

Executive Department

State of California

GOVERNOR'S CERTIFICATION GRANTING STREAMLINING FOR THE HOLLYWOOD CENTER PROJECT IN THE CITY OF LOS ANGELES

I, EDMUND G. BROWN JR., Governor of the State of California, in accordance with the authority vested in me by the Jobs and Economic Improvement Act of 2011, Public Resources Code Section 21178 et seq., make the following determinations:

The Hollywood Center Project, a \$400 million dollar mixed-use development on an approximately 4.46-acre site, bounded by Yucca Street, Ivar Avenue, Argyle Avenue, and Hollywood Boulevard in the City of Los Angeles, will create new 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, including the exhibits to the Project Application are available online at http://opr.ca.gov/s_californiajobs.php.

1. Project Applicant: MCAF Vine LLC.
2. Project Description: This is a mixed-use development on an approximately 4.46-acre site, bounded by Yucca Street, Ivar Avenue, Argyle Avenue, and Hollywood Boulevard in the City of Los Angeles. The Project is composed of 10 individual parcels, and is currently occupied by the Capitol Records and Gogerty Building and adjoining parking facilities on the East Site, a former rental car facility, and surface parking facilities on the West Site. The proposed Project would construct mixed-use high rise developments for residential uses including senior affordable units, ground floor restaurant spaces, vehicle and bicycle parking. The entire Project would develop approximately 1,287,150 square feet of new zoning floor area. The West Site would be developed with a 35-story "West Building" and an 11-story "West Senior Building." The West Building would contain 449 market rate residential dwelling units with associated residential common spaces and 12,691 zoning square feet of retail uses, with a total floor area of approximately 582,640 square feet.
3. Lead Agency: City of Los Angeles
4. The project meets the criteria set forth in Public Resources Code section 21180(b)(1). It is
 - a. A mixed use residential/commercial project;
 - b. Designed to be eligible for LEED Gold certification (Ex. 1 at 6-8 and associated Exhibit);
 - c. Designed to achieve a 15-percent greater standard for transportation efficiency than for comparable projects (see Ex. 2); and
 - d. Located on an in-fill site.
5. The project is consistent with the Sustainable Communities Strategy for the Southern California region. (See Ex. 1 page 12-16.)
6. As a multifamily residential project, private vehicle parking spaces are priced and rented or purchased separately from dwelling units (i.e., unbundled).
7. 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 completion of construction.

8. 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 Ex. 1, page 17-18).
9. The project applicant has provided information establishing that the project will comply with the requirements for commercial and organic waste recycling of Chapters 12.8 (commencing with Section 42649) and 12.9 (commencing with Section 42649.8) of Part 3 of Division 30, as applicable.
10. The project applicant has provided information establishing that the project will not result in any net additional greenhouse gas emissions, and the Deputy Executive Officer of the Air Resources Board has made the determination that the project does not result in any net additional greenhouse gas emissions. (See CARB Determination, dated June 22, 2018, attached as Ex. 3; for Application materials, see http://opr.ca.gov/s_californiajobs.php.)
11. The project applicant has provided documentation reflecting a binding agreement establishing the requirements set forth in Public Resources Code sections 21183(d), (e), and (f). (See Exhibit 4.) For this project, the applicant must ensure that the proposed travel demand management strategy (as set forth in the Project Application) is incorporated into the project or identified as mitigation for the project, and that the management strategy will be monitored and adjusted to ensure a fifteen percent reduction in motor vehicle trips.
12. Public comments on the project application were received during the public comment period and are posted at http://opr.ca.gov/s_californiajobs.php. Responses to comments are attached at Ex. 5.

Therefore, I hereby certify that the Hollywood Center Project is an eligible project under the Jobs and Economic Improvement Act of 2011, Public Resources Code Section 21178 et seq.



EDMUND G. BROWN JR.

Governor of California

8/16, 2018