SUNKIST GROWERS, INC. HEADQUARTERS BUILDING
14130 W. Riverside Drive
CHC-2025-5718-HCM
ENV-2025-5719-CE

Agenda packet includes:

1. Final Determination Staff Recommendation Report
2. Commission/ Staff Site Inspection Photos—December 11, 2025
3. Categorical Exemption
4. Under Consideration Staff Recommendation Report
5. Historic-Cultural Monument Application

Please click on each document to be directly taken to the corresponding page of the PDF.

Los Angeles Department of City Planning
RECOMMENDATION REPORT

CULTURAL HERITAGE COMMISSION

HEARING DATE: January 15, 2026
TIME: 10:00 AM
PLACE: City Hall, Room 1010
200 N. Spring Street
Los Angeles, CA 90012
and teleconference (see agenda for login information)

EXPIRATION DATE: January 20, 2026

CASE NO.: CHC-2025-5718-HCM
ENV-2025-5719-CE

Location: 14130 W. Riverside Drive
Council District: 4 – Raman
Community Plan Area: Van Nuys - North Sherman Oaks
Land Use Designation: Community Commercial
Zoning: (Q)C2-1L-RIO; P-1L-RIO
Area Planning Commission: South Valley
Neighborhood Council: Sherman Oaks
Legal Description: Tract 72802-C, Lot 1

PROJECT: Historic-Cultural Monument Application for the SUNKIST GROWERS, INC. HEADQUARTERS BUILDING

REQUEST: Declare the property an Historic-Cultural Monument

OWNER/ APPLICANT: IMT Capital II Sherman Oaks LLC
c/o David Tedesco
15303 Ventura Boulevard, Suite 200
Sherman Oaks, CA 91403

PREPARER: August Phillips
Chattel, Inc.
13147 Ventura Boulevard
Sherman Oaks, CA 91423

RECOMMENDATION **That the Cultural Heritage Commission:**

1. **Declare the subject property** an Historic-Cultural Monument per Los Angeles Administrative Code Chapter 9, Division 22, Article 1, Section 22.171.7.

2. **Adopt** the report findings.

VINCENT P. BERTONI, AICP
Director of Planning

[SIGNED ORIGINAL IN FILE]

Ken Bernstein, AICP, Principal City Planner
Office of Historic Resources

[SIGNED ORIGINAL IN FILE]

Lambert M. Giessinger, Senior Architect
Office of Historic Resources

[SIGNED ORIGINAL IN FILE]

Melissa Jones, City Planner
Office of Historic Resources

[SIGNED ORIGINAL IN FILE]

Rafael Fontes, Planning Associate
Office of Historic Resources

Attachments: Commission/Staff Site Inspection Photos–December 11, 2025
Historic-Cultural Monument Application

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.

CRITERIA

The criterion is the Cultural Heritage Ordinance which defines a historical or cultural monument as any site (including significant trees or other plant life located thereon), building or structure of particular historic or cultural significance to the City of Los Angeles if it meets at least one of the following criteria:

1. Is identified with important events of national, state, or local history, or exemplifies significant contributions to the broad cultural, economic or social history of the nation, state, city or community;
2. Is associated with the lives of historic personages important to national, state, city, or local history; or
3. Embodies the distinctive characteristics of a style, type, period, or method of construction; or represents a notable work of a master designer, builder, or architect whose individual genius influenced his or her age.

SUMMARY

The Sunkist Growers, Inc. Headquarters Building is a three-story office building located off Hazeltine Avenue between Riverside Drive and the Ventura Freeway (U.S. 101) in Sherman Oaks. Built in 1970, the subject property was designed in the Brutalist architectural style by the master architectural firm of Albert C. Martin and Associates. It was commissioned by Sunkist Growers, Inc., a major institution in the citrus industry, to serve as their operational headquarters. Sunkist Growers, Inc. continued to operate out of the subject property until 2012. The building was sold in 2013, and currently anchors a newly completed residential development that was approved by the City Council in 2019 under case numbers CPC-2014-1361-ZC-MCUP-SPR and ENV-2014-1362-EIR. As part of the approved project, a preservation plan was prepared for the subject property and quarterly construction monitoring reports have been submitted to the Office of Historic Resources since 2020. There is a new parking structure to the east of the subject property, which is not included in the nomination.

The San Fernando Valley was first inhabited by the Fernandeño Tataviam people, with the Valley being largely subdivided into land grants by the end of the 18th century. These grants and ranchos were further sold and subdivided when Mexico gained independence from Spain in 1821, with further subdivision occurring under United States rule from 1848 onwards. Agriculture continued to be the predominant land use throughout these periods, intensifying with the opening of the Los Angeles Aqueduct in 1913 and subsequent annexation of the Valley into the City of Los Angeles. By 1932, the

area of the Valley where the subject property is located was known as “Sherman Oaks,” named for an owner of the Pacific Electric Railway and property developer Moses H. Sherman. At this time, the area was becoming more automobile oriented as agriculture gave way to suburban development. This shift strengthened in the aftermath of World War II, and by the time the subject property was constructed, the area consisted predominantly of single-family homes, schools, and commercial shopping centers.

Sited on top of a landscaped berm, the subject property is square in plan. The building is set above a raised basement, which forms a plinth upon which the building rests. It has a predominantly angular massing shaped like an inverted pyramid with four identical elevations. Off the north-facing elevation there is a wide staircase that cuts through the plinth to access the first floor, located on the first floor above the elevated basement. A contemporary canopy extends from the first floor over the main entry and is supported by metal posts and covered by a metal trellis. Just to the west of the main entry, an accessible entry ramp also provides additional access to the first floor and consists of board-formed concrete walls. A single narrow staircase is located on the south elevation adjacent to a driveway.

The subject property has a flat roof with a central square opening that lights an interior central courtyard. Constructed with a steel frame clad in smooth, precast concrete panels, the building exterior is finished with a textured coating. Large glass windows, inset into the square-shaped openings of the panels, create a facade composed of alternating solids and voids. At the first floor, there is a continuous curtain wall of bronze-tinted glass set behind a colonnade of large trapezoidal concrete piers. These piers support the second and third stories, which cantilever outwards on both the exterior and interior courtyard elevations.

The subject property has undergone several alterations over the years that include the modification of the interior courtyard in 1994 to resize the fountain and infill the paving, as well as numerous tenant improvements. As part of the redevelopment project between 2019 and 2024 additional changes to the subject property consisted of the removal of portions of the berm on all sides of the building; addition of waterproofing; introduction of stepped board-formed concrete planters on the east-, south-, and west-facing elevations; removal of a concrete bench that once encircled the podium terrace; removal of two wide access staircases on the west- and east-facing elevations; the addition of a contemporary metal entry canopy along the north-facing elevation; the removal of interior single-loaded corridors on all floors; the addition of a new trellis at the roof opening above the courtyard; the replacement of the fountain with a new fountain and planters consisting of metal and stucco clad units; and the addition of stucco-clad terrace boxes on the inner courtyard facades.

Originally established by Albert C. Martin, Sr. (1879-1960) in 1909, A.C. Martin and Associates was joined by Albert C. “Al” Martin, Jr. in 1936, and his brother John Edward in 1939. By 1951, the two brothers were managing the firm, which is now known as AC Martin Partners and is in its third and fourth generations of family leadership. Over the years, the firm has worked on a multitude of commissions that include shopping centers, prisons, civic buildings, suburban business parks, and many of the major buildings erected in downtown Los Angeles. A few of the more well-known commissions comprise the Million Dollar Theater Building (1918, HCM #1184), May Company Wilshire (1939, HCM #566), Los Angeles Department of Water and Power General Office Building (1965, HCM #1022), and ARCO Plaza (1972).

The subject property was identified in the citywide survey of historic resources, SurveyLA, as individually eligible for listing under local, state, and national designation programs as the iconic corporate headquarters of the Sunkist Corporation, and as an excellent example of the Brutalist architectural style.

DISCUSSION

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 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.

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

BACKGROUND

On October 9, 2025, the Director of Planning determined that the application for the proposed designation of the subject property as an Historic-Cultural Monument was complete. On November 6,

2025, the Cultural Heritage Commission voted to take the subject property under consideration as a potential Historic-Cultural Monument. On December 11, 2025, a subcommittee of the Commission consisting of Commissioners Milofsky and Barron conducted an inspection of the subject property, accompanied by staff of the Office of Historic Resources. A second subcommittee consisting of Commissioner Rubio conducted a separate site inspection of the subject property on the same day.


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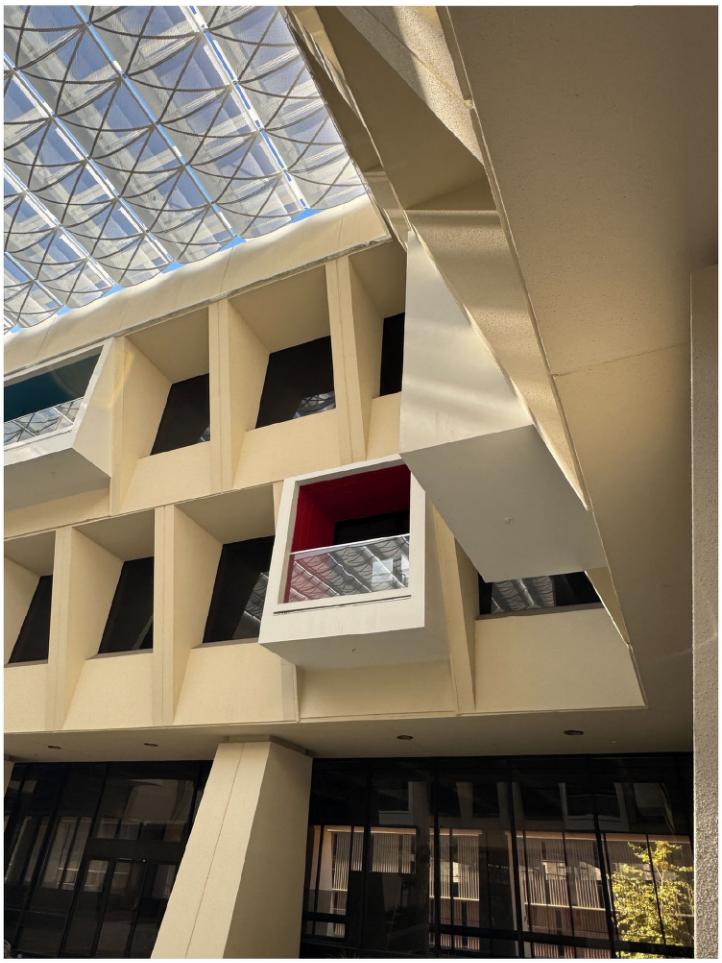




















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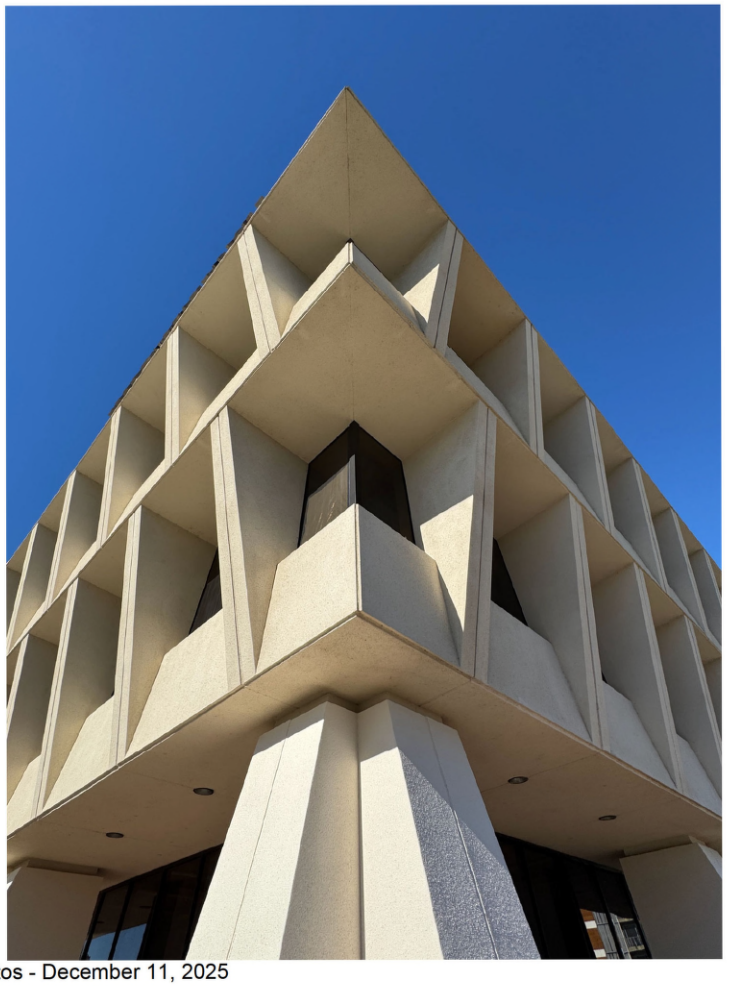






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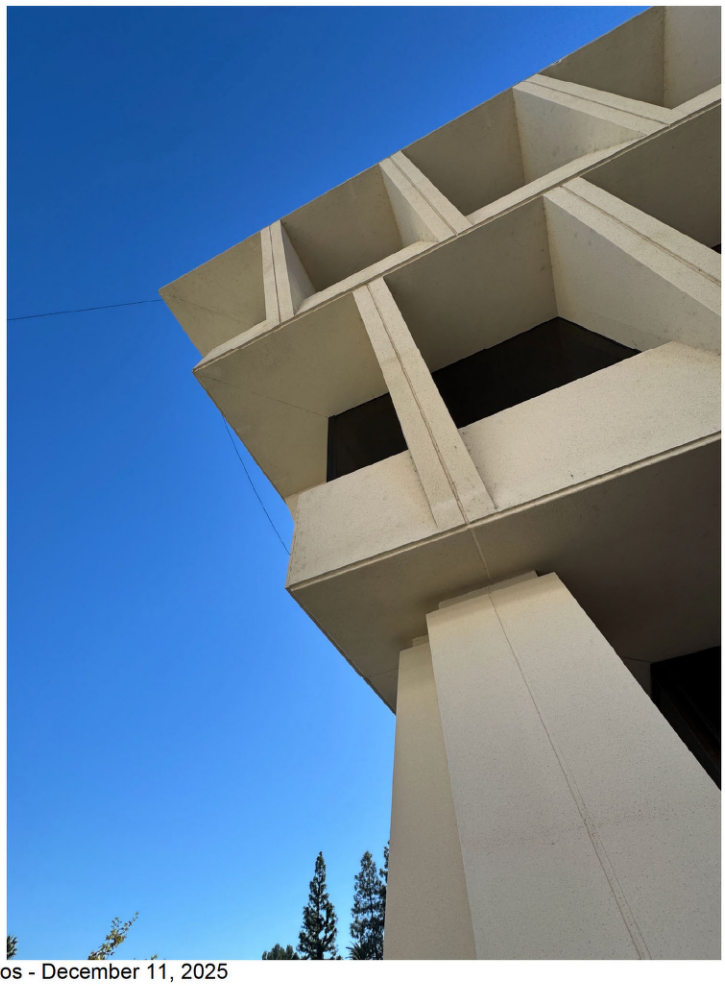





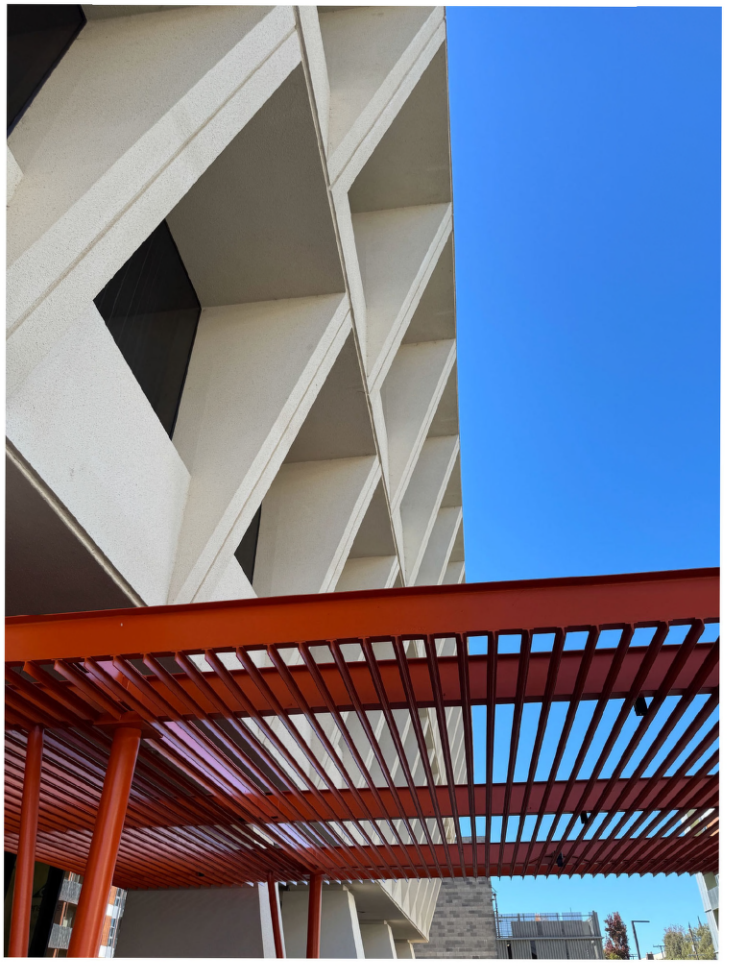




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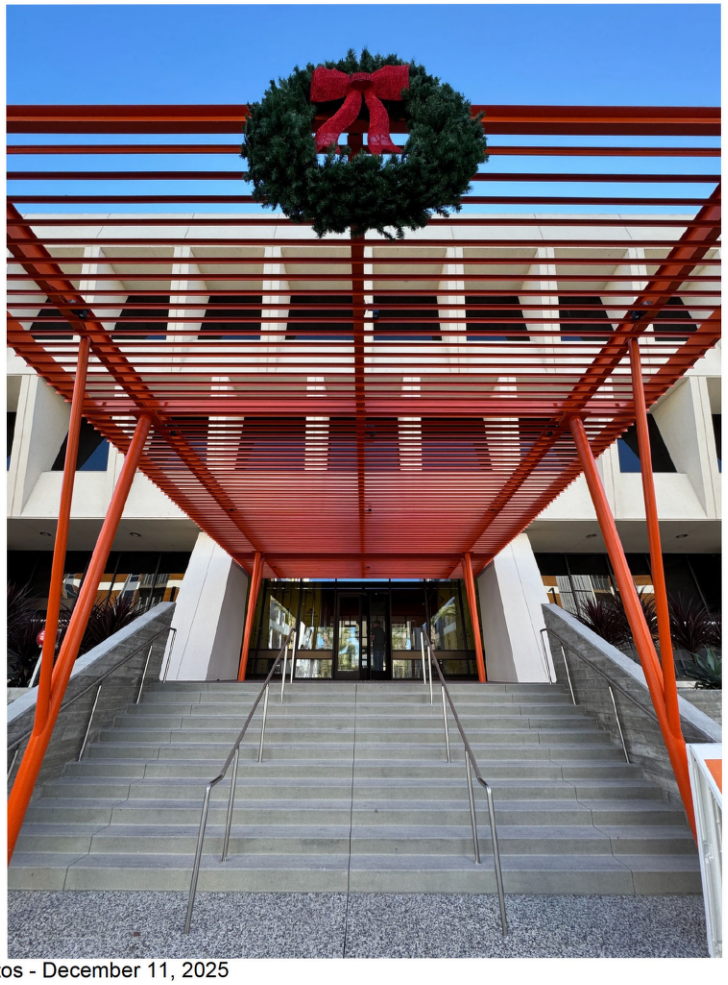




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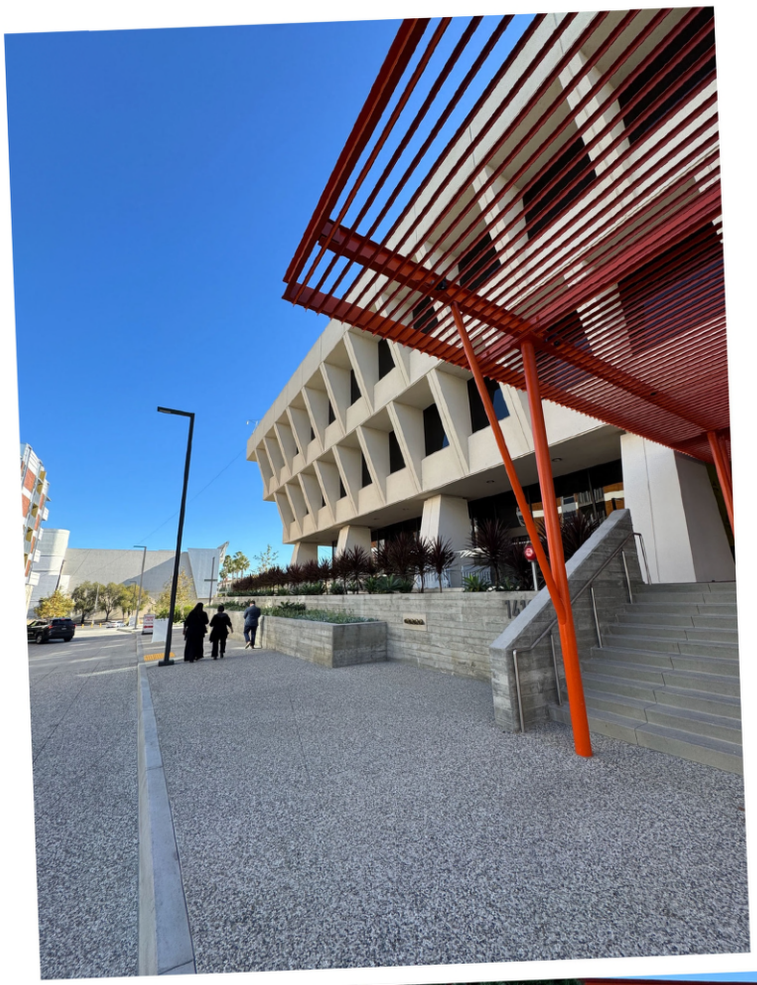


