

**SUNKIST GROWERS, INC. HEADQUARTERS BUILDING**

14130 West Riverside Drive

**CHC-2025-5718-HCM**

**ENV-2025-5719-CE**

**FINDINGS**

- The Sunkist Growers, Inc. Headquarters Building “exemplifies significant contributions to the broad cultural, economic or social history of the nation, state, city, or community” for its association with Sunkist Growers, Inc., one of the most important citrus industry institutions that played a dominant role in the Southern California economy from the mid-19th through mid-20th centuries.
- The Sunkist Growers, Inc. Headquarters Building “embodies the distinctive characteristics of a style, type period, or method of construction; [and] represents a notable work of a master designer, builder, or architect whose individual genius influenced his or her age” as an excellent example of the Brutalist architectural style, and an exceptional work of the master architectural firm of A.C. Martin and Associates.

**DISCUSSION OF FINDINGS**

The Sunkist Growers, Inc. Headquarters Building meets two of the Historic-Cultural Monument criteria. The subject property, “exemplifies significant contributions to the broad cultural, economic or social history of the nation, state, city, or community” for its association with Sunkist Growers, Inc., one of the most important citrus industry institutions that played a dominant role in the Southern California economy from the mid-19th through mid-20th centuries. Since its founding in 1893, the Sunkist Growers, Inc. corporation has represented citrus growers, regulated product quality of produce shipped by grower-members, and worked to stabilize pricing for the national market. Formally adopting the “Sunkist Growers, Inc.” name in 1952, the corporation underwent significant shifts as rapid suburbanization and the growth of other regional markets led to the decline in citrus production in Southern California in the post-war period. Sunkist continued to expand and dominate citrus production in northern California and Arizona, with the corporation controlling over 70 percent of the California-Arizona citrus production by 1955. Needing more space, Sunkist Growers, Inc. moved its headquarters from downtown Los Angeles to the subject property in 1971. As the corporate headquarters for over 40 years, the subject property reflects Sunkist Growers, Inc.’s growth from regional to national prominence.

Additionally, the subject property, “embodies the distinctive characteristics of a style, type, period, or method of construction” as an excellent example of the Brutalist architectural style. Beginning in the early 1950s in England as the antithesis of International Style Modernism, Brutalist architecture typically featured one material, usually exposed concrete, across the entirety of a building, which read as sculptural, heavy, and solid. The Sunkist Growers, Inc. Headquarters Building exhibits several characteristic features of the Brutalist architectural style, such its concrete construction; bold, oversized distinctive inverted triangular form; and its smooth, dominating visible elevations. Large scale buildings designed in the Brutalist architectural style such as the subject property are fairly uncommon in Los Angeles, and as such, the Sunkist Growers, Inc. Headquarters Building represents a rare, intact example of this architectural style. There were a total of 11 properties across the city that were identified in SurveyLA as excellent examples of Brutalist-style architecture.

Furthermore, the Sunkist Growers, Inc. Headquarters Building, “represents a notable work of a master designer, builder, or architect whose individual genius influenced his or her age” as an exceptional work of the master architectural firm of A.C. Martin and Associates. A.C. Martin and Associates (known today as AC Martin Partners) has contributed substantially to the built environment of Los Angeles. Beginning in the 1960s and later, the firm began to receive increasingly prominent commissions, including those for large corporate clients such as Sunkist Growers, Inc., Union Bank, and ARCO. The Sunkist Growers, Inc. Headquarters Building exemplifies the work of the firm of A.C. Martin and Associates with its distinctive pyramidal shape – a unique architectural form. As an architect-engineer, from the beginning of his career, Albert C. Martin, Sr. established a reputation as a pioneer in new construction techniques, and this innovative legacy continued when Martin, Sr.’s sons, engineer Albert C. Martin, Jr. and architect J. Edward Martin led the firm during the postwar era, when the subject property was constructed. Despite interior and exterior alterations over the years, the subject property retains a sufficient level of integrity of location, materials, design, setting, workmanship, feeling, and association to convey its significance.

### **CALIFORNIA ENVIRONMENTAL QUALITY ACT (“CEQA”) FINDINGS**

State of California CEQA Guidelines, Article 19, Section 15308, Class 8 *“consists of actions taken by regulatory agencies, as authorized by state or local ordinance, to assure the maintenance, restoration, enhancement, or protection of the environment where the regulatory process involves procedures for protection of the environment.”*

State of California CEQA Guidelines Article 19, Section 15331, Class 31 *“consists of projects limited to maintenance, repair, stabilization, rehabilitation, restoration, preservation, conservation or reconstruction of historical resources in a manner consistent with the Secretary of the Interior’s Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic buildings.”*

The designation of the Sunkist Growers, Inc. Headquarters Building as an Historic-Cultural Monument in accordance with Chapter 9, Article 1, of the City of Los Angeles Administrative Code (“LAAC”) will ensure that future construction activities involving the subject property are regulated in accordance with Section 22.171.14 of the LAAC. The purpose of the designation is to prevent significant impacts to an Historic-Cultural Monument through the application of the standards set forth in the LAAC. Without the regulation imposed by way of the pending designation, the historic significance and integrity of the subject property could be lost through incompatible alterations and new construction and the demolition of an irreplaceable historic site/open space. The Secretary of the Interior’s Standards for Rehabilitation are expressly incorporated into the LAAC and provide standards concerning the historically appropriate construction activities which will ensure the continued preservation of the subject property.

The City of Los Angeles has determined based on the whole of the administrative record, that substantial evidence supports that the Project is exempt from CEQA pursuant to CEQA Guidelines Section Article 19, Section 15308, Class 8 and Class 31. The project was found to be exempt based on the following:

The use of Categorical Exemption Class 8 in connection with the proposed designation is consistent with the goals of maintaining, restoring, enhancing, and protecting the environment through the imposition of regulations designed to prevent the degradation of Historic-Cultural Monuments.

The use of Categorical Exemption Class 31 in connection with the proposed designation is consistent with the goals relating to the preservation, rehabilitation, restoration and reconstruction of historic buildings and sites in a manner consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties.

Furthermore, none of the exceptions to the Categorical Exemption Under CEQA Guidelines Section 15300.2 apply to the proposed Project. The proposed Project will not result in significant cumulative impacts from successive projects of the same type in the same place. The Project does not involve unusual circumstances as it is in a similar location, topography, and streetscape as other Historic-Cultural Monuments in the Van Nuys – North Sherman Oaks Community Plan Area. The Project will not damage scenic resources in a state scenic highway. The Project site is not on a list compiled pursuant to Government Code Section 65962.5 related to hazardous waste sites. The Project will also not cause a substantial adverse change in the significance of an historical resource.

Categorical Exemption ENV-2025-5719-CE was prepared on December 23, 2025.