The size and scope of the project clearly establish that the project entails a minimum investment of \$100 million in California through the time of the completion of construction (see Exhibit 1, page 15) in compliance with Public Resources Code Section 21183(a).
7. The project applicant has provided information establishing that the prevailing and living wage requirements of Public Resources Code Section 21183(b) will be satisfied (see Exhibit 1, page 15 and Exhibit 3).
8. The project applicant has provided information establishing that the project will not result in any net additional greenhouse gas emissions (see Exhibit 1, pages 16-18), and the Executive Officer of the California Air Resources Board (CARB) has made the determination that the project does not result in any net additional greenhouse gas emissions (see CARB Determination dated March 13, 2019, attached as Exhibit 4) in compliance with Public Resources Code Section 21183(c).
9. The project applicant has provided information establishing that the project will comply with the requirements for the commercial and organic waste recycling of Public Resources Code Chapter 12.8 (commencing with Section 42649) and 12.9 (commencing with Section 42649.8) of Part 23 of Division 30, as applicable (see Exhibit 1, page 15 and Exhibit 5) in compliance with Public Resources Code Section 21183(d).
10. The project applicant has provided documentation reflecting a binding agreement establishing the requirements set forth in Public Resources Code sections 21183(e), (f), and (g) to undertake mitigation measures, to pay the costs for hearing by the Court of Appeal, and to pay the costs of preparing the record of proceedings (see Exhibit 1, pages 18-19 and Exhibit 6).

Therefore, I hereby certify that the Hollywood & Wilcox Mixed-Use Project is an eligible project under the Jobs and Economic Improvement Through Environmental Leadership Act of 2011, Public Resources Code Section 21178 et seq.

A handwritten signature in black ink, appearing to read "Gavin Newsom", written over a horizontal line.

GAVIN NEWSOM
Governor of California

October 10, 2019