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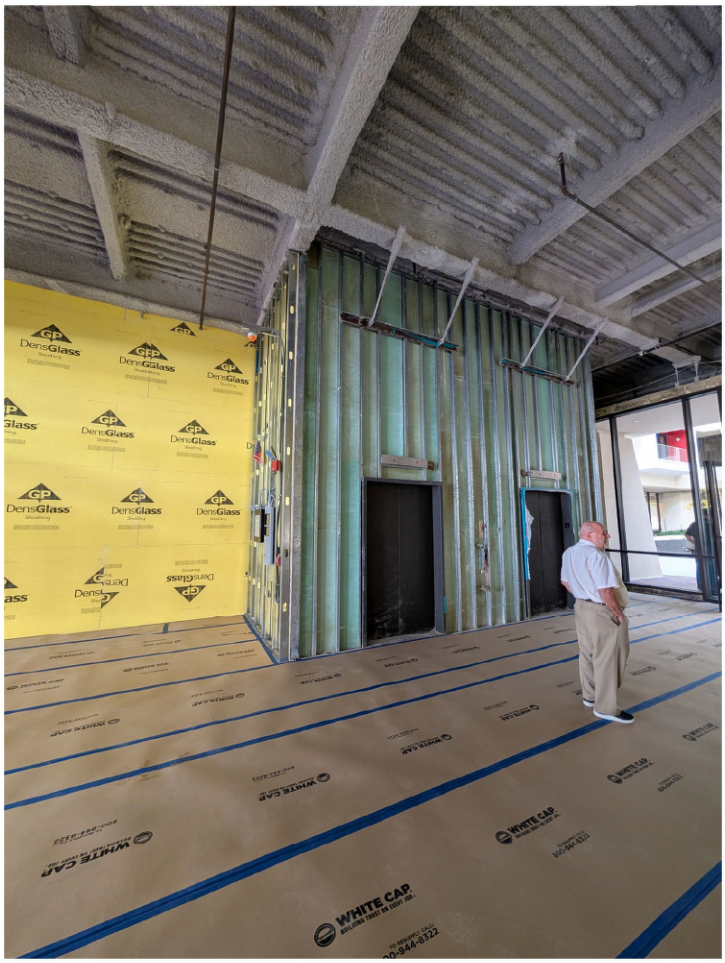
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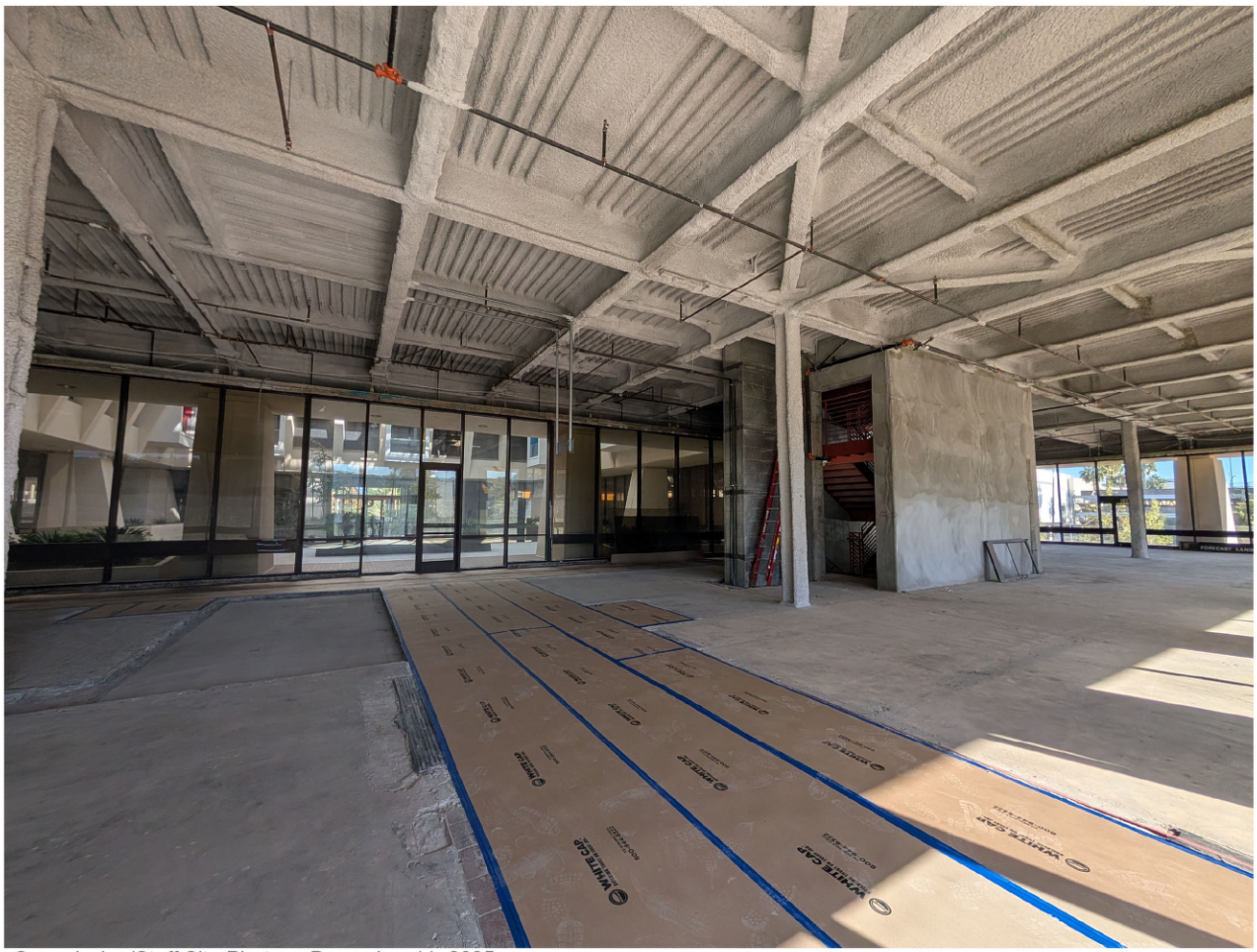
















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CALIFORNIA ENVIRONMENTAL QUALITY ACT

NOTICE OF EXEMPTION

(PRC Section 21152; CEQA Guidelines Section 15062)

Filing of this form is optional. If filed, the form shall be filed with the County Clerk, 12400 E. Imperial Highway, Norwalk, CA 90650, pursuant to Public Resources Code Section 21152(b) and CEQA Guidelines Section 15062. Pursuant to Public Resources Code Section 21167 (d), the posting of this notice starts a 35-day statute of limitations on court challenges to reliance on an exemption for the project. Failure to file this notice as provided above, results in the statute of limitations being extended to 180 days.

PARENT CASE NUMBER(S) / REQUESTED ENTITLEMENTS
CHC-2025-5718-HCM

LEAD CITY AGENCY	CASE NUMBER
City of Los Angeles (Department of City Planning)	ENV-2025-5719-CE
PROJECT TITLE Sunkist Growers, INC. Headquarters Building	COUNCIL DISTRICT 4

PROJECT LOCATION (Street Address and Cross Streets and/or Attached Map) ☐ Map attached.
14130 W. Riverside Drive, Los Angeles, CA 91423

PROJECT DESCRIPTION: ☐ Additional page(s) attached.
Designation of the Sunkist Growers, INC. Headquarters Building as an Historic-Cultural Monument.

NAME OF APPLICANT / OWNER:
N/A

CONTACT PERSON (If different from Applicant/Owner above)	(AREA CODE) TELEPHONE NUMBER | EXT.
Rafael Fontes	(213) 978-1189

EXEMPT STATUS: (Check all boxes, and include all exemptions, that apply and provide relevant citations.)

STATE CEQA STATUTE & GUIDELINES

☐ STATUTORY EXEMPTION(S)

Public Resources Code Section(s) _____

☒ CATEGORICAL EXEMPTION(S) (State CEQA Guidelines Sec. 15301-15333 / Class 1-Class 33)

CEQA Guideline Section(s) / Class(es) **8 and 31**

☐ OTHER BASIS FOR EXEMPTION (E.g., CEQA Guidelines Section 15061(b)(3) or (b)(4) or Section 15378(b))

_____

JUSTIFICATION FOR PROJECT EXEMPTION: ☐ Additional page(s) attached

Article 19, Section 15308, Class 8 of the State's CEQA Guidelines applies to where projects 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." Class 31 applies "to maintenance, repair, stabilization, rehabilitation, restoration, preservation, or reconstruction of historical resources in a manner consistent with the Secretary of Interior's Standards for the Treatment of Historic Buildings." Designation of the **Sunkist Growers, INC. Headquarters Building** as an Historic-Cultural Monument will assure the protection of the environment by the enactment of project review regulations based on the Secretary of Interior's Standards to maintain and preserve the historic site. 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.

☒ None of the exceptions in CEQA Guidelines Section 15300.2 to the categorical exemption(s) apply to the Project.

☐ The project is identified in one or more of the list of activities in the City of Los Angeles CEQA Guidelines as cited in the justification.

IF FILED BY APPLICANT, ATTACH CERTIFIED DOCUMENT ISSUED BY THE CITY PLANNING DEPARTMENT STATING THAT THE DEPARTMENT HAS FOUND THE PROJECT TO BE EXEMPT.
If different from the applicant, the identity of the person undertaking the project.

CITY STAFF USE ONLY:

CITY STAFF NAME AND SIGNATURE		STAFF TITLE
Rafael Fontes	[SIGNED COPY IN FILE]	Planning Associate

ENTITLEMENTS APPROVED
N/A

DISTRIBUTION: County Clerk, Agency Record, Rev. 8-28-2025

Los Angeles Department of City Planning
RECOMMENDATION REPORT

CULTURAL HERITAGE COMMISSION

HEARING DATE: November 6, 2025
TIME: 10:00 AM
PLACE: City Hall, Room 1010
200 N. Spring Street
Los Angeles, CA 90012
and teleconference (see agenda for login information)

EXPIRATION DATE: November 8, 2025

CASE NO.: CHC-2025-5718-HCM
ENV-2025-5719-CE

Location: 14130 W. Riverside Drive
Council District: 4 – Raman
Community Plan Area: Van Nuys - North Sherman Oaks
Land Use Designation: Community Commercial
Zoning: (Q)C2-1L-RIO; P-1L-RIO
Area Planning Commission: South Valley
Neighborhood Council: Sherman Oaks
Legal Description: Tract 72802-C, Lot 1

PROJECT: Historic-Cultural Monument Application for the SUNKIST GROWERS, INC. HEADQUARTERS BUILDING

REQUEST: Declare the property an Historic-Cultural Monument

OWNER/ APPLICANT: IMT Capital II Sherman Oaks LLC
c/o David Tedesco
15303 Ventura Boulevard, Suite 200
Sherman Oaks, CA 91403

PREPARER: August Phillips
Chattel, Inc.
13147 Ventura Boulevard
Sherman Oaks, CA 91423

RECOMMENDATION **That the Cultural Heritage Commission:**

1. **Take the property under consideration** as an Historic-Cultural Monument per Los Angeles Administrative Code Chapter 9, Division 22, Article 1, Section 22.171.10 because the application and accompanying photo documentation suggest the submittal warrants further investigation.

2. **Adopt** the report findings.

VINCENT P. BERTONI, AICP
Director of Planning

[SIGNED ORIGINAL IN FILE]

Ken Bernstein, AICP, Principal City Planner
Office of Historic Resources

[SIGNED ORIGINAL IN FILE]

Lambert M. Giessinger, Senior Architect
Office of Historic Resources

[SIGNED ORIGINAL IN FILE]

Melissa Jones, City Planner
Office of Historic Resources

[SIGNED ORIGINAL IN FILE]

Rafael Fontes, Planning Associate
Office of Historic Resources

Attachment: Historic-Cultural Monument Application

SUMMARY

The Sunkist Growers, Inc. Headquarters Building is a three-story office building located off Hazeltine Avenue between Riverside Drive and the Ventura Freeway (U.S. 101) in Sherman Oaks. Built in 1970, the subject property was designed in the Brutalist architectural style by the master architectural firm of Albert C. Martin and Associates. It was commissioned by Sunkist Growers, Inc., a major institution in the citrus industry, to serve as their operational headquarters. Sunkist Growers Inc. continued to operate out of the subject property until 2012. The building was sold in 2014, and currently anchors a newly completed residential development that was approved by the City Council in 2019 under case numbers CPC-2014-1361-ZC-MCUP-SPR and ENV-2014-1362-EIR. As part of the approved project, a preservation plan was prepared for the subject property and quarterly construction monitoring reports have been submitted to the Office of Historic Resources since 2020. There is a new parking structure to the east of the subject property, which is not included in the nomination.

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. Bold oversized angular shapes broke apart the typical rectangular form, and the building's exterior usually revealed the construction process, such as welds or the imprint of wood used in the setting of the concrete. This style was frequently used in institutional architecture, such as civic and educational buildings, through the 1980s.In Los Angeles, Brutalism tends to appear in institutional and commercial properties, and less so in residential or industrial architecture.

The San Fernando Valley was first inhabited by the Fernandeño Tataviam people, with the Valley being largely subdivided into land grants by the end of the 18th century. These grants and ranchos were further sold and subdivided when Mexico gained independence from Spain in 1821, with further subdivision occurring under United States rule from 1848 onwards. Agriculture continued to be the predominant land use throughout these periods, intensifying with the opening of the Los Angeles Aqueduct in 1913 and subsequent annexation of the Valley into the City of Los Angeles. By 1932, the area of the Valley where the subject property is located was known as "Sherman Oaks," named for an owner of the Pacific Electric Railway and property developer Moses H. Sherman. At this time, the area was becoming more automobile oriented as agriculture gave way to suburban development. This shift strengthened in the aftermath of World War II, and by the time the subject property was constructed, the area consisted predominantly of single-family homes, schools, and commercial shopping centers.

The Sunkist Growers, Inc. corporation began in 1893 as the Southern California Fruit Exchange, which represented citrus growers, regulated product quality of produce shipped by grower-members, and worked to stabilize pricing for the national market. By 1908, the Exchange had adopted the "Sunkist" brand for advertising while continuing to expand and diversify its production of citrus by-products, an effort which helped sustain it financially through the Great Depression and World War II. In the post-war period, rapid suburbanization and the growth of other regional markets led to the decline in citrus production in Southern California. The Exchange, then headquartered in downtown Los Angeles, continued to expand and dominate citrus production in northern California and Arizona, formally adopting the "Sunkist Growers, Inc" name in 1952. Citing lack of space and declining property values in downtown Los Angeles, the corporation decided to move its headquarters to Sherman Oaks in 1969, commissioning the subject property and occupying it in 1971. After operating from the subject property for several decades, Sunkist relocated its headquarters to Valencia in 2014.

Sited on top of a landscaped berm, the subject property is square in plan. The building is set above a raised basement, which forms a plinth upon which the building rests. It has a predominantly angular massing shaped like an inverted pyramid with four identical elevations. Off the north-facing elevation

there is a wide staircase that cuts through the plinth and to access the first floor, located on the first floor above the elevated basement. A contemporary canopy extends from the first floor over the main entry and is supported by metal posts and covered by a metal trellis. Just to the west of the main entry, an accessible entry ramp also provides additional access to the first floor and consists of board formed concrete walls. A single narrow staircase is located on the south elevation adjacent to a driveway.

The subject property has a flat roof with a central square opening that lights an interior central courtyard. Constructed with a steel frame clad in smooth, precast concrete panels, the building exterior is finished with a textured coating. Large glass windows, inset into the square-shaped openings of the panels, create a facade composed of alternating solids and voids. At the first floor, there is a continuous curtain wall of bronze-tinted glass set behind a colonnade of large trapezoidal concrete piers. These piers support the second and third stories, which cantilever outwards on both the exterior and interior courtyard elevations.

The subject property has undergone several alterations over the years that include the modification of the interior courtyard in 1994 to resize the fountain and infill the paving, as well as numerous tenant improvements. As part of the redevelopment project between 2019 and 2024 additional changes to the subject property consisted of the removal of portions of the berm on all sides of the building; addition of waterproofing; introduction of stepped board-formed concrete planters on the east-, south-, and west-facing elevations; removal of a concrete bench that once encircled the podium terrace; removal of two wide access staircases on the west- and east-facing elevations; the addition of a contemporary metal entry canopy along the north-facing elevation; the removal of interior single-loaded corridors on all floors; the addition of a new trellis at the roof opening above the courtyard; the replacement of the fountain with a new fountain and planters consisting of metal and stucco clad units; and the addition of stucco-clad terrace boxes on the inner courtyard facades.

Originally established by Albert C. Martin, Sr. (1879-1960) in 1909, A.C. Martin and Associates was joined by Albert C. “Al” Martin, Jr. in 1936, and his brother John Edward in 1939. By 1951, the two brothers were managing the firm, which is known as AC Martin Partners and is in its third generation of family leadership. Over the years, the A.C. Martin and Associates firm has worked on a multitude of commissions that include shopping centers, prisons, civic buildings, suburban business parks, and many of the major buildings erected in downtown Los Angeles. A few of the more well-known commissions comprise the Million Dollar Theater Building (1918, HCM #1184), May Company Wilshire (1939, HCM #566), Los Angeles Department of Water and Power General Office Building (1965, HCM #1022), and ARCO Plaza (1972).

The subject property was identified in the citywide survey of historic resources, SurveyLA, as individually eligible for listing under local, state, and national designation programs as the iconic corporate headquarters of the Sunkist Corporation, and as an excellent example of the Brutalist architectural style.

CRITERIA

The criterion is the Cultural Heritage Ordinance which defines a historical or cultural monument as any site (including significant trees or other plant life located thereon), building or structure of particular historic or cultural significance to the City of Los Angeles if it meets at least one of the following criteria:

1. Is identified with important events of national, state, or local history, or exemplifies significant contributions to the broad cultural, economic or social history of the nation, state, city or community;
2. Is associated with the lives of historic personages important to national, state, city, or local history; or
3. Embodies the distinctive characteristics of a style, type, period, or method of construction; or represents a notable work of a master designer, builder, or architect whose individual genius influenced his or her age.

FINDINGS

Based on the facts set forth in the summary and application, the Commission determines that the application is complete and that the property may be significant enough to warrant further investigation as a potential Historic-Cultural Monument.

BACKGROUND

On October 9, 2025, the Director of Planning determined that the application for the proposed designation of the subject property as an Historic-Cultural Monument was complete.

CITY OF LOS ANGELES
Office of Historic Resources/Cultural Heritage Commission

HISTORIC-CULTURAL MONUMENT
NOMINATION FORM

1. PROPERTY IDENTIFICATION

Proposed Monument Name: Sunkist Growers, Inc. Headquarters Building			Company/organization	
Other Associated Names: Sunkist Building				
Street Address: 14130 Riverside Drive, Los Angeles, CA		Zip: 91423	Council District: 4	
Range of Addresses on Property:		Community Name: Sherman Oaks		
Assessor Parcel Number: 2248-029-010	Tract: 72802	Block:	Lot: 1	
Identification cont'd:				
Proposed Monument Property Type: ● Building	☐ Structure	☐ Object	☐ Site/Open Space	☐ Natural Feature
Describe any additional resources located on the property to be included in the nomination, here:				

2. CONSTRUCTION HISTORY & CURRENT STATUS

Year built: 1970-1971 ● Factual ☐ Estimated		Threatened? None	
Architect/Designer: Albert C. Martin and Associates		Contractor: William Simpson Construction Company	
Original Use: Office Building		Present Use:	
Is the Proposed Monument on its Original Site? ● Yes	☐ No (explain in section 7)	☐ Unknown (explain in section 7)	

3. STYLE & MATERIALS

Architectural Style: Select from menu or type style directly into box		Stories: 3	Plan Shape: Select

FEATURE	*PRIMARY*	*SECONDARY*
CONSTRUCTION	Type: Steel	Type: Concrete poured/precast
CLADDING	Material: Select	Material: Select
ROOF	Type: Flat	Type: Select
	Material: Rolled asphalt	Material: Select
WINDOWS	Type: Fixed	Type: Floor-to-Ceiling
	Material: Aluminum	Material: Aluminum
ENTRY	Style: Centered	Style: Select
DOOR	Type: Glass	Type: Select

CITY OF LOS ANGELES
Office of Historic Resources/Cultural Heritage Commission

HISTORIC-CULTURAL MONUMENT
NOMINATION FORM

4. ALTERATION HISTORY

List date and write a brief description of any major alterations or additions. This section may also be completed on a separate document. Include copies of permits in the nomination packet. Make sure to list any major alterations for which there are no permits, as well.	
	See attached.

5. EXISTING HISTORIC RESOURCE IDENTIFICATION (if known)

☐	Listed in the National Register of Historic Places	
☐	Listed in the California Register of Historical Resources	
☐	Formally determined eligible for the National and/or California Registers	
☐	Located in an Historic Preservation Overlay Zone (HPOZ)	○ Contributing feature ○ Non-contributing feature
☑	Determined eligible for national, state, or local landmark status by an historic resources survey(s)	Survey Name(s): Historic Resources Survey Report Van Nuys – North Sherman Oaks Community Plan
Other historical or cultural resource designations:		

6. APPLICABLE HISTORIC-CULTURAL MONUMENT CRITERIA

The proposed monument exemplifies the following Cultural Heritage Ordinance Criteria (Section 22.171.7):	
☑	1. Is identified with important events of national, state, or local history, or exemplifies significant contributions to the broad cultural, economic or social history of the nation, state, city or community.
☐	2. Is associated with the lives of historic personages important to national, state, city, or local history.
☑	3. Embodies the distinctive characteristics of a style, type, period, or method of construction; or represents a notable work of a master designer, builder, or architect whose individual genius influenced his or her age.

HISTORIC-CULTURAL MONUMENT
NOMINATION FORM

7. WRITTEN STATEMENTS

This section allows you to discuss at length the significance of the proposed monument and why it should be designated an Historic-Cultural Monument. Type your response on separate documents and attach them to this form.

A. Proposed Monument Description - Describe the proposed monument's physical characteristics and relationship to its surrounding environment. Expand on sections 2 and 3 with a more detailed description of the site. Expand on section 4 and discuss the construction/alteration history in detail if that is necessary to explain the proposed monument's current form. Identify and describe any character-defining elements, structures, interior spaces, or landscape features.

