



EDMOND G. BROWN JR.
GOVERNOR

STATE OF CALIFORNIA
GOVERNOR'S OFFICE *of* PLANNING AND RESEARCH



KEN ALEX
DIRECTOR

April 8, 2014

Honorable Mark Leno, Chair
Honorable Nancy Skinner, Vice-Chair
Joint Legislative Budget Committee
[add full address]
Sacramento, CA 94249-0019

Re: 8150 Sunset, AB 900 Certified Project

Dear Senator Leno and Assemblywoman Skinner:

Governor Brown has determined that the 8150 Sunset Project in the City of Los Angeles is eligible for streamlined judicial review under the Jobs and Economic Improvement Act (AB 900), Public Resources Code section 21184. Pursuant to that provision, I am forwarding the Governor's determination to the Joint Legislative Budget Committee.

If you have any questions or comments, please do not hesitate to contact me or my staff.

Sincerely,

A handwritten signature in black ink that reads "Ken Alex".

Ken Alex
Director

Executive Department

State of California

GOVERNOR'S CERTIFICATION GRANTING STREAMLINING FOR THE 8150 SUNSET BLVD. 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 Sections 21178 et seq., make the following determinations:

The 8150 Sunset Blvd. Project, a \$200 million dollar mixed use residential/commercial redevelopment on a 2.56 acre site in Hollywood, 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 are available online at http://opr.ca.gov/s_californiajobs.php.

1. Project Applicant: AG-SCH 8150 Sunset Boulevard Owner, L.P.
2. Project Description: A mixed use commercial/residential project located at 8150 Sunset Blvd., in Los Angeles, consisting of 249 apartment units (28 affordable housing) and 111,339 square feet of commercial retail and restaurant space in two buildings of 16 stories. The project will redevelop a 2.56 acre site on the Sunset Strip in Hollywood, and include a 9134 square foot public space and a 34,050 square foot central public plaza. Parking will be on site.
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 Silver certification;
 - c. Designed to achieve a 10-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. 3.)
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 completion of construction.
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 Ex. 1, pages 11-12.)
8. 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 Application, and CARB Determination, dated March 27, 2014, attached as Ex. 4.)

9. 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 5.) 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 ten percent reduction in motor vehicle trips.

Therefore, I hereby certify that the 8150 Sunset Blvd. Project is an eligible project under the Jobs and Economic Improvement Act of 2011, Public Resources Code Sections 21178 et seq.



EDMUND G. BROWN JR.
Governor of California

April 8, 2014