

Executive Department
State of California

GOVERNOR'S CERTIFICATION GRANTING STREAMLINING FOR THE CROSSROADS (6701 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:

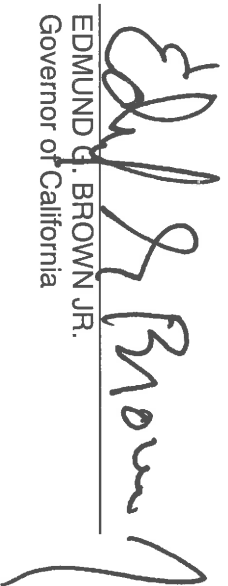
The Crossroads (6701 Sunset Blvd.) Project, a \$475.5 million dollar mixed use residential/commercial redevelopment site in Hollywood bounded by Sunset Blvd., Highland Avenue, Selma, and the Blessed Sacrament Church, will create new jobs, reduce energy usage and use clean energy, and promote infill development. 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: CRE-HAR CROSSROADS SPV, LLC.
2. Project Description: The project is a redevelopment of the Crossroads of the World complex in Hollywood, consisting of a hotel, five residential mixed-use buildings, three commercial buildings and restaurants across four city blocks. Upon buildout of the 8.0-acre site, the Project (including existing uses to be retained within the Crossroads of the World complex) would include nine new buildings and approximately 1,432,500 square feet of floor area, consisting of 950 residential units, 308 hotel rooms, approximately 95,000 square feet of office uses, and approximately 185,000 square feet of commercial/retail uses.
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. 1, pages 11-15.)
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, page 16.)

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 November 14, 2016, attached as Ex. 3.)

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 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 ten percent reduction in motor vehicle trips.

Therefore, I hereby certify that the Crossroads 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

November 29, 2016