B. Statement of Significance - Address the proposed monument's historic, cultural, and/or architectural significance by discussing how it satisfies the HCM criteria you selected in Section 6. You must support your argument with substantial evidence and analysis. The Statement of Significance is your main argument for designation so it is important to substantiate any claims you make with supporting documentation and research.

8. CONTACT INFORMATION

Applicant

Name: David Tedesco		Company: IMT Capital, LLC	
Street Address: 15303 Ventura Blvd. Suite 200		City: Sherman Oaks	State: CA
Zip: 91403	Phone Number: (818) 922-1634	Email: dtedesco@imtcapital.com	

Property Owner Is the owner in support of the nomination? ● Yes ☐ No ☐ Unknown

Name: C/o David Tedesco		Company: IMT Capital II Sherman Oaks, LLC	
Street Address: 15303 Ventura Blvd. Suite 200		City: Sherman Oaks	State: CA
Zip: 91403	Phone Number:	Email:	

Nomination Preparer/Applicant's Representative

Name: August Phillips		Company: Chattel, Inc.	
Street Address: 13147 Ventura Blvd.		City: Sherman Oaks	State: CA
Zip: 91423	Phone Number: (530) 524-3100	Email: august@chattel.us	

CITY OF LOS ANGELES
Office of Historic Resources/Cultural Heritage Commission

HISTORIC-CULTURAL MONUMENT
NOMINATION FORM

9. SUBMITTAL

When you have completed preparing your nomination, compile all materials in the order specified below. Although the entire packet must not exceed 100 pages, you may send additional material on a CD or flash drive.

APPLICATION CHECKLIST

1. ☑ Nomination Form
2. ☑ Written Statements A and B
3. ☑ Bibliography
4. ☑ Two Primary Photos of Exterior/Main Facade (8x10, the main photo of the proposed monument. Also email a digitial copy of the main photo to: planning.ohr@lacity.org)
5. ☑ Copies of Primary/Secondary Documentation
6. ☑ Copies of Building Permits for Major Alterations (include first construction permits)
7. ☑ Additional, Contemporary Photos
8. ☑ Historical Photos
9. ☑ Zimas Parcel Report for all Nominated Parcels (including map)

10. RELEASE

Please read each statement and check the corresponding boxes to indicate that you agree with the statement, then sign below in the provided space. Either the applicant or preparer may sign.	
☑	I acknowledge that all documents submitted will become public records under the California Public Records Act, and understand that the documents will be made available upon request to members of the public for inspection and copying.
☑	I acknowledge that all photographs and images submitted as part of this application will become the property of the City of Los Angeles, and understand that permission is granted for use of the photographs and images by the City without any expectation of compensation.
☑	I acknowledge that I have the right to submit or have obtained the appropriate permission to submit all information contained in this application.

August Phillips — Name:
September 2, 2025 — Date:
August Phillips — Signature:

Mail your Historic-Cultural Monument Submittal to the Office of Historic Resources.

Office of Historic Resources
Department of City Planning
221 N. Figueroa St., Ste. 1350
Los Angeles, CA 90012

Phone: 213-874-3679
Website: preservation.lacity.org

A. PROPOSED MONUMENT DESCRIPTION

General

The Sunkist Growers, Inc. Headquarters Building (Sunkist Building) at 14130 Riverside Drive, Los Angeles (subject property) in the Sherman Oaks – Studio City – Toluca Lake – Cahuenga Pass Community Plan Area of the City of Los Angeles situated on Assessor Parcel Number 2248-029-010, Lot 1 of Tract 72802 (“Sunkist Building parcel” or “Lot 1”).

Setting and Site

The Sunkist Building is located at the southwest corner of Hazeltine Avenue (Hazeltine) and Riverside Drive (Riverside), adjacent to the Los Angeles River and Interstate 101 freeway to the south. The Westfield Fashion Square shopping mall is located to the east across Hazeltine. To the west, Calhoun Avenue (Calhoun) is a residential street lined with single family homes. The Sunkist Building is located on a large lot, which slopes down to the south, and is substantially set back from Riverside at the center of the southern half of the property. The Sunkist Building is surrounded by new construction at the north, west, and east elevations, on land which was previously occupied by surface parking lots. A new parking structure (West Parking Structure) to the west near Calhoun is on Sunkist Building parcel. New mixed-use buildings (Building A and Building B) are situated to the north along Riverside, a surface parking lot (East Surface Parking) is located to the east along Hazeltine, a developed public space (Public Open Space) is located to the south near the Los Angeles River located on Assessor Parcel Number 2248-029-011, Lot 2 of Tract 72802 (“Separate Assessor parcel” or “Lot 2”). There is new landscape and hardscape at all elevations of both the Sunkist Building parcel and Separate Assessor parcel.

Access easements are located on Lot 2, near Riverside, providing access to Buildings A and B, and near Hazeltine, providing access to the East Surface Parking. An additional access easement along Hazeltine, to the south, provides entry to the Public Open Space. Lot 1 contains access easements along portions of its north and south boundaries. Of note, the East Surface Parking is not available for future development, preserving the view shed of the east elevation of the Sunkist Building.

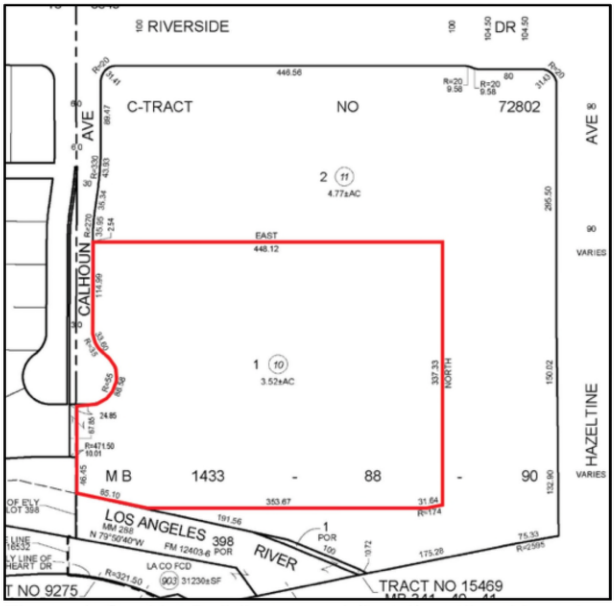

Figure 1: Sunkist Building parcel (Lot 1) outlined in red (Assessor Parcel Map, 2002)

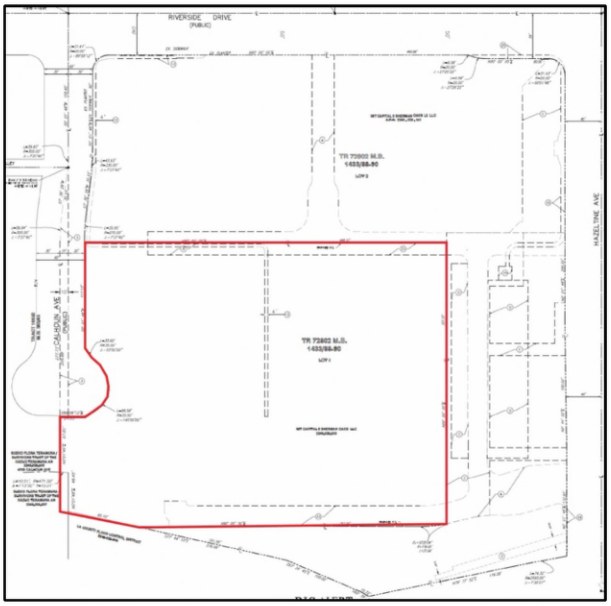

Figure 2: Sunkist Building (Lot 1) outlined in red (ALTA Survey, 2021)

Overview

A visually striking example of the Brutalist style, the three-story inverted pyramid shaped building has a square floor plan with a square central opening containing an interior courtyard and sits on top of a raised basement. It is constructed of a steel frame clad in smooth, precast concrete panels. The four elevations are nearly identical, seven bays wide at first floor with cantilevering bays above. Primary exterior features are located at all elevations and include a regular linear and repetitive geometrical pattern of solids and voids; triangular canopies shading inset upper-floor windows; plinth and landscaped berm with colonnade of trapezoidal piers; bronze tinted glass; and continuous glazing with dark tinted glass set within aluminum brake metal frames at the first level. Primary interior features are located at all elevations and include a central courtyard mirroring cantilever of exterior elevation; and repetitive floor plans circling the courtyard. A lobby is located at the primary (north) elevation.

The subject property has been vacant since 2015 and is undergoing rehabilitation for adaptive reuse as residential with associated co-working and fitness amenities. Work has been completed at the exterior at all elevations of the Sunkist Building and includes construction of new berm; installation of new pavers at podium terrace; glass guardrails along podium terrace; canopy at main entry, trellis at courtyard opening (roof), and openings for new window walls with doors at the basement. Portions of the interior have been demolished, including former offices, conference rooms, kitchens, and single-loaded corridors at all floors. Work has been completed at the interior at all floors and elevations, including construction of terrace boxes, planters, fountain element, and pavers at courtyard; and construction of three new stairs. Rehabilitation would return the single-loaded corridors at all floors.

Exterior

Constructed from 1970 to 1971, the Sunkist Building was designed as the headquarters for Sunkist Growers, Inc., in the Brutalist architectural style by master architect Albert C. Martin and Associates.[1] The building exemplifies elements of Brutalism through its striking repetitive angular geometries and dynamic shapes made through its pre-cast concrete, heavy massing, and blocky appearance.

The building is a horizontal-massed and square-shaped building with a distinctive inverted pyramid form with the two upper floors cantilevering over the high volume first floor with inset full height glazing and projecting trapezoidal piers. Its nearly four identical elevations feature a series of solids and voids with four compositional sections or levels. The building has a flat roof with a central square opening, now fitted with contemporary trellis. Constructed with a steel frame clad in smooth, precast concrete panels, the building exterior is finished with a textured coating.[2]

Set atop an elevated basement, the building appears to rest on a plinth integrated into a partially landscaped berm, except at the west and south elevations, where driveways and walkways provide access to the interior. Originally a grassy slope, the landscaped berm has been altered, with the berm taking on a stepped form at the east, south, and west elevations. This stepped design has retained the general character of the berm by providing shrub and tree plantings at various levels, contained in contemporary board formed concrete planter walls.

A wide staircase at the north (main entry) cuts through the plinth and berm to access the first floor, located on the podium level above the elevated basement. A contemporary canopy extends from the

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[1] Original drawings dated 1969-1970 are extant and in the possession of The Getty Research Institute Special Collections as part of the AC Martin Partners drawings and records on microfilm 1906-2006.

[2] Los Angeles Department of Building and Safety, “Application for Inspection of Signs,” Permit No. 27445, April 23, 1971.

podium level over the main entry and is supported by metal posts and covered by a metal trellis. Just to the west of the main entry, an ADA compliant entry ramp also provides additional access to the podium level and consists of board formed concrete walls. A single narrow staircase is located on the south elevation adjacent to a driveway.

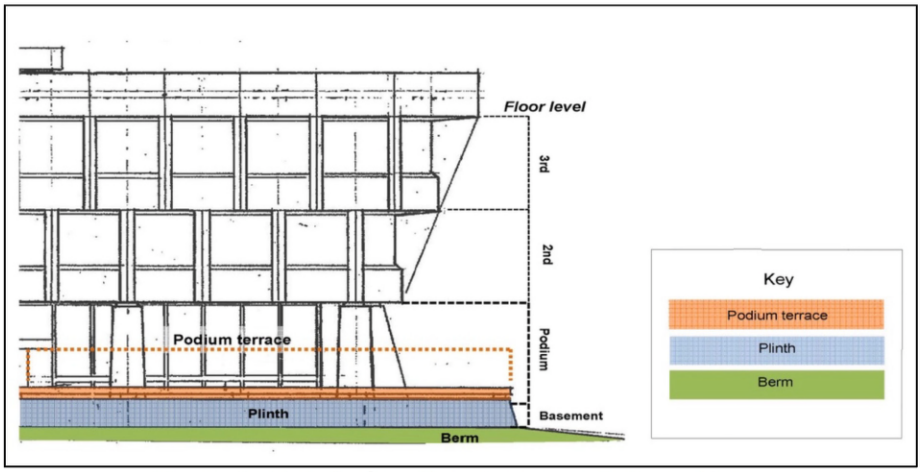

Figure 3: Detail of podium terrace, plinth and berm

Levels

At the basement level, openings have been added at the east and west elevations as part of the rehabilitation project to accommodate new uses. New window walls with doors at the basement are planned to be installed, and glazing would consist of double glass entry doors flanked by glass set in aluminum brake metal frames. An existing double width garage opening is at the south elevation. At the east and west elevations, construction of contemporary canopies is underway above the new openings and has been finished with composite wood at the soffit.

At the first (podium) level above the elevated basement, a historic podium terrace encircles the building and generally narrows at the east and west elevations. The podium terrace is clad in brick paving with a colonnade of massive concrete piers supporting the upper levels.[3] The piers are trapezoidal in shape and meet at the building corners. A contemporary glass guardrail follows the perimeter of the podium terrace. At the first level, fenestration consists of continuous dark bronze tinted glass set within aluminum brake metal frames. At the second and third levels, typical fenestration consists of dark bronze-tinted glass set within triangular precast concrete boxes.

Historic entrances are located on all elevations of the first level and typically featured double entry doors set in a brake metal frame, with a central window, a thick horizontal brake metal header, and a transom overhead. Since construction has begun, all entrance doors have been removed. As part of the rehabilitation scope, the main entry at the north elevation was replaced with new low-iron glass and modified brake metal frames without the thick horizontal brake metal chair rail. The new low-iron glass continues to encompass the existing center span of windows that are visible between the precast concrete trapezoidal piers adjacent to the main entrance. Currently, doors have not been installed, and a revision to design is underway and will most likely return the dark tinted glass and the thick horizontal brake metal chair rail to closely match original in appearance.

Roof

Access to the roof was historically by a recessed stair that has been replaced with a contemporary single-door roof hatch that is not visible from grade.

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[3] Brick pavers are replaced in-kind to match the historic materials in color, shape, and texture.

Base Camp Equipment/Antennae
The roof currently contains three cell site base camps containing equipment – one at the northwest corner, one at the northeast corner, and one at the southeast of the courtyard. Three antennas are also located at the roofline along the south (two antennas) and east (one antennae) elevations. Work has been ongoing to remove and relocate one or more of the existing base camps to be situated on the roof of either apartment Building A or Building B.

Mechanical Screen Walls
Existing mechanical units and low plaster screen walls are located at the four corners of the courtyard opening, and significantly set back from the roofline. Rehabilitation work includes constructing new tall mechanical screen walls with extensions forming a shallow 'U' shape on the north and south elevations. These new mechanical screen walls would replace existing plaster screen walls and extend to a maximum height of 11 feet.

Interior

The interior is defined by a large central courtyard with contemporary fountain and planters. The elevated basement currently is under construction and previously featured parking, offices and service amenities that have been removed. The rehabilitation work would add electric vehicle parking, tenant services (office and fitness amenities), storage and service amenities. The first level lobby (lobby) at the north elevation features brick pavers that continue through to the courtyard at the center of the building. The first floor previously contained a public lobby and single-loaded corridor which encircled the courtyard with offices along the perimeter, all of which have been removed. The floors above were previously characterized by repetitive floor plans consisting of single-loaded corridors circling the courtyard, most previously altered, and all removed. The rehabilitation work would include new residential units, retaining the single-loaded corridors at the first level and new double-loaded corridors at the upper levels.

Courtyard
The central courtyard is accessed by entrances at the first floor from four cardinal points. Continuous glazing with dark bronze tinted glass set within aluminum brake metal frame encircles the courtyard. At the east, south, and west elevations, entries consist of double entry doors set in a brake metal frame, with a thick horizontal brake metal header above, and a transom light overhead. At the north, entry has been removed, and flanking glazing replaced with low-iron transparent glass. Original brick pavers have been retained at the threshold of these four cardinal openings. Contemporary brick pavers, which match the original, have been installed at the courtyard. The previously altered fountain has been removed and a new contemporary fountain and planters, consisting of metal and stucco clad units have been added.

Terrace Boxes
Added courtyard "terrace boxes" in an asymmetrical arrangement project from the second and third levels of all interior courtyard elevations. These terrace boxes are designed as modules, and act as balconies, providing tenant outdoor space. These modules have been installed in existing bays, in either single or double modules for a total of 12 boxes at the second and third levels. For installation, the existing precast concrete panels (including existing windows) were removed. The terrace boxes are clad in stucco to match the existing precast concrete finish and feature fiber cement boards lining the interior walls painted in varying colors. They are accessed through single glazed entrances and enclosed with glass guardrails.

Elevators & Stairs
The original elevators are situated at the main entrance lobby. Three new staircases are being added, with one at the north and two at the south. The stair at the north is situated across from the original elevators and extends from the basement to the roof proximate to an original stair.

Alterations 1971-2018
Alterations to the Sunkist building prior to the current rehabilitation that was approved by a certified Final Environmental Impact Report (FEIR) were minor. The original layout included a surface parking lot, which largely remained intact. Though a texture coat finish was not specified on the original plans, the exteriors walls of the concrete and steel building were described as “stucco” on a signage application from 1971, shortly after the completion of initial construction.[4] The previous main entry drive at the north elevation of the subject property, lined by eucalyptus trees, pre-dated the existing building. Driveways and interior loading docks at the south and west elevations to underground parking were most recently reconfigured in 1996. Handicap ramps and ADA compliance work began in 1988. The interior courtyard was modified in 1994 when the fountain was resized from a very large to a smaller square and the paving was infilled.[5] The finishes in the majority of the tenant spaces have been replaced repeatedly; this has been a continual process that began shortly after the building was first occupied in 1971.[6] The repetitive floor plan with single-loaded corridor circling the interior courtyard was generally intact.

Alterations 2019-2024
In 2019, the City of Los Angeles City Council (City) certified the FEIR and approved a redevelopment project (Project) for the approximately 8.3-acre site at 14130 and 14154 West Riverside Drive (subject property) in the Sherman Oaks – Studio City – Toluca Lake – Cahuenga Pass Community Plan Area. The Project included rehabilitation of the Sunkist Building, construction of two new mixed-use buildings (Building A and Building B), a parking structure (West Parking Structure), surface parking lot (East Surface Parking), a developed public space (Public Open Space) and new landscape and hardscape.

A Preservation Plan for the Sunkist Building was prepared in 2018, followed by a Conformance Review Report in 2021. As a mitigation measure in the FEIR, a Historic American Building Survey (HABS) Level II documentation was prepared in 2020. Construction on the Project has been ongoing since 2020, with quarterly Construction Monitoring Reports prepared throughout. Work on the Sunkist Building is currently paused as the owner seeks Adaptive Reuse Ordinance (ARO) conversion for residential development.

Alterations to the Sunkist Building following the certified FEIR have been found to comply with the Preservation Plan and conform with the *Secretary of the Interior’s Standards for the Treatment of Historic Properties* (*Secretary’s Standards*).[7]

The main entry drive that was lined with eucalyptus trees, a remanent feature from an earlier site plan, was removed. Since 1970, a continuous berm with mature trees and shrubs was at the basement level at all elevations. Alterations to the berm include removal of portions of the berm on all sides, addition of waterproofing, and introduction of stepped board formed concrete planters on the east, south, and west elevations. The north elevation of the berm has been minimally changed, retaining the symmetry that correlates with the inverted pyramidal design. Historically, the two wide staircases, centrally located at the west and east elevations, provided access to the building; these were removed and the plinth modified. A concrete bench that once encircled the podium terrace was also removed. The brick pavers at the podium terrace were replaced in-kind, matching the historic

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[4] Los Angeles Department of Building and Safety, “Application for Inspection of Signs,” Permit No. 27445, April 23, 1971.

[5] Los Angeles Department of Building and Safety, “Application for Inspection,” Perit No. 28842, December 14, 1994.

[6] Los Angeles Department of building and Safety, “Application for Alter, Repair, or Demolish,” Permit No. 654777, February 3, 1971.

[7] City of Los Angeles Department of City Planning, *Final Environmental Impact Report and Preservation Plan*, accessed March 6, 2025, https://planning.lacity.gov/eir/iconshermanoaks/feir/index.html

materials in color, shape, and texture. At the north elevation, the main entry was replaced with new transparent low-iron glass set in bronze aluminum frames. The building has undergone abatement to remove asbestos. Seismic retrofit was seamlessly integrated, with diagonal steel beams added to the interior ceiling for structural reinforcement.

Interior modifications included the removal of single-loaded corridors on all floors to accommodate tenant improvements. At the courtyard, a new trellis was installed at the roof opening; the altered fountain was replaced, with new fountain and planters consisting of metal and stucco clad units. New waterproofing has been added at the courtyard, and brick pavers installed to match historic. The ARO conversion would reinstall a single loaded corridor at the first level and new double-loaded corridors at the second and third levels. Stucco clad courtyard terrace boxes were introduced. During abatement at the courtyard elevations, asbestos was discovered in the fireproofing surrounding structural steel columns and beams behind the precast panels. Due to this condition, it was not feasible to remove the precast panels in one piece.

At the roof, the recessed stair at the north elevation has been replaced with a single-door roof hatch, that is not visible from grade. Work is still underway to remove and relocate the cellular base camps, at the northeast corner, northwest corners and southeast corner of the courtyard, and the associated antennae at the east and south elevation roofline. The existing mechanical screen walls will be replaced with new ones, forming a shallow "U" shape on the north and south elevations. The new screen walls will extend to a maximum height of 11 feet.

Character Defining Features

As defined by National Park Service, the character-defining features of a building encompass “the overall shape of the building, its materials, craftsmanship, decorative details, interior spaces and features, as well as the various aspects of its site and environment.”[8] The following are character-defining features of the subject property:

Overall Visual Aspects

- Four symmetrical elevations
- Inverted pyramid massing
- Cantilever bays at second and third levels
- Regular and repetitive geometrical pattern of solids and voids across all elevation
- High volume first floor with inset full height glazing and projecting trapezoidal piers
- Primary approach to building from north and view from Riverside Drive, including main entry drive
- View of south elevation from Interstate 101 freeway

Close Range Visual Aspects

- Triangular canopies shading inset upper-level windows
- Dark bronze tinted glass set within aluminum brake metal frames
- Plinth and landscaped berm at north and south elevations
- Central courtyard mirroring cantilever of exterior elevations

Interior

- Repetitive floor plans with single-loaded corridor at the first level surrounding the courtyard
- Lobby with brick paver floor finish

B. STATEMENT OF SIGNIFICANCE

Summary

The Sunkist Building at 14130 Riverside Drive, Sherman Oaks, Los Angeles, California is eligible for designation as a City of Los Angeles Historic-Cultural Monument (HCM) under Criterion 1 for its association with Sunkist Growers, Inc. one of the most important institutions in an industry that played a dominant role in the Southern California economy from the mid-nineteenth through the mid-twentieth century, under the context "Industry Development." It is also eligible under Criterion 3 as an exceptional work of master architect A.C. Martin and Associates, an architectural firm that has influenced the architectural landscape of Southern California for over a century under the context "Architecture and Engineer, 1850-1980." The Sunkist Building is an excellent example of Brutalist architecture characterized by its innovative inverted pyramid massing, cantilevered concrete structure, and composition of contrasting solids and voids; and as a representative example of corporate estate property type, which reflects the post-war suburbanization of Los Angeles.

Previous Evaluations and Surveys

The Sunkist Building is not currently designated as an individual resource or as a contributor to a historic district. The subject property was identified as an historic resource by SurveyLA in a 2015 Historic Resources Survey Report (2015 HRS) of the Van Nuys – North Sherman Oaks Community Plan Area.[8] The 2015 HRS found the Sunkist Building to be individually eligible for listing in the National Register of Historic Places (National Register), California Register of Historical Resources (California Register), and as an HCM. The former headquarters building of Sunkist Growers, Inc. was also found eligible in a Historic Resource Assessment (HRA) prepared by Chattel, Inc. in 2015, as part of the California Environmental Quality Act (CEQA) review in support of the FEIR for a project that rehabilitated the building and added new infill construction.

Fernandeño Tataviam and Early Colonial Settlers in San Fernando Valley

The area now known as the San Fernando Valley (Valley) was inhabited by the Fernandeño Tataviam Band of Mission Indians before settlement by the Spanish in the 18th century.[9] The Fernandeño Tataviam lived in villages across the Simi, San Fernando, Santa Clarity, and Antelope Valleys. Each village was largely self-governing, with its own leaders, laws, and systems for resolving disputes. Villages maintained control over their territories and coordinated with neighboring communities through marriage and cultural exchange.[10]

In 1769, Spanish and Mexican citizens were sent north from San Diego to find a land route to Monterey.[11] Upon entering through a pass in the Santa Monica Mountains near today's San Diego Freeway, these explorers named the Valley, "El Valle de Santa Catalina de Bononia de los Encinos," translating to "The Valley of St. Catherine of the Oaks."[12] By the end of the 18th century, much of the Valley had been divided into land grants. Spanish brothers Jose Maria Verdugo and Mariano Verdugo received large portions, while Governor Pedro Fagres granted a rancho to Francisco Reyes, the alcalde of the de Nuestra Señora de Los Angeles.[13] This rancho was chosen as the site

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[8] Architectural Resources Group, "SurveyLA: Historic Resources Survey Report Draft, Van Nuys-North Sherman Oaks Community Plan Area," July 31, 2015.

[9] SurveyLA, *First Peoples of Los Angles: Citywide Historic Context Statement*, February 2025, 24.

[10] SurveyLA, *First Peoples of Los Angles*, 32.

[11] Jake Klein, *Then and Now: San Fernando Valley* (Salt Lake City: Gibbs Smith, 2003), 5.

[12] Kevin Roderick, *San Fernando Valley: America's Suburb* (Los Angeles: Los Angeles Times, 2001), 20.

[13] Area that would become City of Los Angeles.

for a mission due to its reliable water supply, fertile soil, abundant limestone, and the availability of Native labor.[14] In 1797, Father Fermín Lasuén founded Mission San Fernando de España, the 17th of 21 missions established by the Spanish in Alta California. The mission aimed to convert and assimilate the Fernandeño Tataviam into Spanish colonial society, which had devastating effects on the indigenous population. Most were conscripted into mission labor, their cultural practices suppressed, and their numbers reduced by European-introduced diseases.

By the early 19th century, those managing the mission realized the Valley's persistent water challenges. Streams in the northern foothills were diverted and dammed to reserve water for the dry summer months, and in 1811 a clay-pipe aqueduct was constructed to supply drinking water and irrigation.[15] Despite these efforts, the intervention did not fully resolve the water shortages, limiting the scope of agriculture on mission lands. Following Mexico's independence from Spain in 1821, many ranchos, including the mission's extensive holdings, were sold and subdivided.[16]

By the mid-19th century, the ranchos were further subdivided, and distinct areas of the Valley became affiliated with their respective owners. Isaac Lankershim and Isaac Newton Van Nuys owned much of the southeastern portion of the Valley, including what would become the Sherman Oaks area. California State Senator Charles Maclay and George K. Porter owned much of the northwestern portion of the Valley.[17] In 1874, Senator Maclay founded the town of San Fernando as a speculative venture, betting on Southern Pacific Railroad's proposed right-of-way through the Valley. While small settlements began to emerge in the Valley, agriculture was also seen as a profitable use of land for dry wheat farming.[18]

San Fernando Valley & Sherman Oaks Development

The Valley's first wave of development began in 1909, when a group of land-speculators and other wealthy professionals formed the Los Angeles Suburban Homes Company to purchase 47,500 acres of the Valley for $2.5 million. This purchase, known as Tract 1000, included the land owned by Lankershim and Van Nuys, and included the Sherman Oaks area.[19] The Los Angeles Suburban Homes Company was not a formal company, but instead acted as a private venture of several wellheeled individuals who had a similar interest for investing in and developing the Valley.[20] One such member was Moses H. Sherman, an owner of the Pacific Electric Railway, who named his 1,000- acre share of the land purchase "Sherman Oaks."[21]

Sherman was determined to connect the various parts of the Valley with Los Angeles via the Pacific Electric Railway. If successful, this venture would provide Sherman with both a return on investment for the land, as well as increased revenue for his streetcar business. By 1911, the Pacific Electric Railway opened the connection between Los Angeles and the Valley through the Cahuenga Pass, and by 1912, the route extended west to Owensmouth, an area known today as Canoga Park.[22] Along this transit corridor, residential and commercial development prospered. However, the full potential of the area was impeded by the lack of a steady water supply.[23]

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[14] Msgr. Francis J. Weber, *The Mission in the Valley: A Documentary History of San Fernando, Rey de España* (Santa Barbara: Kimberley Press Inc., 1995),1.
[15] Weber, *The Mission in the Valley*, 14.
[16] Architectural Resources Group, *Survey LA, Van NuysNorth Sherman Oaks Community Plan Area*, 8.
[17] Janet I. Atkinson, Los Angeles County Historical Directory (Jefferson, NC: McFarland & Company, Inc., 1988).
[18] Architectural Resources Group, *Survey LA, Van NuysNorth Sherman Oaks Community Plan Area*, 8.
[19] Architectural Resources Group, *Survey LA, Van NuysNorth Sherman Oaks Community Plan Area*, 8-9.
[20] Merle Armitage and William Paul Whitsett, *Success is No Accident* (Manzanita Press, 1959), 107.
[21] Atkinson, *Los Angeles County Historical Directory*.
[22] Architectural Resources Group, *Survey LA, Van NuysNorth Sherman Oaks Community Plan Area*, 9.
[23] Roderick, *The San Fernando Valley*, 53.

In 1913, the Los Angeles Aqueduct opened, christening the "longest working water conveyance in the world."[24] Siphoning snowmelt in the Owens Valley from the eastern Sierra Nevada, the Aqueduct snaked through the Valley (Aqueduct) on its way south. However, the Aqueduct was owned by the City of Los Angeles and as such the developed areas of the Valley were not entitled to any of it. The valley landowners knew the consequences of an unpredictable and limited water supply, and the City of Los Angeles provided relief in the form of an ultimatum: the established Valley communities could receive water from the Aqueduct if they agree to be annexed by the City of Los Angeles. Several communities voted in favor of annexation, and between 1917 and 1923, the areas of Van Nuys, Marian (Reseda), Owensmouth (Canoga Pass), Lankershim (North Hollywood), and Chatsworth were integrated into the City of Los Angeles. The communities of Burbank and San Fernando refused annexation, and remained separate, incorporated cities.[25]

Agriculture continued to be a strong industry in the Valley during the 1920s. During this time, the area of Sherman Oaks became known as Cahuenga Park and compared to neighboring communities of Van Nuys and North Hollywood (formerly known as Lankershim) was not as developed. In 1927, the area began subdivision and development and, sometime after 1932, the area was renamed to "Sherman Oaks" in honor of Moses H. Sherman, who died that year. The 1930s showed an upswing in residential development in the Valley, which was becoming an automobile-oriented area, with arterials providing access to Valley communities and the rest of Los Angeles. Between 1930 and 1940, the population Sherman Oaks quadrupled and proximity to the Southern Pacific Railroad supported growth of industry and commerce.[26]

The Second World War and its aftereffects forever changed the character makeup of the Valley. By the start of the 1940s, the Valley was still largely agricultural, with "widely spaced country towns."[27] As the United States' involvement in the Second World War was approaching, aviation and defense industries began building factories in the Valley. Thousands of jobs followed, along with an urgent need to build housing. Combined with the returning Veterans, the population of the Valley had doubled within the five years after the war.[28]

Alongside massive suburban development, the Valley communities received a modern road system to accommodate the growing number of automobiles. In 1947, a freeway opened in Cahuenga Pass, connecting Hollywood with the Valley.[29] This was part of a larger program to create more freeways in Los Angeles, and retire the Pacific Electric Railway streetcar system. By 1952, the streetcar no longer passed through the Valley, as several new boulevards were being constructed to connect the growing communities. Transportation links accelerated the residential growth of the Valley, as it had become even easier to get from the Valley to Hollywood and the rest of Los Angeles.[30]

Most new houses were designed in the Ranch style and continued to infill the undeveloped and agricultural land throughout the Valley through the 1950s. The Ranch style was appropriate, as it reflected the rural roots and "historically rustic culture" of the Valley. As families moved in, new public

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[24] Roderick, *The San Fernando Valley*, 53.

[25] Roderick, *The San Fernando Valley*, 53; Architectural Resources Group, *Survey LA, Van NuysNorth Sherman Oaks Community Plan Area*, 9-10.

[26] Blake Gumprecht, *The Los Angeles River: Its Life, Death, and Possible Rebirth* (Baltimore: The Johns Hopkins University Press, 1999), 340; Roderick, *The San Fernando Valley*, 85.

[27] Roderick, *The San Fernando Valley*, 108.

[28] Architectural Resources Group, *Survey LA, Van NuysNorth Sherman Oaks Community Plan Area*, 10-11.

[29] Remi Nadeau, *Los Angeles: From Mission to Modern City* (New York: Longmans, Green and Co., 1960),280.

[30] Roderick, *The San Fernando Valley*, 123-124; Nadeau, *Los Angeles*, 280.

and private schools were built to meet enrollment needs, along with construction of new hospitals, parks, and churches.[31]

The Valley continued to develop at a steady pace through the 1960s and into the 1970s, with remaining open parcels acquired by developers and subdivided for residential tracts. By the 1970s, the Valley had been fully built out. This period also saw the introduction of new commercial, institutional, and recreational properties, including Sherman Oaks Fashion Square (now Westfield Fashion Square), among the first shopping malls constructed in the Valley. Opened in 1962 as an open-air center anchored by a Bullock's department store, the complex was later enclosed under a skylight and underwent subsequent alterations that diminished its original appearance. The Sherman Oaks sustained limited damage during the 1971 San Fernando (Sylmar) earthquake but was significantly impacted by the 1994 Northridge earthquake.[32]

The Valley identity and boundaries shifted during the 1990s and 2000s. Sherman Oaks expanded beyond its original 1927 subdivision through boundary adjustments in 1991 and 2009 that incorporated protions of Van Nuys. In 1998, residents in an area straddling northeastern Van Nuys and northwestern North Hollywood successfully petitioned to rename their community Valley Glen.[33]

Subject Property History

The Sunkist Growers, Inc. (Sunkist), established in 1893, had its headquarters in Downtown Los Angeles (Downtown headquarters) at 707 West 5th Street from 1935 to 1969, before moving to its Sherman Oaks headquarters at 14130 Riverside Drive in 1970 (subject property).

The Downtown headquarters was the first headquarters building purchased by Sunkist, which had previously operated from rented space. Designed by Walker and Eisen Architects and constructed by William Simpson Construction Corporation, the seven-story building was constructed of reinforced concrete frames and floor systems and was one of the first earthquake resistant structures in Los Angeles.[34] By the late 1960s, the Downtown headquarters was a key parcel involved in highly competitive land acquisition, fronted by the Dillingham Corporation. [35]

In 1969, Sunkist's general manager, Donald M. Anderson, announced that after an intensive study, the board of directors had decided to accept an offer from the Dillingham Corporation for its Downtown headquarters. [36] In exchange, Sunkist would relocate to a new site in Sherman Oaks. Anderson noted that the "35 year old Sunkist building in downtown Los Angeles was woefully lacking in space for necessary personnel."[37] As a result, Sunkist relocated its headquarters to the suburban Sherman Oaks site to better support its operational requirements.

Sherman Oaks, with the highest per capita income in the San Fernando Valley (Valley), was seen as a community on the verge of becoming the next high-rise commercial center for Los Angeles. [38]

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[31] Roderick, *The San Fernando Valley*, 125; Architectural Resources Group, *Survey LA, Van NuysNorth Sherman Oaks Community Plan Area*, 11.

[32] Architectural Resources Group, *Survey LA, Van NuysNorth Sherman Oaks Community Plan Area*, 11.

[33] Architectural Resources Group, *Survey LA, Van NuysNorth Sherman Oaks Community Plan Area*, 11.

[34] Catherine Merlo. *Heritage of Gold: The First 100 Years of Sunkist Growers, Inc. 1893-1993* (Sunkist Growers, Inc. 1997). 83-85.

[35] Charles D. Wood, "Dillingham Acquires Sunkist Building, Plans High Rise," *Los Angeles Times*, January 4, 1969. The Downtown headquarters would eventually be the site of U.S. Bank Tower also know as Library Tower.

[36] The downtown headquarters building was demolished in 1972.
Sunkist Building is wrecked, Huntington Library, accessed February 12, 2025, https://hdl.huntington.org/digital/collection/p15150coll2/id/7711/.

[37] Merlo, *Heritage of Gold*, 142.

[38] Larry Pett, "Sherman Oaks Newest Locale for High Rise," *Los Angeles Times*, September 4, 1969.

Often referred to as the "downtown" of the Valley, it was home to 22 percent of the area's professionals. Many companies, including Sunkist, sought to escape congestion of downtown Los Angeles and newly developed Century City, instead turning to the Valley's central corridor as an alternative. With its close proximity to freeways, a high median income population, and an available labor force, Sherman Oaks grew in popularity, eventually emerging as the financial district of the San Fernando Valley. [39] The move also marked Sunkist's tenth corporate headquarters since its founding in 1893.[40]

Prior to the Sunkist acquisition the property at 14130 Riverside Drive was occupied by the Eunice Knight Saunders School. In 1963, the Eunice Knight Saunders School sold the Sherman Oaks property to Trans-Coast Investment Co. and relocated to the western San Fernando Valley. Some classroom buildings were relocated off site and in 1964 the remaining buildings were demolished leaving only the north tree-lined driveway.[41] With a location adjacent to Fashion Square, a growing mall complex, the new headquarters was promised to be "commercial development in keeping with the presently established high character" of the area.[42]

The subject property was designed by A.C. Martin and Associates and constructed by William Simpson Construction Company, a subsidiary of the Dillingham Company. Original drawings show that Edward Abrahamian was the project designer. Construction of the subject property began in 1970 and was completed in 1971. [43] According to a promotional brochure issued by Sunkist, titled *Sunkist International Headquarters*:

> The combination of the exterior walls sloping outward and the deeply recessed windows, together with the spacious inner courtyard, are the main architectural features which distinguish the new facility.
>
> Another key element of the three-story building is an elevated base which gives the structure the look of an embassy on a raised pavilion – a fitting environment for a cooperative that markets California and Arizona citrus products in more than 25 countries in Europe and Asia.
>
> The cantilever design, which results in a sloping overhang of 15 feet for the 49 foot high structure, was selected because it matched Sunkist's space planning, personnel and facilities need. The overhang also serves as a sun shield during the warm summer months.[44]

The building's interior was designed by John Rublen, director of interior design and graphics at A.C. Martin and Associates. Rublen described the intent as being "rich in contemporary interpretation of the 'agricultural heritage' theme," incorporating elements such as brick paved flooring, carved wooden doors, ceramic tiles, patterned rugs, and Spanish-influenced furnishings.[45] Wall murals and historic photographs from the former Downtown headquarters building, were relocated and installed at the subject property.

Sunkist operated from the Sherman Oaks property for several decades. However, as its work force shrank, it began leasing office space to businesses such as the engineering firm IBE Consulting

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[39] Pett, "Sherman Oaks."

[40] Merlo, *Heritage of Gold*, 83-85.

[41] Los Angeles Department of Building and Safety, "Application to Relocated Building," Permit no. 1963VN43699, November 27, 1963. Los Angeles Department of Building and Safety, "Application to Alter-Repair-Demolish," Permit no. 1964VN58722, July 10, 1964.

[42] "Fashion Sq. Corner Sold," *Los Angeles Evening Citizen News*, September 16, 1963.

[43] Los Angeles Department of Building and Safety, "Certificate of Occupancy," Permit no.1970LA08077, August 9, 1971.

[44] Sunkist Growers, Inc. Pamphlet *Sunkist International Headquarters*, c. 1970s.

[45] "Historical Photos to be Featured," *Los Angeles Times*, June 7, 1970.

Engineers Inc., the agricultural trade group Western Growers Association, and the mail supply company Priority Mailing Systems Inc. By 2010, Sunkist occupied less than 50 percent of the property. In 2012, Sunkist listed the property for sale, and by 2013, it had sold the property to IMT Capital LLC and its affiliate, IMT Residential.[46] By 2014, Sunkist had relocated its headquarters to 27770 N. Entertainment Drive, Valencia.[47] Sunkist retained ownership of the murals and relocated them to Valencia. Further, at the request of Sunkist, building signage was removed.

Sunkist Growers, Inc.

One of the most influential cooperative associations established in California was the Southern California Fruit Exchange (Exchange, later Sunkist Growers, Inc.) founded in 1893. The Exchange represented citrus growers in Los Angeles, San Bernardino, Riverside, Orange, Ventura, Santa Barbara, and San Diego counties. With an emphasis on quality control of all produce shipped by grower-members, the Exchange grew quickly into a national organization. By 1897, the Exchange had sales representatives in 70 cities across the country and began to consider dedicated advertising campaigns to promote California's citrus in the Midwest and East.[48] In 1908, the trademark "Sunkist" brand was adopted for the highest quality citrus produced by grower-members. Although grower-members continued to market citrus under independent brands, the best quality fruit, separated by detailed quality controls, were increasingly sold under the Exchange's Sunkist brand. With this concentrated focus on quality and sales, the Exchange had more than 6,500 grower-members by 1910, controlling over 60 percent of California's citrus industry.[49]

The large agriculture industry in Los Angeles County was driven by cash crops produced for export, with citrus playing a dominant role. Cooperative associations played a key role in stabilizing cash crop markets and increasing profits for individual growers. In the mid-nineteenth century, cash crops were marketed through brokers who served as intermediaries between buyers and sellers. Within the broker system, small-scale growers had little power to influence prices, which were set during negotiations between brokers and buyers. Individual citrus growers were particularly vulnerable to brokers' marketing techniques and shifts in the market, because Southern California's citrus production far exceeded demand from local markets. In the late 1880s, growers began to ship citrus to markets in the eastern United States, but the broker system proved to be an inefficient distribution method. Cooperative associations were established to eliminate brokers and collectively sell and ship produce directly from growers. These associations were owned and managed by grower-members who pooled their products to share expenses of marketing, packing and processing and to establish joint prices for produce which stabilized the market from severe fluctuations.

The Exchange continued to expand during the 1920s, and although the Great Depression reduced demand for citrus, the Exchange was able to sustain profits in the 1930s by focusing on manufacturing of by-products. Using low-quality fruit not eligible for fresh fruit sales, the Exchange produced citric acid, lemon and orange oils, peel products, pulp for dairy feed, and concentrated orange juice.[50] This diversification of products allowed the Exchange to remain financially stable and even expand throughout the Great Depression. In 1934, the Exchange directors decided to construct a headquarters building in downtown Los Angeles to replace rented offices. Completed in 1935, the seven-story building at 707 West 5th Street provided offices and meeting rooms, as well as a kitchen and laboratory for product research.[51]

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[46] Kelly Goff, "Sunkist Peels Off Headquarters in Sale – Leaseback" *Los Angeles Business Journal*, February 17, 2013.
[47] Greg Wilcox, "Sunkist Leaving San Fernando Valley After Four Decades," *Daily News*, August 28, 2017.
[48] Merlo, *Heritage of Gold,* 30
[49] Merlo, *Heritage of Gold*, 46.
[50] Merlo, *Heritage of Gold*, 52.
[51] Merlo, *Heritage of Gold*, 86.

After World War II, large scale citrus groves in Los Angeles and Orange counties closed. Northern California and Arizona came to dominate large scale citrus growing operations, causing the Exchange to shift the focus of production and marketing to these new citrus-producing regions while still maintaining headquarters in the major urban center of Los Angeles. In another important shift, the Exchange formally adopted "Sunkist Growers, Inc," as the cooperative association's official name in 1952.[52] Despite these changes, Sunkist continued to expand. In 1955, Sunkist controlled over 70 percent of California-Arizona citrus production and had more than 12,500 members.

The next major change came in 1969 when Sunkist directors decided to move company headquarters to the Sherman Oaks area in the San Fernando Valley of the City of Los Angeles. Citing lack of space and declining property values in downtown Los Angeles, general manager D. M. Anderson stated, "After extensive study, your board of directors voted to accept a most attractive offer for the present Sunkist building from Dillingham Corporation in exchange for a new site in Sherman Oaks, California."[53] The previous headquarters building near Bunker Hill was demolished in 1972. The new headquarters in Sherman Oaks was constructed from 1970 to 1971 and designed by A.C. Martin and Associates. The site was originally conceived as a campus with a second commercial building planned (but not realized) at the northeast corner of the parcel. This intention is still reflected in the footprint of zoning on the parcel.

Although Sunkist continued to expand throughout the 1970s, the association faced greater competition from new industry investors. Favorable tax credits and inexpensive land prices brought syndications, limited partnerships and large corporations into the citrus industry and into competition with Sunkist's smaller grower-members. Sunkist began to experience a decline in membership as more acreage was sold to outside investors. At the same time, Sunkist directors more aggressively pursued licensing the Sunkist trademark brand for a wide variety of products. Prior to 1970, the Sunkist brand was reserved only for products closely associated with citrus or citrus by-products. However, in the 1970s, Sunkist began licensing the brand for soft drinks, vitamins, and candy.

In the 1970s, Sunkist also was investigated by the Federal Trade Commission (FTC) for anti-competitive practices. In 1977, the FTC filed a formal complaint against Sunkist for allegedly establishing a monopoly on the citrus industry in the West. In 1980, Sunkist and the FTC reached a settlement, which included no admission of wrong-doing, but required Sunkist to divest itself of a $4-million processing plant in Yuma, Arizona. The association was not allowed to acquire any additional processing facilities in Arizona or California without FTC approval and to refrain from any additional direct packinghouse ownership over the following ten years.[54] With reduced operations, scope, and power, Sunkist ceased to dominate the western citrus industry. Sunkist maintained an office at the subject property, but reduced its occupancy and sold the building in 2013. In 2014, Sunkist had relocated its headquarters to 27770 N. Entertainment Drive, Valencia

Corporate Estate (1940s -1970s)

Corporate estates emerged during the mid-twentieth century as a response to post-World War II economic expansion and growth in suburbanization. Beginning in the 1950s, three new types of suburban corporate landscapes emerged: the corporate campus, the corporate estate, and the office park.

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[52] Merlo, *Heritage of Gold*, 112.
[53] Merlo, *Heritage of Gold*, 142.
[54] Merlo, *Heritage of Gold*, 166.

> Corporate management initially built and occupied the corporate campus, a suburban workplace for industrial scientists. Modeled on the American university landscape, the *corporate campus* consisted of several office and laboratory facilities focused around an inner green or quadrangle. Inspired by the corporate campus, top management retreated from the city center to the *corporate estate*, distinguished by a conspicuously grand site, usually of at least two hundred acres, centered on an impressive office structure. Real estate entrepreneurs translated the most elementary attributes of the corporate campus and estate to develop the *office park*, which housed regional managers of national corporations, corporate support staffs, small local corporations, and service businesses.[55]

Prior to 1945, corporate headquarters were commonly located in business districts, where office buildings or space was leased, or more rarely, owned and constructed. Central locations in business districts provided ready access to other business enterprises such as banks, insurance companies, stock brokerages, and large institutional investors.[56] In the rapidly expanding suburban world Post-World War II, corporate estates served as powerful symbols of economic strength, designed to impress potential investors, attract and retain skilled senior executives, and counter public perceptions of corporate power as suspicious or threatening, while also positioning the company closer to the suburban homes of its employees. As Louise A. Mozingo explores in *Pastoral Capitalism*, the rise of corporate estates marked a fundamental shift in workplace design and organization, favoring self-contained, pastoral environments over traditional urban office settings. This transition was driven by a combination of economic, technological, and social factors that reshaped corporations and their relationship to the built environment.

Mozingo identifies key features of corporate estates, including low-rise modernist buildings set within park-like landscapes, grand entry drives culminating at reception lobbies, often incorporating manicured lawns, water features, wooded areas, and parking lots invisible to passing motorists. As Mozingo states, “these estates emphasized open space, separation from surrounding development, and integration with nature, creating serene environments intended to enhance employee well-being and productivity.” [57] The aesthetics of these sites also served a symbolic function, conveying corporate stability, success, and a modernist view to employees, clients, and the public. The corporate campus, functioned primarily to serve as a high-profile corporate headquarters. [58]

Mozingo, who coined the term "pastoral capitalism," explains that corporate estates served as a centralized and lavish alternative to the many dispersed properties previously used by companies.[59]

> These buildings provided occasion to promote modernist architecture and exalt modernist architects, to share in the zeitgeist and cultural capital of the builder as artist. Most essential, the corporation became associated with patronage rather than mere ownership. By invoking the established ideology of beneficence, the corporate estates provided a potent instrument to mark ascendent American corporations with worldly distinction.[60]

The emergence of corporate estate was exemplified by three defining projects: the General Foods Headquarters in White Plains, New York (Voorhees, Walker, Foley, and Smith, 1954); the Connecticut General Life Insurance Company headquarters in Bloomfield, Connecticut (Skidmore, Owings, and Merrill, 1957); and the Deere & Company Administrative Center in Moline, Illinois (Eero

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[55] Louise A. Mozingo, “Campus, Estate, and Park: Lawn Culture Comes to the Corporation,” in Chris Wilson and Paul Groth, editors, *Everyday America: Cultural Landscape Studies*, 256-257.

[56] Louise A. Mozingo, *Pastoral Capitalism: A History of Suburban Corporate Landscapes* (Cambridge, MA: MIT Press, 2011), 100.

[57] Mozingo, *Pastoral Capitalism,* 102.

[58] Mozingo, *Pastoral Capitalism,* 102.

[59] Mozingo, *Pastoral Capitalism,* 103.

[60] Mozingo, *Pastoral Capitalism,* 103.

Saarinen, 1964). Commonly, corporate estates abandoned their central business district locations and sought out rural surroundings.[61] By 1970, the term ‘suburban headquarters’ was used interchangeably and became a way to showcase modernist design. The 1970 PepsiCo World Headquarters in Harrison, New York became one of the most exemplary of this style. Designed by Edward Durrell Stone Sr., and Edward Durell Stone Jr., the complex consisted of seven three-story buildings joined at their corners around a courtyard, with the site encompassing great lawns. The headquarters essentially functioned as a local public park.[62]

In Southern California the corporate estate was taking hold as urban sprawl, facilitated by the freeway system, established Los Angeles as a collection of suburbs. The recession in the early 1970s limited the construction of commercial budlings in urban cores. Suburban corporate landscapes became popular in suburbs with large swaths of undeveloped land.[63]
One shift that contributed to the emergence of "urban villages" or "edge cities," was the relocation of corporations from downtown Los Angeles to areas like the San Fernando Valley.

In response to growing urban density, Los Angeles Planning Director Calvin Hamilton introduced "The Concept for the Los Angeles General Plan," also known as the Centers Concept.[64] This strategy aimed to mitigate congestion by directing high-density development into designated activity hubs, such as Warner Center in the San Fernando Valley, while integrating these centers with a rapid transit network and preserving low-density residential zones. Despite its ambitious vision, the Centers Concept had a limited influence on the City's broader land use and transportation patterns, as development trends continued to favor decentralization over the consolidation of dense urban cores.[65] Notably, by the middle of the decade, corporations began to depart from urban districts in Los Angeles for the San Fernando Valley, which offered affordable and less congested land.[66]

Brutalist Architecture

Brutalist architecture flourished from the 1950s to the mid-1970s and was derived from the modernist architectural movement. The term “Brutalism” was coined in 1954 by two English architects, Alison and Peter Smithson. The term came from the French word for raw concrete, “béton brut,” and gained currency when the British architectural critic Reyner Banham used it in the title of his 1955 essay in *The Architectural* Review followed by his1966 book *The New Brutalism: Ethic or Aesthetic*? to identify the emerging style. Brutalist buildings usually are formed with striking repetitive angular geometries and sometimes dynamic shapes that the plastic nature of concrete allows. Concrete is the material most often used in Brutalist buildings, and it is often left in a raw, unfinished state that reveals the texture upon its surface of the wooden forms used to cast it. Although concrete is the material most widely associated with Brutalist architecture, not all Brutalist buildings are formed from concrete. Instead, a building may achieve its Brutalist quality through a rough, blocky appearance, and the expression of its structural materials, and forms. Another common theme in Brutalist designs is the exposure of the building's functions, ranging from their structure and services to their human use, on the exterior of the building.

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[61] Mozingo, *Pastoral Capitalism,* 119.
[62] Mozingo, *Pastoral Capitalism,* 137.
[63] Santa Monica Citywide Historic Context, 184.
[64] Calvin Hamilton, “The Concept for the Los Angeles General Plan” Department of City Planning, Los Angeles, California, January 1970.
[65] Christian Peralta, “Back to the Future: The 1970 Los Angeles ‘Centers’ Concept Plan,” *Planetizen*, April 5, 2007.
[66] Architectural Resources Group, *Historic Resources Survey Report, Wilshire Community Plan Area*, SurveyLA, 2015, 14.

Inverted Pyramid Buildings

Inverted pyramid buildings, characterized by their distinctive upside-down pyramid shape, have been a unique architectural form in the United States since the mid-twentieth century. These structures emerged during the modernist movement, which emphasized innovation in design and the use of contemporary materials and construction techniques.

One early example of this approach is the Edwin W. Pauley Pavilion at the University of California, Los Angeles, designed by Welton Becket and Associates in 1967. This auditorium-sports arena demonstrated advancements in construction methods, particularly in the use of steel space framing. An article in *Modern Steel Construction*, titled "UCLA's Steel Space Frame: Beauty on a Budget," highlights how space framing provided an efficient solution for constructing the venue's four-sided inverted pyramid.[67] Notable inverted pyramid buildings constructed during this period, include: Boston City Hall in Boston, Massachusetts (Kallman McKinnell & Knowles, 1968); Tempe Municipal Building in Tempe, Arizona (Michael Goodwin and Kemper Goodwin, 1971); and Dallas City Hall, in Dallas, Texas (I.M. Pei, 1978). In California, a key example is the Geisel Library at the University of California, San Diego, designed by William L. Pereira & Associates in 1970. While not a pure inverted pyramid, its cantilevered, angular design shares many of the same geometric and structural principles. Pereira also designed a ziggurat-inspired structure, the Chet Holifield Federal Building in Laguna Niguel (1971), further demonstrating his experimentation with angular forms.

A.C. Martin and Associates

A.C. Martin and Associates (today AC Martin Partners) has contributed substantially to the built environment of Los Angeles. The firm was established in Los Angeles in 1906 by Albert C. Martin, Sr. (1880-1960), a prolific architect who collaborated with Parkinson and Parkinson on Los Angeles City Hall. As "the first architect-engineer to practice in Los Angeles, Martin established a reputation as a pioneer in new construction techniques."[68] After World War II, architect Albert C. Martin, Jr. (1914-2006) and structural engineer J. Edward Martin (1916-2004) joined their father in management of the firm. Martin, Jr. was directly involved in design of some of the firm's most important works in the postwar era.[69] Original drawings of the subject property show that Edward Abrahamian was the project designer.[70] A 1979 article in the *Los Angeles Times* credited it for "More than 50 percent of all the major buildings erected in downtown Los Angeles since World War II."[71] Beginningin the 1980s, their sons, David Martin and Christopher C. Martin, began managing the firm. Over the course of more than a century, A.C. Martin and Associates' has contributed some of the most notable buildings in the City, including St. Vincent's Catholic Church (1923), May Company Wilshire Department Store (now the Academy Museum of Motion Pictures, 1936), the Los Angeles Department of Water and Power headquarters (now John Ferraro Building, 1965), and the ARCO Towers (1973).

The following is a more detailed description of the firm's post-World War II work, excerpted from the Historic-Cultural Monument nomination form for the Los Angeles Department of Water and Power headquarters:

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[67] Welton Becket, "UCLA's Steel Space Frame: Beauty on a Budget," *Modern Steel Construction*, 1967.

[68] "Albert C. Martin Death Ends 50 Years of Dedicated Service to City, Architecture," *Southwest Builder and Contractor* 22 Apr. 1960, 30.

[69] Jon Thurber, "J. Edward Martin, 88; Led Family Architectural Firm," *Los Angeles Times*, Nov. 16, 2004.

[70]

[71] Dennis McLellan, "Albert C. Martin Jr., 92, Architect Helped Shape Los Angeles Skyline," *Los Angeles Times*, April 4, 2006.

In 1946, the firm changed its name to Albert C. Martin & Associates to reflect the growing roles of A.C. Martin's sons, Albert C. Jr. and J. Edward, in the firm's work. As A.C. Martin's role lessened, the sons led the firm during the explosive growth of the postwar era. The firm designed numerous buildings, representing several distinct building types, throughout the Los Angeles region. The range of building types the firm designed include commercial office buildings, utility buildings, medical office buildings, retail shopping plazas, research facilities,ecclesiastical structures, and civic buildings. Some of the notable design features that the firm was known for during this period include shadow tint glass overhangs on some projectsand cantilevered overhangs on others as a form of solar shading.

The high profile commission for the DWP Building, received in 1959, was an important milestone for Albert C. Martin & Associates. The firm began to receive increasingly prominent commissions during the 1960s and later, including those for corporate office towers in downtown Los Angeles. The firm designed several downtown Los Angles high-rises, including the Union Bank Building (1966, with Harrison & Abramovitz) at 445 S. Figueroa Street; the ARCO Towers and Plaza (1972) at 555 S. Flower Street; and the Security Pacific Plaza (1974) at 333 S. Hope Street. Other notable postwar-era projects by the firm include Los Angeles Orthopedic Hospital (1959, demolished 2008) and Los AngelesOrthopedic Hospital Clinic (1967) at 2400 S. Flower Street; TRW Science Research Park, (1960 with later additions) at One Space Park Blvd., Redondo Beach; Corpus Christi RomanCatholic Church (1964) at 890 Toyopa Dr., Pacific Palisades; St. Basil Roman Catholic Church (1969) at 3611 Wilshire Blvd., Los Angeles; and Sunkist Plaza (1970) at 14130 Riverside Dr., Sherman Oaks.

Albert Jr. (1913-2006) graduated from the University of Southern California in 1936 with a degree in civil engineering and completed postgraduate work there and also at the CaliforniaInstitute of Technology. He was elected president of the Southern California chapter of the AIA in 1949 and achieved the organization's "Fellowship" rank in 1956. Ed (1916-2004) studied architecture at the University of Southern California for two years and continued his education in architectural engineering at the University of Illinois, where his father also attended. Ed, a member of the American Society of Civil Engineers, provided structural design for numerous buildings by the firm and received the Structural Engineers Association of Southern California lifetime achievement award in 1997. Between the two brothers, Ed “reveled in solving engineering problems while Al[bert Jr.] pursued projects with an emphasison planning and design.”[72]

Conclusion

The Sunkist Building is eligible for designation as an HCM under Criterion 1 for its association with Sunkist Growers, Inc. Sunkist was one of the most important institutions in an industry that played a dominant role in the Southern California economy from the mid-nineteenth through the mid-twentieth century. This building represented the culmination of its corporate image and housed its headquarters for 40 of those years. The Sunkist Building is also eligible under Criterion 3 as an exceptional work of master architect A.C. Martin and Associates, an architectural firm that has influenced the architectural landscape of Southern California for over a century; as an excellent example of Brutalist architecture characterized by its innovative inverted pyramid massing, steel frame and cantilevered concrete structure, and composition of contrasting solids and voids; and as a representative example of corporate estate property type, which reflected the post-war

[72] Los Angeles Conservancy Modern Committee, City of Los Angeles Historic-Cultural Monument nomination form, 2011

suburbanization of Los Angeles. Although the subject property has undergone alterations including new construction at the north, west, and east elevations; these changes have not materially impaired its eligibility as an HCM, and it has retained sufficient integrity to convey historic significance. Further, alterations to the Sunkist Building following the certified FEIR continue to comply with the Preservation Plan and conform with the *Secretary's Standards*.

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Attachment A:
Primary Photographs

Sunkist Building
14130 Riverside Drive
Los Angeles, California

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Image 1: Primary view of Sunkist Building east elevation, view west (Chattel, 2025)



Image 2: Primary view of Sunkist Building south elevation (left) and east elevation (right), view northwest (Chattel, 2024)

Attachment B:
Contemporary Photographs, 2024

Sunkist Building
14130 Riverside Drive
Los Angeles, California

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Image 1: View of east elevation, view west (Chattel, 2024).



Image 2: View of east (right) and south (left) elevations, view northwest (Chattel, 2024).



Image 3: View of south elevation, view northwest (Chattel, 2024).



Image 4: View of west elevation (left) and south elevation (right), view northeast (Chattel, 2024).



Image 5: View of west elevation, view northeast (Chattel, 2024).



Image 6: View of ramp at west, from basement, view west (Chattel, 2024).



Image 7: View of storefront entrance at east elevation from basement, view east (Chattel, 2024).



Image 8: View of storefront entrance at east elevation, view southwest (Chattel, 2024).



Image 9: View of storefront entrances at basement east elevation, view southwest. (Chattel, 2024)



Image 10: View of newly installed ramp at east elevation, view northwest (Chattel, 2024).



Image 11: View of canopy at north entrance, view west (Chattel, 2024).



Image 12: Detail of canopy at north entrance, view southwest (Chattel, 2024).



Image 13: View of podium terrace at west elevation, view north (Chattel, 2024).



Image 14: View of trapezoidal piers at podium terrace, west elevation (left) and south elevation (right), view northeast (Chattel, 2024).



Image 15: View of south elevation stair and contemporary glass guardrail at podium terrace, view southeast (Chattel, 2024).



Image 16: View of podium terrace south elevation, view southwest (Chattel, 2024).



Image 17: Detail of entrance at west elevation, with metal frame, thick horizontal brake metal panel, and transom above, view east (Chattel, 2024).

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Image 18: Interior view of north entrance, view northwest (Chattel, 2024).



Image 19: Interior view of entrance to courtyard at north elevation, view south (Chattel, 2024).



Image 20: View of courtyard with new trellis, courtyard terrace boxes, planters and fountain element, view south (Chattel, 2024).



Image 21: Detail view of courtyard, view southwest (Chattel, 2024).



Image 22: View of retained historic brick at courtyard entrance threshold, view northwest (Chattel, 2024).



Image 23: View of entrance to terrace box at second floor (Chattel, 2024).



Image 24: View of new stair to roof at third floor (Chattel, 2024).



Image 25: View of contemporary trellis at roof (Chattel, 2024).

ATTACHMENT C:
HABS PHOTOGRAPHS, 2020

SUNKIST BUILDING
14130 RIVERSIDE DRIVE
LOS ANGELES, CALIFORNIA



Image 1: View of north elevation from entrance driveway, view south (Dennis Hill, 2020)



Image 2: Detail view of north entrance and steps, view southwest (Dennis Hill, 2020)



Image 3: View of north (right) and east (left) elevations, view southwest (Dennis Hill, 2020)



Image 4: View of south (left) and east (right) elevations, view northwest (Dennis Hill, 2020)



Image 5: View of west elevation, view northeast (Dennis Hill, 2020)



Image 6: View of west elevation, view east (Dennis Hill, 2020)



Image 7: Detail view of west entrance and steps, view southeast (Dennis Hill, 2020)



Image 8: Detail view trapezoidal piers, glazing and podium terrace bench, view west (Dennis Hill, 2020)



Image 9: View of north (left) and west (right) elevations, view southeast (Dennis Hill, 2020)



Image 10: Contextual view of surface parking, with views of north and west elevations, view southeast (Dennis Hill, 2020)



Image 11: Contextual view of surface parking, with views of north and east elevations, view southwest (Dennis Hill, 2020)



Image 12: Detail view of interior courtyard, view northwest (Dennis Hill, 2020)



Image 13: Detail view of interior courtyard from roof, view northwest (Dennis Hill, 2020)

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Image 14: View of interior courtyard opening from roof, view northwest(Dennis Hill, 2020)



Image 15: Detail view of roof access stairs, view northwest (Dennis Hill, 2020)



Image 16: Interior view of lobby and elevators, view northeast (Dennis Hill, 2020)



Image 17: Interior view of stairwell, view southeast (Dennis Hill, 2020)



Image 18: Interior view of corridor with glazing to courtyard, view south (Dennis Hill, 2020)



Image 19: Interior view of corridor in basement, view east (Dennis Hill, 2020)

Attachment D:
Historic Images

Sunkist Building
14130 Riverside Drive
Los Angeles, California



Image 1: Aerial view with red outlining approximate location of subject property (University of California, Santa Barbara (UCSB) Air Image Archive, 1928).



Image 2: Aerial view with red outlining approximate location of subject property. Note Eunice Knight Saunders School buildings extant at this time (UCSB, 1940).



Image 5: Aerial view with red outlining approximate location of subject property. Note Eunice Knight Saunders School buildings extant at this time (UCSB, 1952)

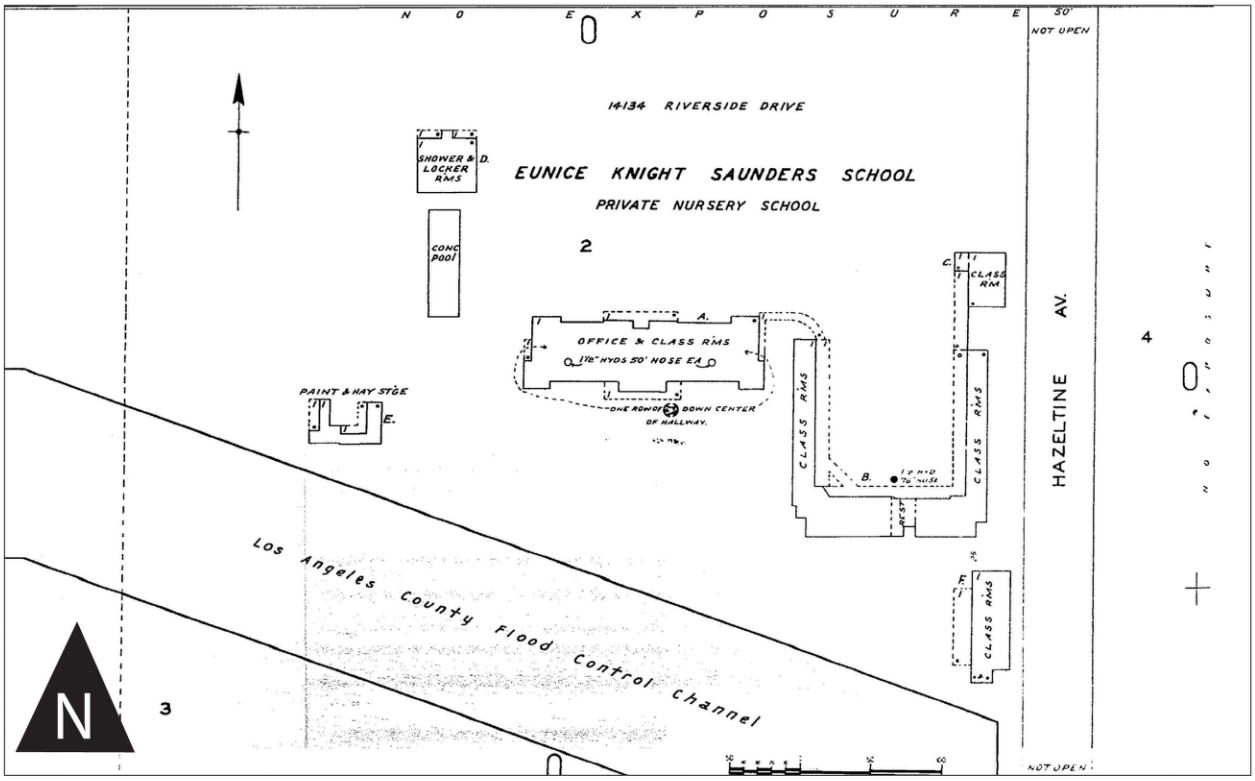

Image 6: View of Sanborn Map showing Eunice Knight Saunders School buildings extant at subject property (Sanborn Map, 1955).



Image 9: Aerial view with red outlining approximate location of subject property. Note Eunice Knight Saunders School buildings extant at this time (UCSB, 1965).

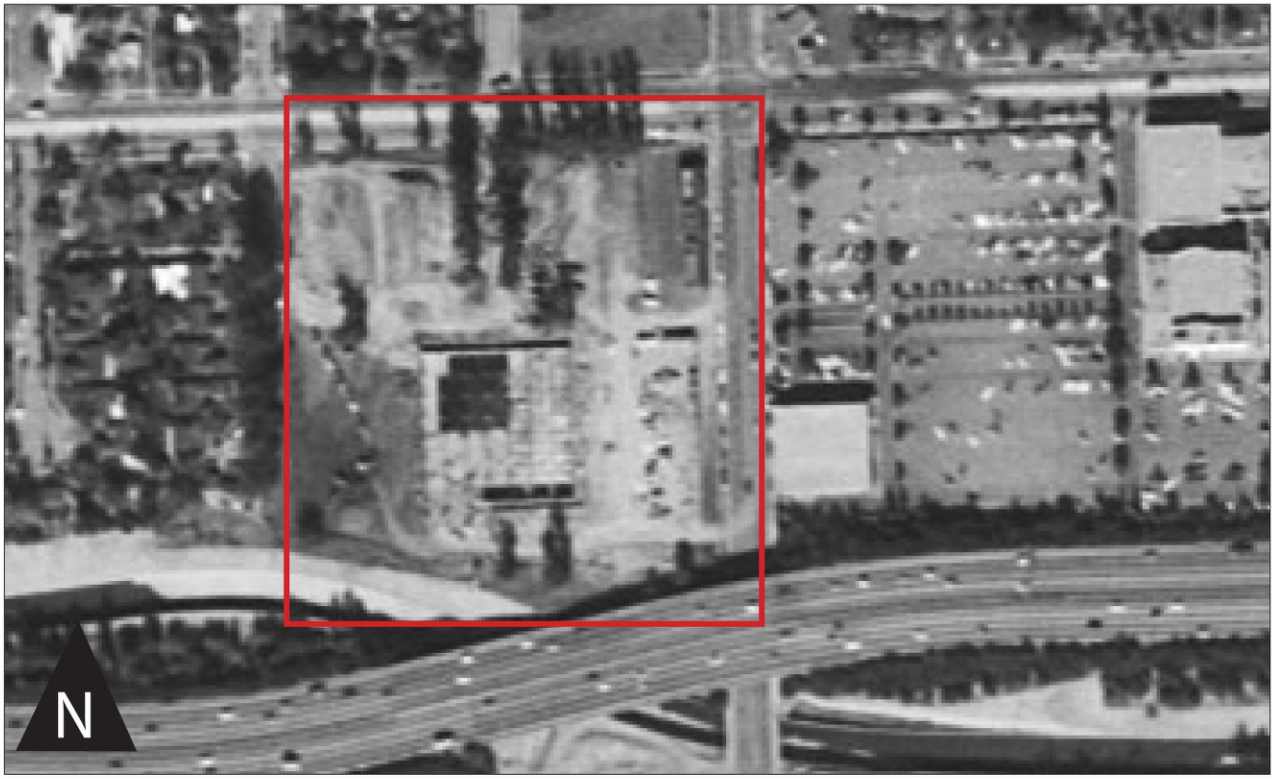

Image 10: Aerial view with red outlining approximate location of subject property. Note Sunkist Building under construction (UCSB, 1969).



Image 13: Aerial view with arrow pointing at subject property (UCSB, 1971)



Image 14: View of south elevation (left) and east elevation (right), view northwest (Promotional Brochure, 1970).



Image 17: View of south elevation (right) and west elevation (left), view northeast (Julius Shulman, 1970).

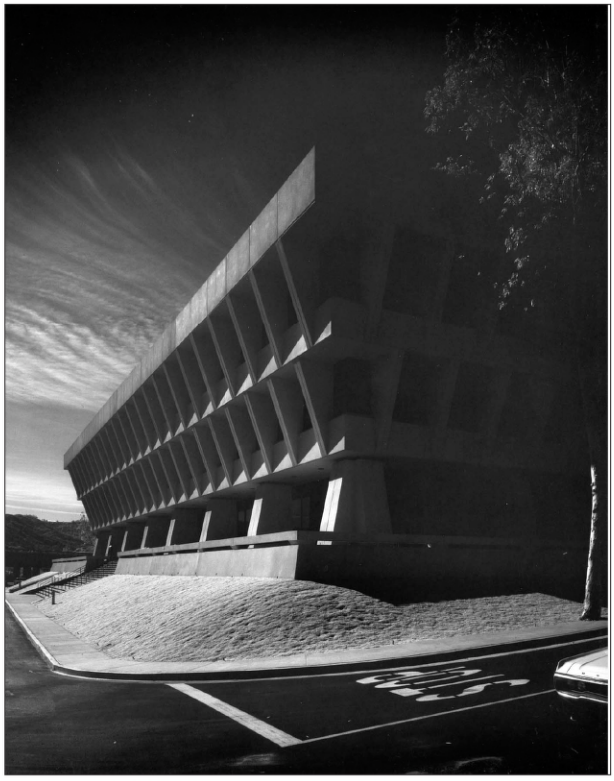

Image 18: View of east elevation (left) and north elevation (right), view southwest (Julius Shulman, 1970).

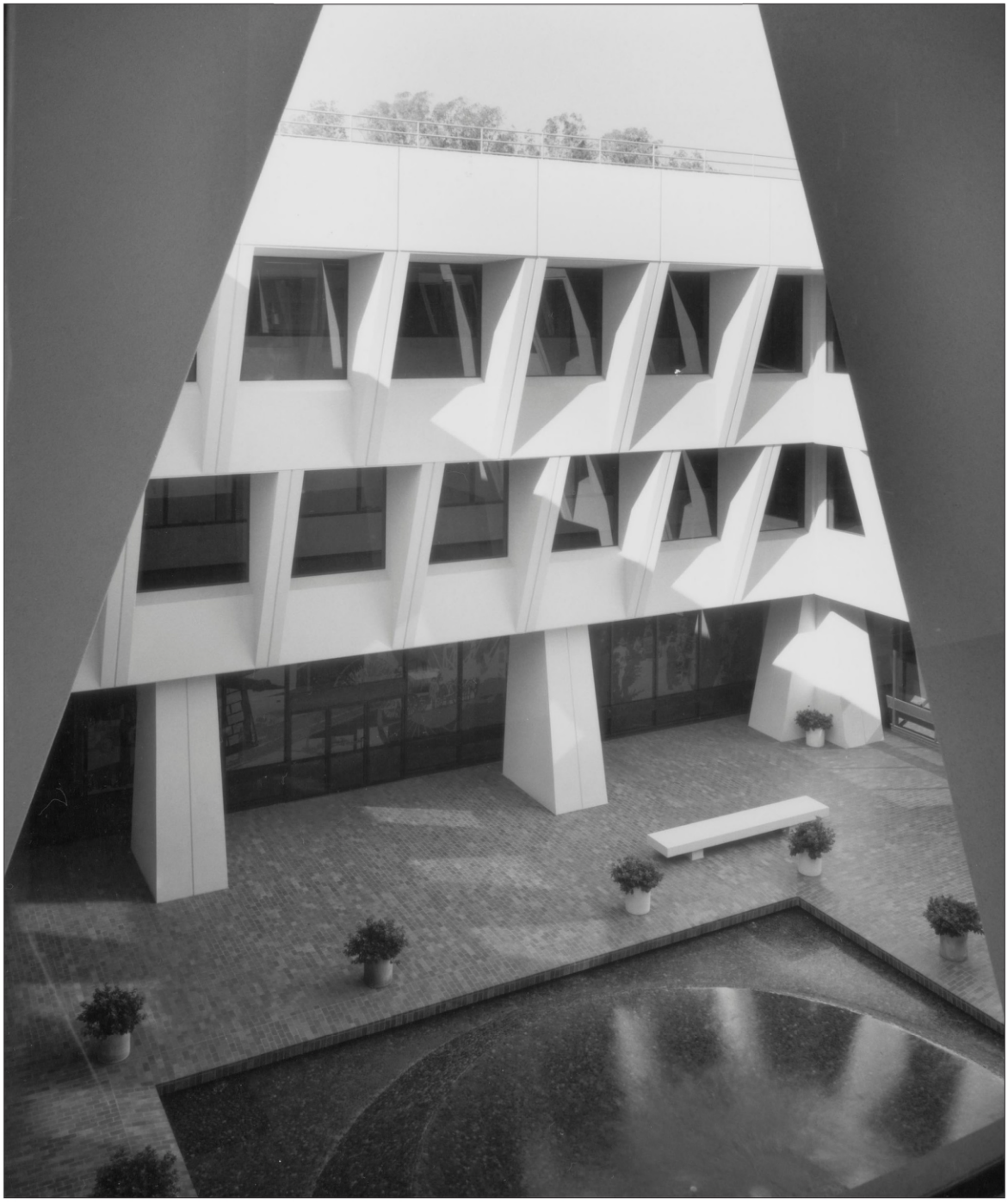

Image 19: View of interior courtyard taken from third level, with view showing original fountain configuration (Julius Shulman, 1970).

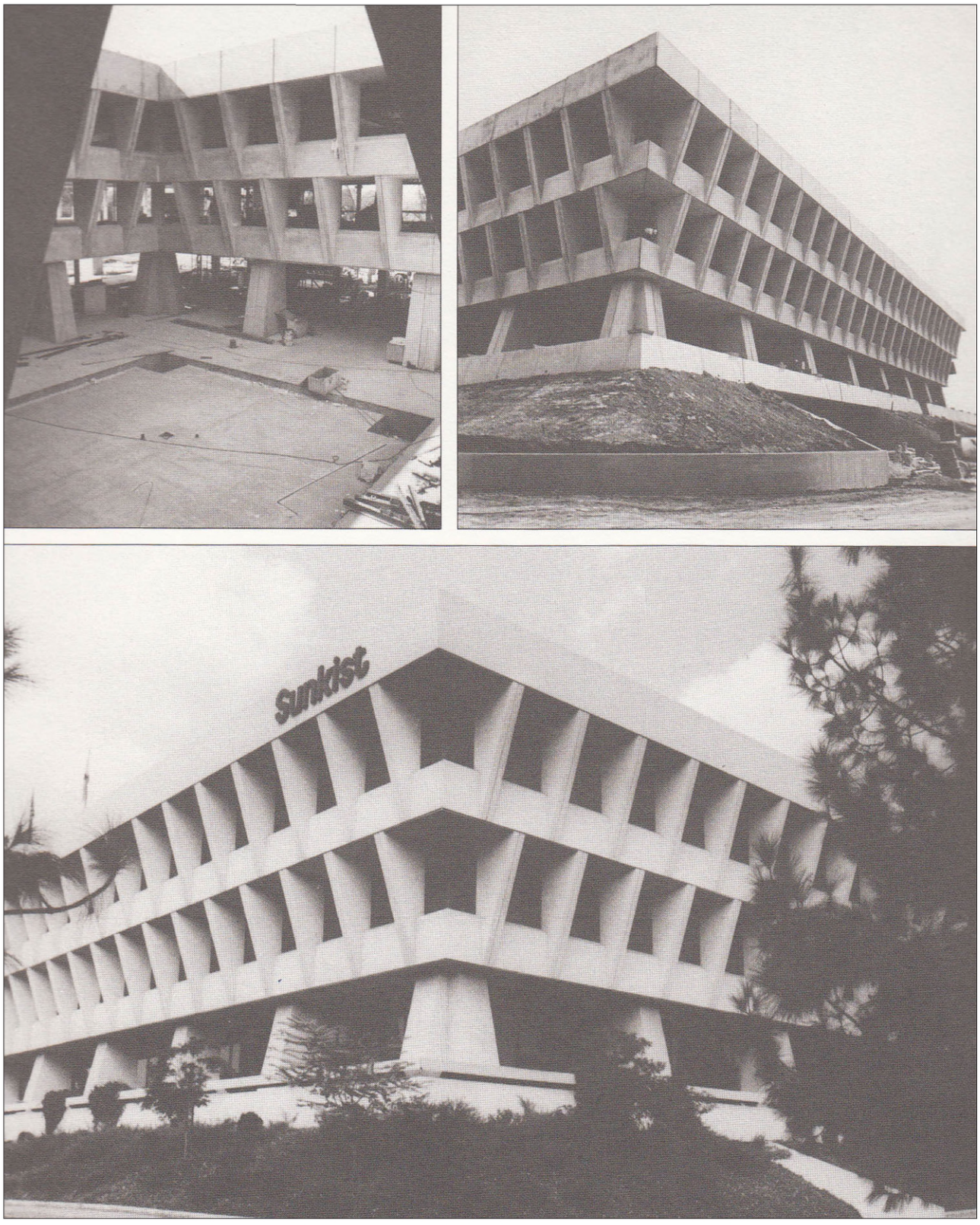

Image 20: View of Sunkist Building c. 1970. Note top two images show building under construction (*Heritage of Gold, 118)*.

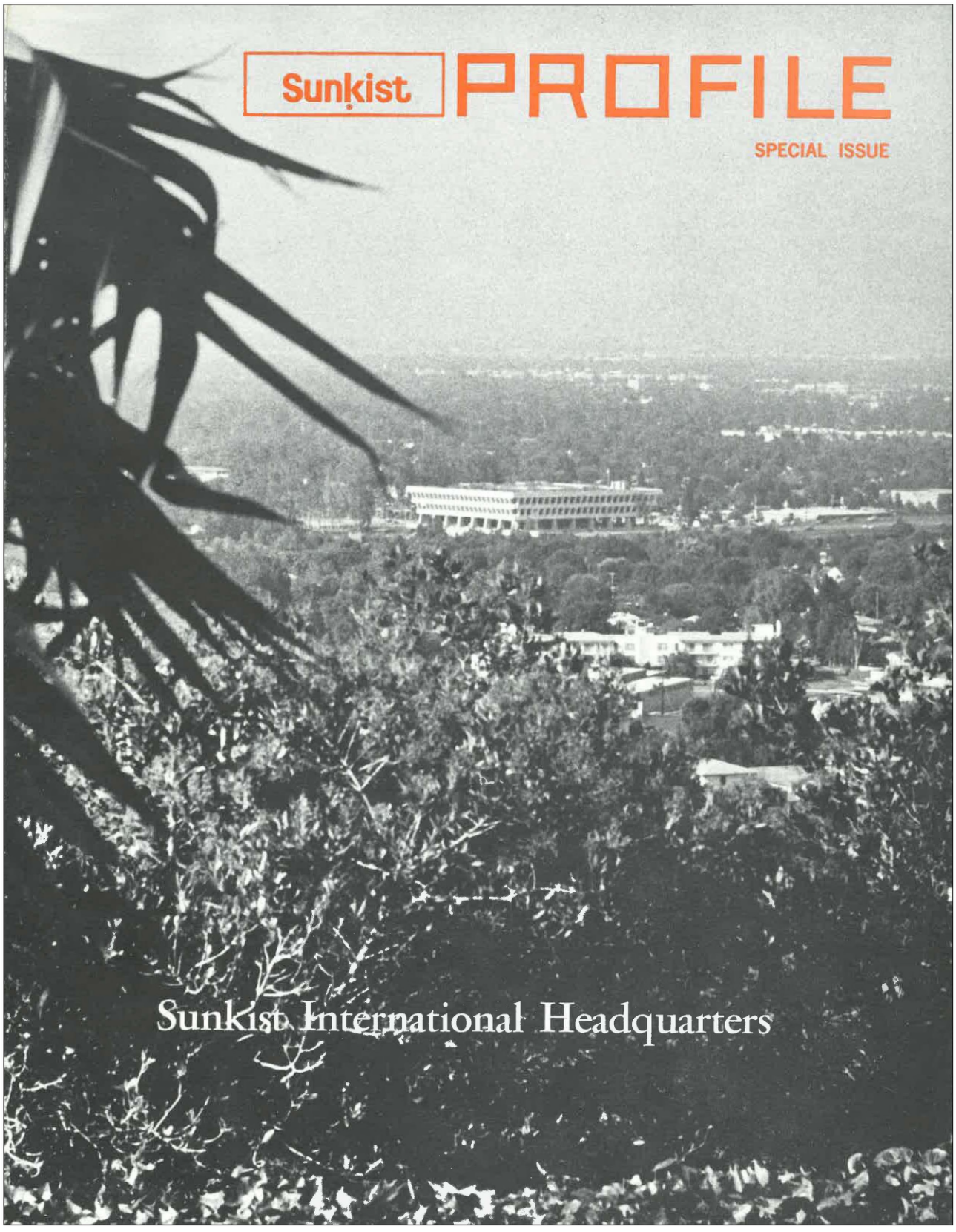

Image 21: Page from special issue of Sunkist Profile (Sunkist Growers, Inc. Pamphlet, c. 1970).

Sunkist International Headquarters

The Sunkist International Headquarters building has already taken its place as one of the most beautiful, yet functional, new office centers constructed in the southern California area in many years.

The fruition of over a year of planning and dreaming, the new headquarters building will serve as world headquarters for the Sunkist organization.

The new $4.7 million building sits on an 8.5 acre site on the corner of Riverside Drive and Hazeltine Avenue in Sherman Oaks. The building can be reached by taking the Woodman Avenue or Van Nuys off-ramps going either direction on the Ventura Freeway some 16 miles west of the downtown Los Angeles area.

It includes three floors plus a basement area which contains parking for 45 cars in addition to some useful office and maintenance areas. The total useable square footage of the structure has been set at 164,000 square feet.

The structure is 49 feet high and is 232-feet-square with unusual outward-sloping exterior walls and a 100-foot-square, open-air inner courtyard.

The combination of the exterior walls sloping outward and the deeply recessed windows, together with the spacious inner courtyard, are the main architectural features which distinguish the new facility.

Another key element of the three-story building is an elevated base which gives the structure the look of an embassy on a raised pavilion—a fitting environment for a cooperative that markets California and Arizona citrus products in more than 25 countries in Europe and Asia.

The cantilever design, which results in a sloping overhang of 15 feet for the 49-foot high structure, was selected because it matched Sunkist's space planning, personnel and facilities need. The overhang also serves as a sun shield during the warm summer months.

The ground floor, smallest of the three, includes most of the high traffic facilities for people and goods. Included are an auditorium, kitchen and cafeteria, a private dining room and leaseable office space.

Sales personnel and an electronic data processing center occupy the second floor. The corporate executive staff, responsible for the world-wide operation, is located on the third and largest floor. The third floor also contains the kitchens used for testing and developing new recipes.

The building was designed by Albert C. Martin and Associates and was constructed by the William Simpson Construction Company, a subsidiary of the Dillingham Company.

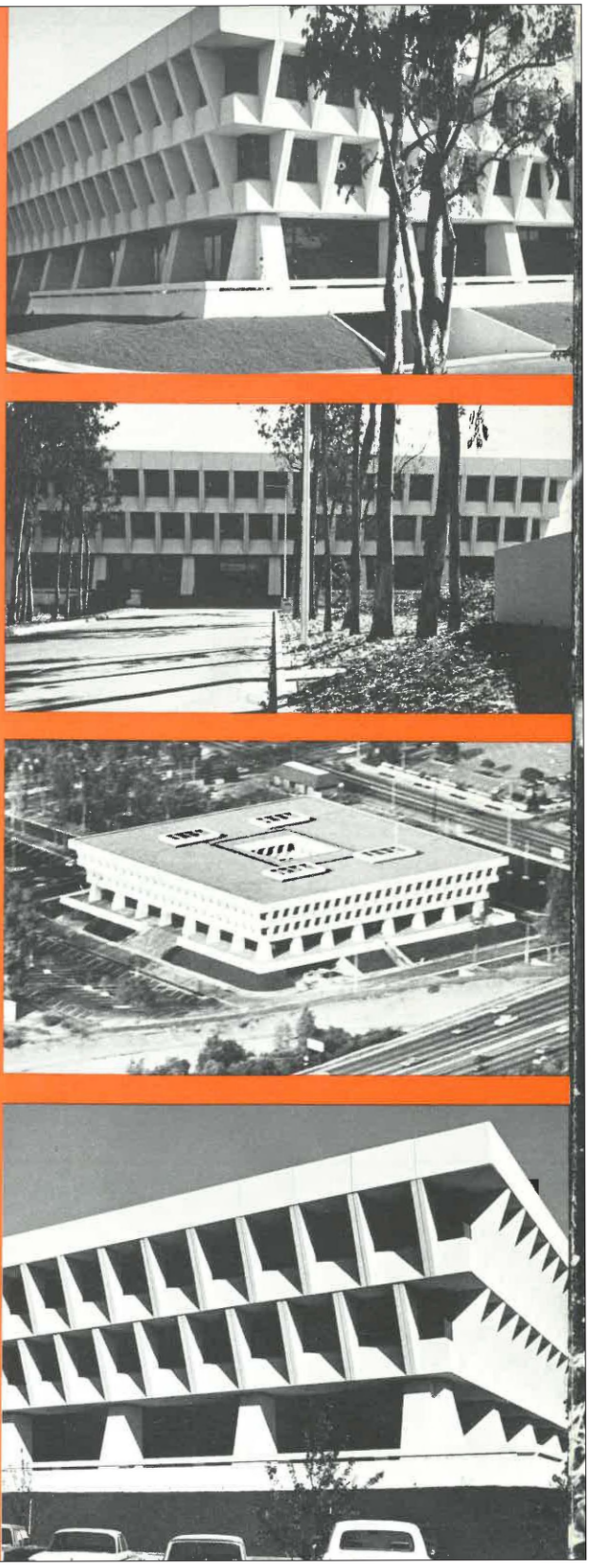

Image 22: Page from special issue of Sunkist Profile (Sunkist Growers, Inc. Pamphlet, c. 1970)

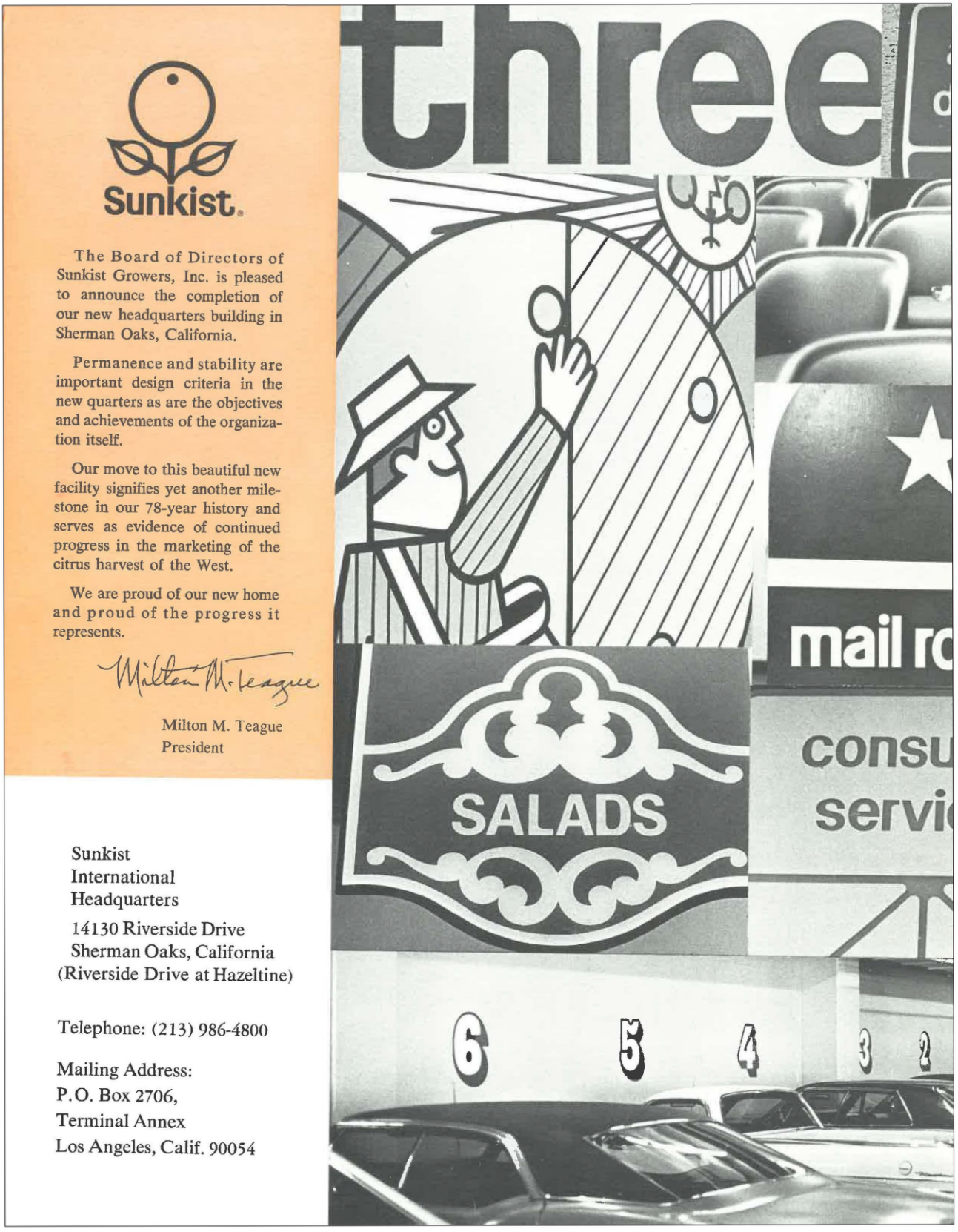

Image 24: Page from special issue of Sunkist Profile (Sunkist Growers, Inc. Pamphlet, c. 1970)

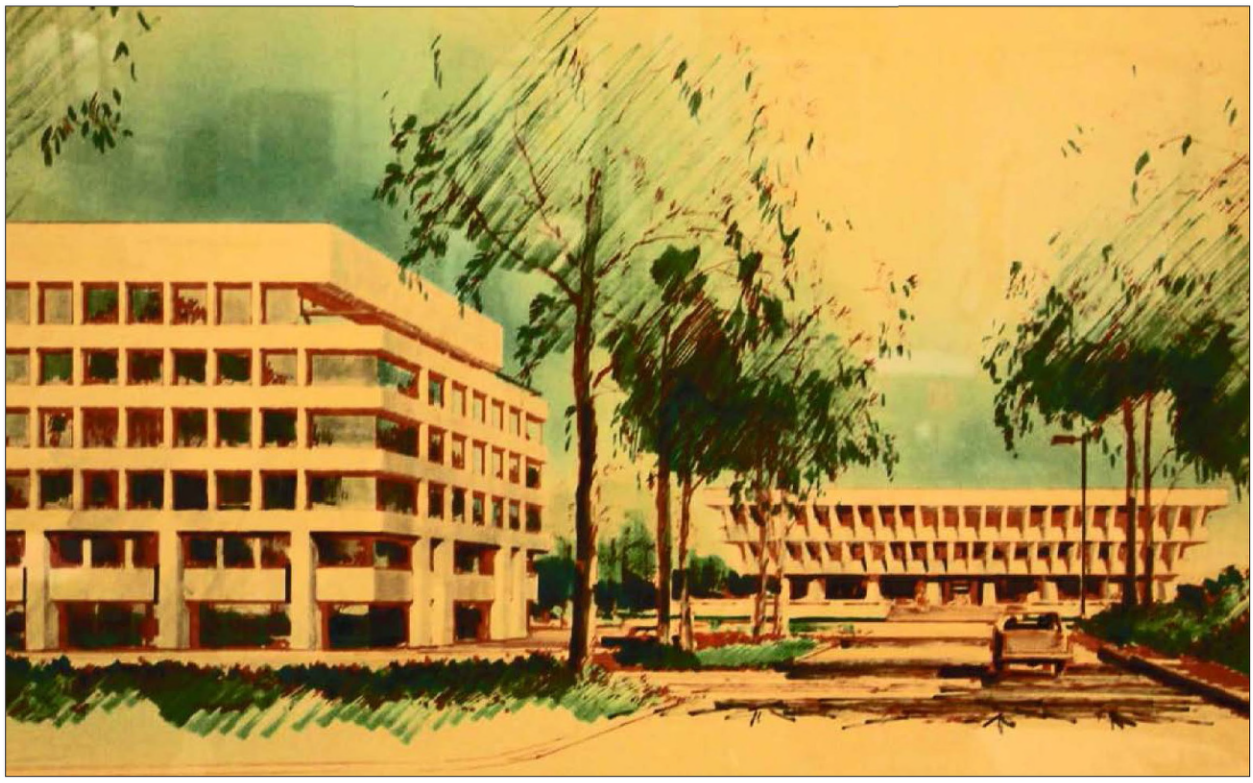

Image 25: Rendering showing unbuilt second commercial office building on northeast corner of parcel from Riverside Drive, (source unknown, original located in building manager's office).



Image 26: View of north elevation, showing original main entrance, view southeast (Unknown, 2008).

ATTACHMENT E:
SURVEY FORM

SUNKIST BUILDING
14130 RIVERSIDE DRIVE
LOS ANGELES, CALIFORNIA

Architecture and Engineering, 1850-1980

Sub-Context: L.A. Modernism, 1919-1980
Theme: Late Modernism, 1966-1980
Sub-Theme: Late Modernism, 1966-1980
Sub-Theme: Brutalism, 1966-1980

This Context/Theme was used to evaluate significant examples of Late Modern and Brutalist architecture; residential, commercial, and institutional properties were identified. They include residential buildings like the retirement community at 14805 W. Sherman Way and the single-family residence at 13630 W. Addison Street, as well as institutional buildings like a semi-subterranean Brutalist medical building next to Valley Presbyterian Hospital and the iconic 1970 Sunkist Headquarters on Riverside Drive, designed by Albert C. Martin and Associates.



Address: 14130 W. Riverside Dr.
Name: Sunkist Headquarters
Architect: Albert C. Martin and Associates
Date: 1970



Address: 14805 W. Sherman Way
Name: Fickett Towers
Date: 1974



Address: 6855 N. Noble Ave.
Name: Fleming Health Education Center
Architect: Peter Munselle
Date: 1975



Address: 13630 W. Addison St.
Architect: Robert L. Byrd
Date: 1977

Attachment F:
Selected Primary and Secondary Sources

Sunkist Building
14130 Riverside Drive
Los Angeles, California

Dillingham Acquires Sunkist Building, Plans High Rise
Wood, Charles D
Los Angeles Times (1923-Current File); Jan 4, 1969;
ProQuest Historical Newspapers: Los Angeles Times (1881-1988)
pg. D7

Dillingham Acquires Sunkist Building, Plans High Rise

BY CHARLES D. WOOD
Times Staff Writer

Dillingham Corp. of Honolulu announced late Friday it has completed negotiations with Sunkist Growers, Inc. to purchase the Sunkist Building and land at Fifth and Hope.

Wallace E. Dunn, vice president of Dillingham Corp. of California, a subsidiary, said the Honolulu-based firm plans to raze the structure and build a high-rise office building on the 16,500 square-foot site.

Donald M. Anderson, Sunkist general manager, said Sunkist has not yet firmed up plans for a new headquarters building.

No price for the structure and land was announced. A Dillingham spokesman said the acquisition will be made through an exchange of property but the property to be given in exchange has not been agreed upon. Land in the area has been selling at $50 to $60 per square foot. Thus the land cost alone could be near $1 million.

Bunker Hill Hotel

Dillingham, a diversified company which in 1967 had sales of more than $600 million, announced in November plans to build a $50 million, 1,000-room hotel at Fifth and Figueroa in the Bunker Hill redevelopment area.

The Sunkist Building was built in 1935 by the William Simpson Construction Co., a firm which Dillingham acquired for $4.7 million last month. The Sunkist Building is considered a downtown area landmark, and was one of the first earthquake resistant structures in Los Angeles. It cost $482,000 at the time it was built.

Dillingham also recently broke ground for Wilshire West Plaza, a 26-story office building on Wilshire Blvd. between Westwood and Glendon.

With regard to the Sunkist Building site Dunn said, "We all have a firm belief in this location and want to be a part in making it the showplace for downtown redevelopment among the major cities in the country."

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Renewal Plan May Shift L.A. Financial Core
Hebert, Ray
Los Angeles Times (1923-Current File); Mar 4, 1969;
ProQuest Historical Newspapers: Los Angeles Times (1881-1988)
pg. D10

Renewal Plan May Shift L.A. Financial Core

BY RAY HEBERT
Times Urban Affairs Writer

Competition for a key downtown urban renewal parcel may result in a shift of Los Angeles' financial center from Spring St. to a site near the Harbor Freeway, it was learned Monday.

Changing land use patterns could put the Pacific Coast Stock Exchange in a new 50-story office building proposed for the Bunker Hill urban renewal project and the adjoining Sunkist Building property on 5th St.

The Bunker Hill site, however, also is being sought by a developer who would erect a 35-story building with Wells Fargo Bank as the major tenant, according to reports.

Both proposals have been submitted to the city's Community Redevelopment Agency which is expected to make a decision this month on which developer it will start negotiating with for the property's sale.

Renewal Site

CRA officials refused to identify the prospective developers or confirm how many proposals had been received for the renewal site on the northeast corner of 5th and Flower Sts.

"The proposals are being reviewed by our agency and we will soon be making a recommendation to our board," said Richard G. Mitchell, CRA administrator. "Further public discussion at this time would be premature."

However, it was learned the Dillingham Corp., a worldwide real estate, construction and engineering firm, has submitted a proposal to build an office-garage complex with the Pacific Coast Stock Exchange as the principal tenant.

The Bunker Hill site, across 5th St. from the Central Library, encompasses the southern portion of the block on which Atlantic Richfield Co. will construct a 2,550-car parking garage.

Dillingham already has been named developer of the Bunker Hill block across Flower St. It is planning a $50 million downtown hotel which company officials say may be the West's largest.

Known as Parcel J-1, the urban renewal site now being sought by developers figures in the CRA's plans for the $500 million redevelopment of Bunker Hill as the location for an office tower with parking facilities.

Adjacent Property

Dillingham's proposal, it was learned, would involve tying the site into the adjacent Sunkist property which the Honolulu-based firm purchased last month.

At that time Dillingham said it would raze the 34-year-old Sunkist Building and put up a high-rise office structure on the property.

Consolidating the Sunkist and urban renewal sites would make it possible for Dillingham to build a skyscraper with 1 million square feet of space, it was understood.

Other major competition for Parcel J-1, according to reports, is coming from John S. Griffith and Co., shipping center owners and developers.

With Wells Fargo Bank moving its Southern California headquarters into the building, the Griffith plan calls for a structure of about 600,000 square feet, it was learned.

The Bank of America's Southern California headquarters will be located in one of the twin 52-story Atlantic Richfield Plaza towers to be built diagonally across 5th St. from Parcel J-1.

Union Bank Square is a block away, Crocker Citizens Plaza, is two blocks away and developers, it is known are interested in obtaining building rights at Central Library for another financial institution.

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Start-to-Finish Help Offered by Dillingham
Los Angeles Times (1923-Current File); Mar 23, 1969;
ProQuest Historical Newspapers: Los Angeles Times (1881-1988)
pg. I7

Start-to-Finish Help Offered by Dillingham

Start-to-finish assistance in any type of real estate development is being offered as a total package service by the Dillingham Corp.

The package, called Dilcoplan, includes everything from initial feasibility analysis and concept planning to financing, construction, management, leasing and sales of all types of major real estate development.

The in-house, one-location approach marks a first in the industry, according to Wallace E. Dunn, Dillingham vice president and head of the company's new mainland headquarters, Property Investment Group, in Los Angeles.

Dillingham, active in virtually every type of project from skyscrapers and resort marinas to residential communities and shopping centers, also has interests in oceanography, mining and ranching.

Dunn emphasized that a client does not have to use all the services offered in the Dilcoplan, but may utilize any one or any combination of services.

"Our objective is to provide the landowner or developer with a project that represents the highest and best use of the land," Dunn said.

With the recent acquisition of the William Simpson Construction Co., Dillingham further expanded its broad-based development capabilities.

In addition to its proposed plans to build the state's largest hotel-convention center on Bunker Hill, Dillingham has announced acquisition, by an exchange of property, of the Sunkist Building and land at 5th and Hope Sts. A high-rise office building is scheduled for the site.

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HISTORICAL PHOTOS TO BE FEATURED
Los Angeles Times (1923-Current File); Jun 7, 1970;
ProQuest Historical Newspapers: Los Angeles Times (1881-1988)
pg. J23

HISTORICAL PHOTOS TO BE FEATURED

Some 5,000 square feet of historical photographs, wall murals and super-graphics will be featured in the new $4.7 million international headquarters of Sunkist Growers, Inc., under construction at Riverside Drive and Hazeltine Ave., Sherman Oaks.

Design and materials will be rich in a contemporary interpretation of the "agricultural heritage" theme, according to John Ruhlen, director of interior design and graphics at Albert C. Martin & Associates, architects of the three-story building.

Other interior features accenting Sunkist's pioneering role and strong historical ties with the state's agricultural industry include brick paved flooring, carved wooden doors, specially designed ceramic tiles and patterned rugs and Spanish-influenced furnishings.

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Sherman Oaks Newest Locale for High Rise: HIGH RISE
Pett, Larry
Los Angeles Times (1923-Current File); Sep 4, 1969;
ProQuest Historical Newspapers: Los Angeles Times (1881-1988)
pg. SF1

AGGRESSIVE CHAMBER CREDITED

Sherman Oaks Newest Locale for High Rise

BY LARRY PETT
Times Staff Writer

SHERMAN OAKS—Is this community on the verge of becoming the next high-rise commercial center of Los Angeles? Developers and the Sherman Oaks Chamber of Commerce believe so.

And the key to this development appears to be the aggressiveness of the chamber in getting areas rezoned to permit high-rise construction and the feeling by developers that as the inner city becomes more congested space must be sought elsewhere.

Last week ground was broken for the 12-story Bank of California Building to be constructed at 15250 Ventura Blvd. near the Sepulveda and Ventura Blvds. intersection.

It will join four other high-rise buildings east and west of the San Diego Freeway. And, on the northwest corner of the intersection groundbreaking for two other high-rise structures is scheduled early next year.

Miss Lucille Turner, chamber manager, said, "We started this effort for high-rise buildings and were able to get the required zoning in 1962. We are the logical place, in the center of the Valley and close to the San Diego and Ventura Freeways.

"Sherman Oaks also has the highest per capita income in the Valley and 22% of the Valley's professional people are located here."

Roger Behrstock, of Diversified Financial of Beverly Hills, along with Century Properties of Houston and Fidelity Mutual Life Insurance Co., apparently agree with Mrs. Turner.

The partnership has acquired 12 acres on the northwest corner of Sepulveda and Ventura Blvds. for a twin 23-story Valley Center building.

Behrstock said there were two basic reasons for the site selection. "The two major freeways which carry 200 million annually past that corner," he said," and also the major arteries of Sepulveda and Ventura Blvds.

"Also we feel the Valley has a major labor pool and Sherman Oaks is the 'downtown' of the Valley and is readily accessible."

Behrstock also feels that many firms are looking to "getting out of the congestion of downtown and Century City. The Valley center corridor (Van Nuys Blvd. to Balboa Blvd.) in the next step."

In addition to the twin towers, Behrstock said there is the possibility of a hotel on the site and there will be parking accommodations for 3,000 to 4,000 cars.

Please Turn to Page 8, Col. 1



RISING SKYLINE—Intersection of Ventura and Sepulveda Blvds., seen looking east from San Diego Freeway, will soon have high-rise structures on or near all four corners. Union Bank and American Savings structures shown in photo will be joined by two tower structures to be built on northwest corner, while groundbreaking was held on Bank of California Building, 15250 Ventura Blvd.
Times photo by Larry Pett

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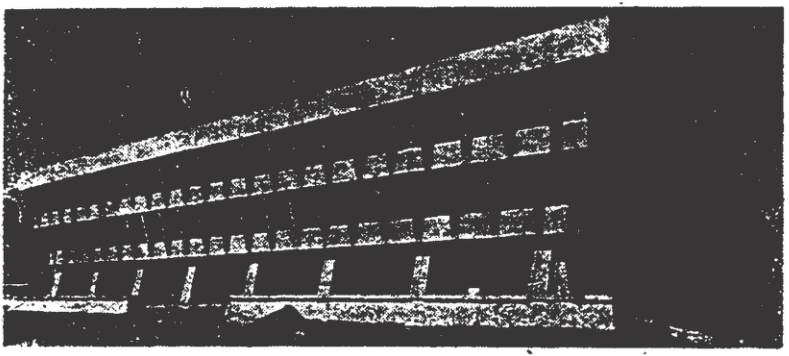
Photo Standalone 13 -- No Title
Los Angeles Times (1923-Current File); Aug 9, 1970;
ProQuest Historical Newspapers: Los Angeles Times (1881-1988)
pg. J16



SUNKIST HEADQUARTERS— The new international headquarters of Sunkist Growers, Inc. of Los Angeles is under construction in Sherman Oaks. Sunkist Plaza is being built on an 8.5-acre site at Riverside Drive and Hazeltine Ave. The $4.7 million structure requires 350 tons of reinforcing steel rolled at Bethlehem's Los Angeles area plant in Vernon. Contractor is William Simpson Co. The design is by Albert C. Martin and Associates, Architects and Engineers.

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Attachment G:
Original As-Built Drawings, 1970

Sunkist Building
14130 Riverside Drive
Los Angeles, California

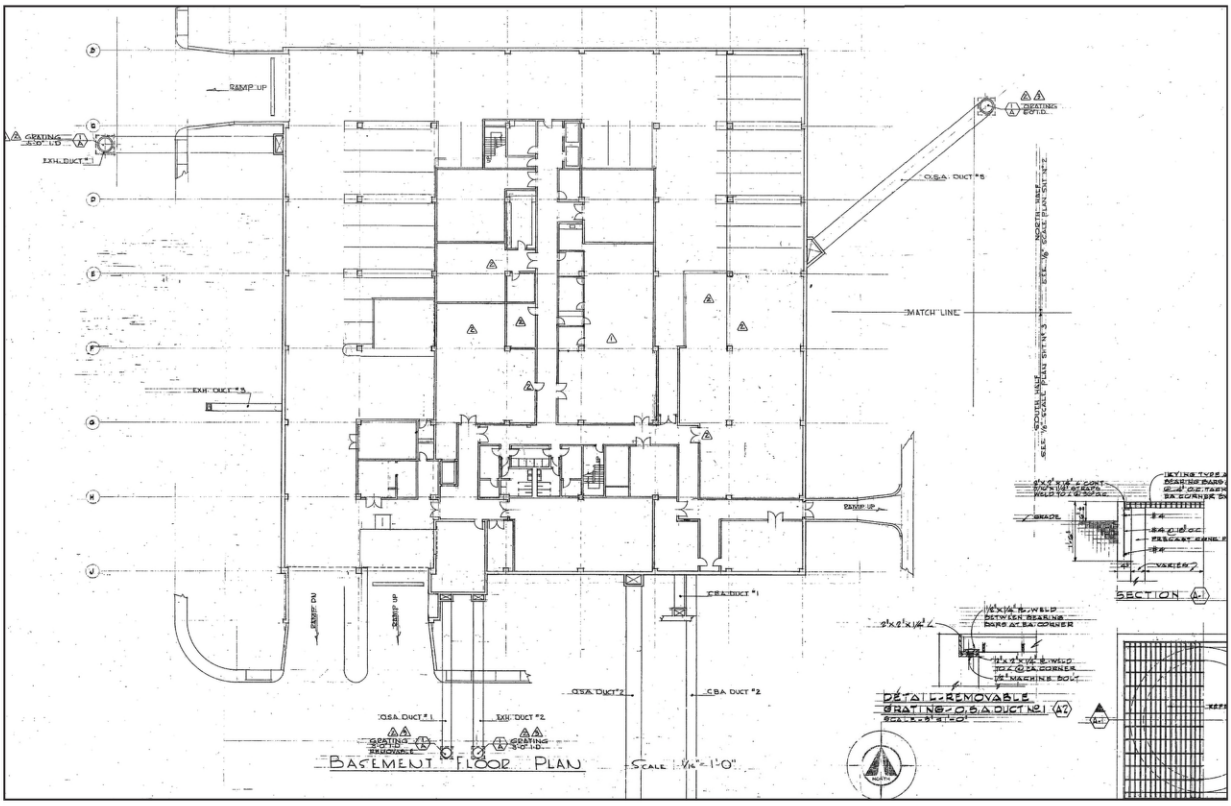


Image 1: Basement floor plan (1970)

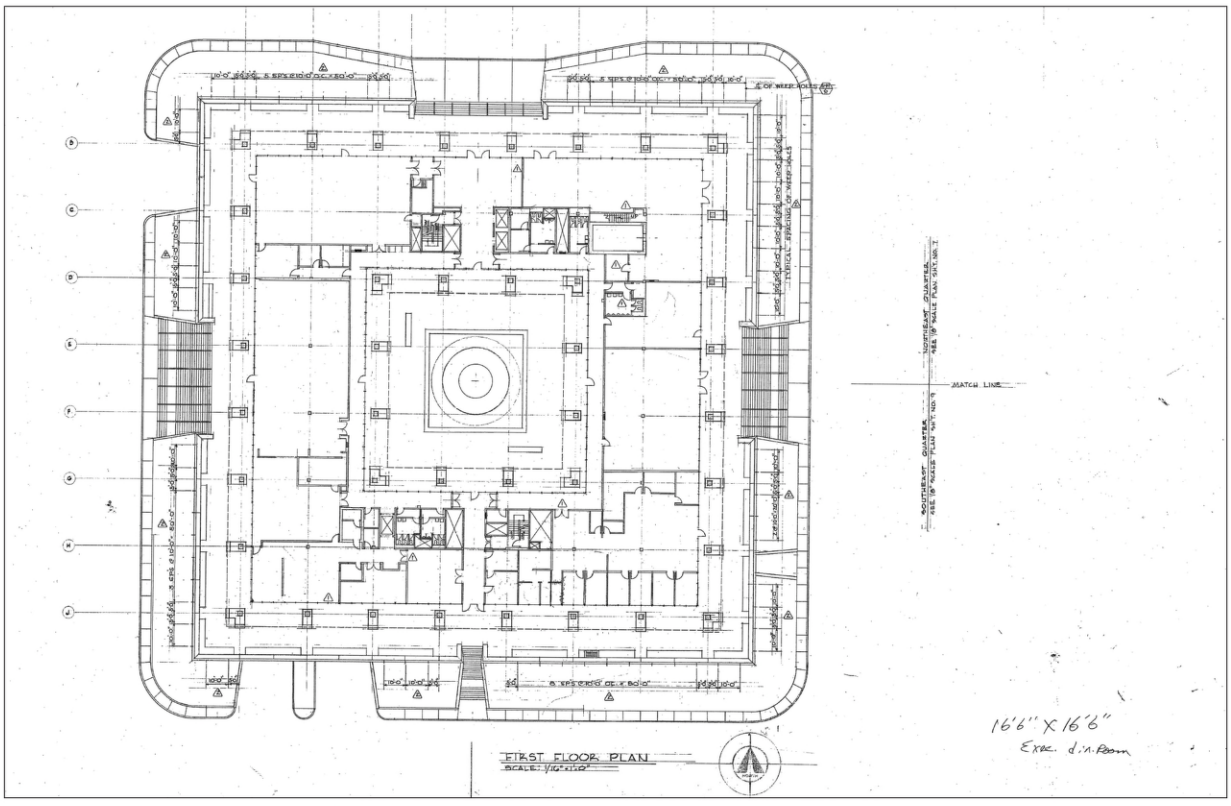


Image 2: First floor plan (1970)

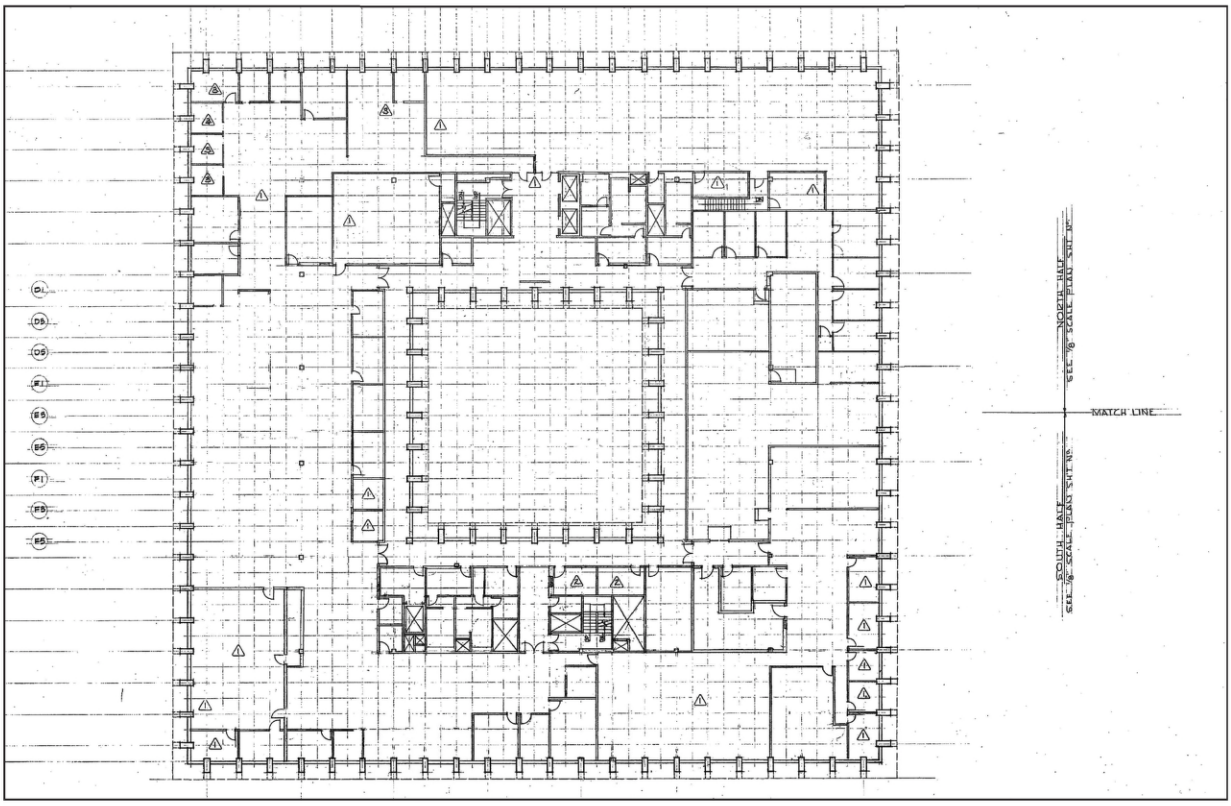


Image 3: Second floor plan (1970)

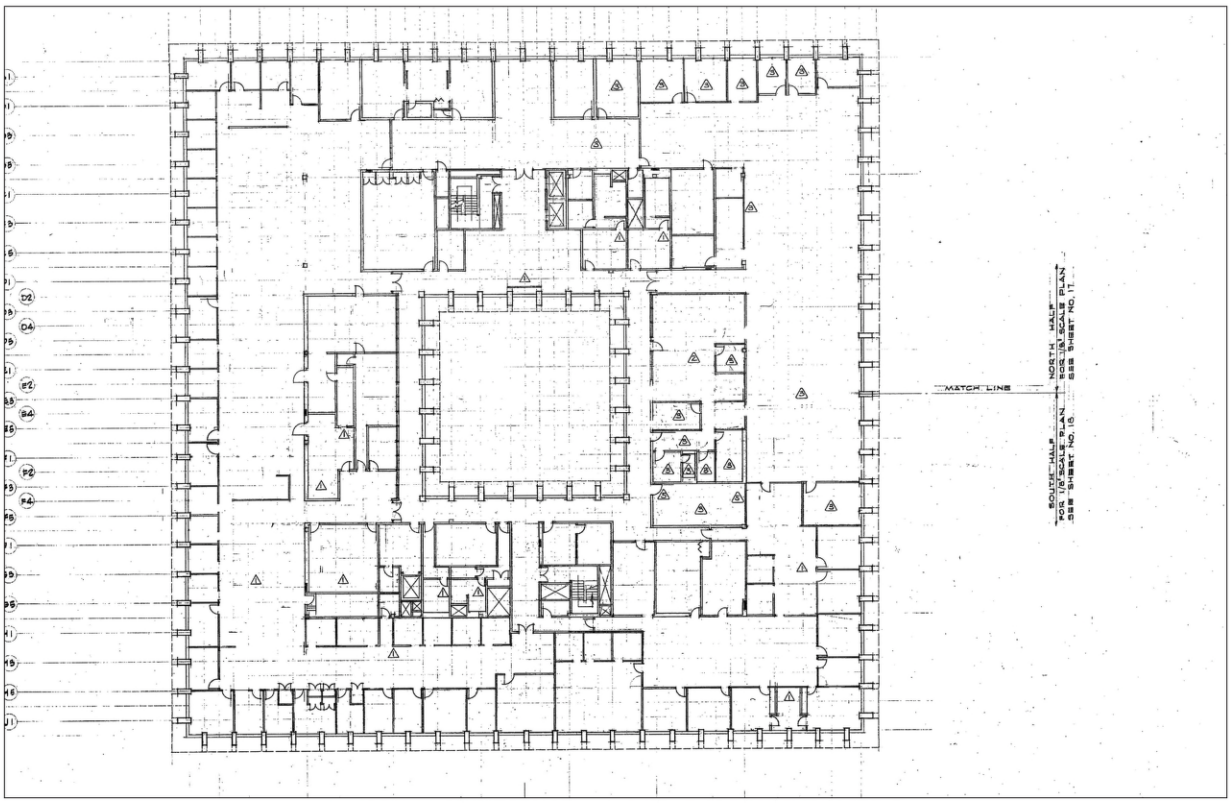


Image 4: Third floor plan (1970)

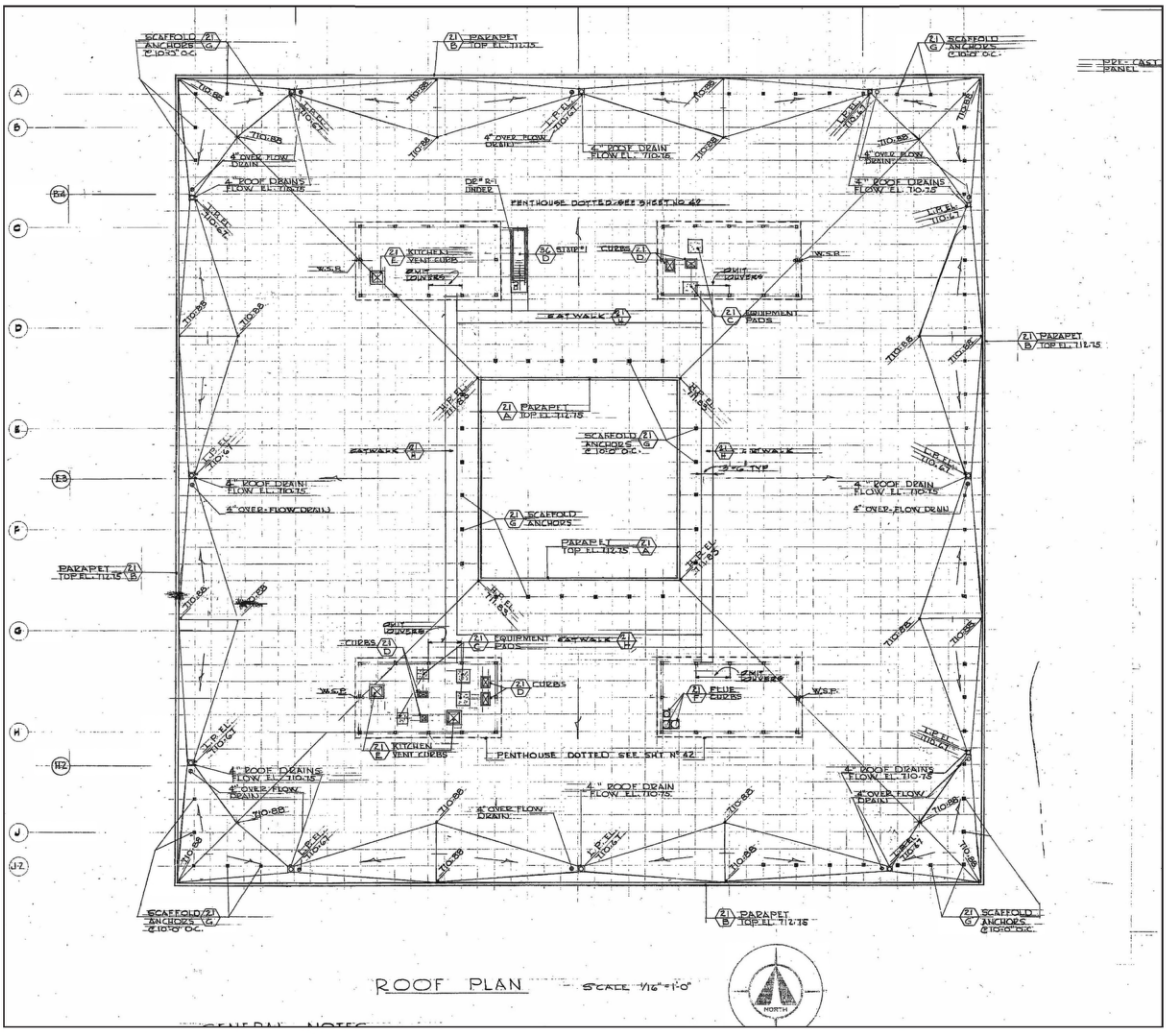


Image 5: Second floor plan (1970)

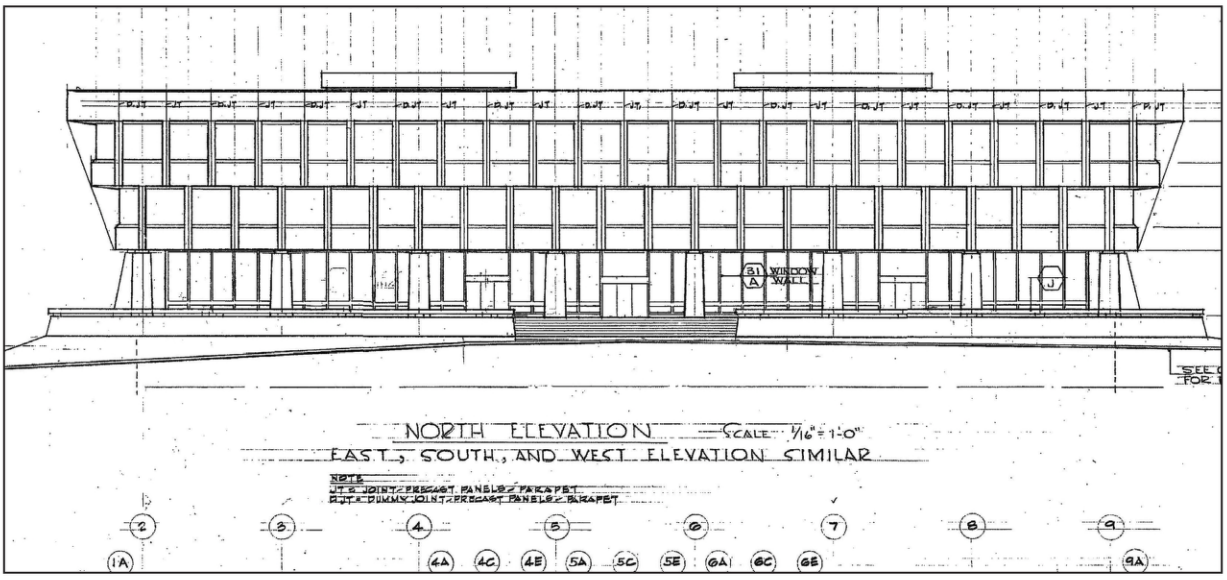


Image 6: North Elevation (1970)

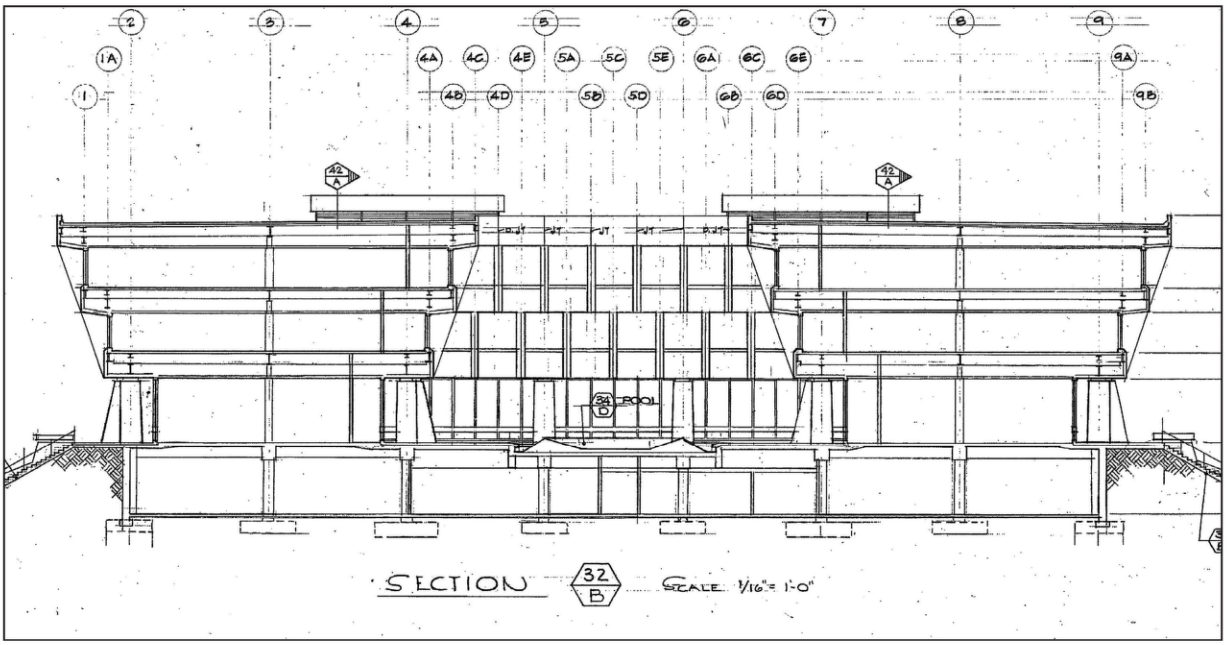


Image 7: Section, view west (1970)

Attachment H:
Selected Building Permits

Sunkist Building
14130 Riverside Drive
Los Angeles, California

4546

1 APPLICATION FOR INSPECTION OF NEW BUILDING AND FOR CERTIFICATE OF OCCUPANCY

B&S B-1—Rev. 3-64

MS-4-6

CITY OF LOS ANGELES — DEPT. OF BUILDING AND SAFETY

INSTRUCTIONS: 1. Applicant to Complete Numbered Items Only. 2. Plot Plan Required on Back of Original.

CENSUS TRACT: 1287

DIST. MAP: 735 6

1. LEGAL DESCR. — LOT: 1 & 2 — BLK. — TRACT: 28096

2. PURPOSE OF BUILDING (13): Office & parking Foundation Only (Basement thru 1st Floor)

ZONE: C-2-1/2B-1/R4-1

3. JOB ADDRESS: 14130 Riverside Drive, Sherman Oaks

FIRE DIST.: 1

4. BETWEEN CROSS STREETS: Hazeltine AND Calhoun

INSIDE / COR. LOT: Flag

KEY / REV. COR.

5. OWNER'S NAME: Dillingham Land Corporation — PHONE: 879-2095

LOT SIZE

6. OWNER'S ADDRESS: P.O. Box 2706, Terminal Annex, Los Angeles — P. O. BOX — ZONE: 90054

IRREG

7. ARCHITECT OR DESIGNER: Albert C. Martin & Associates — STATE LICENSE NO.: C-[redacted]421 — PHONE: 683-1900

REAR ALLEY

SIDE ALLEY

8. ENGINEER: Edward J. Teal — STATE LICENSE NO.: 766 — PHONE: 685-1900

BLDG. LINE

9. CONTRACTOR: William Simpson Const. Co. — STATE LICENSE NO.: 255552 A & SB 1 — PHONE: 385-3383

AFFIDAVITS: SEE MAP

10. SIZE OF NEW BLDG.	STORIES	HEIGHT	NO. OF EXISTING BUILDINGS ON LOT AND USE
165,000 sq. ft.	3	48'9"	None

11. MATERIAL OF CONSTRUCTION	EXT. WALLS	ROOF	FLOOR
	Conc. & Stl.	Conc. & Stl.	Conc. & Stl.

12. JOB ADDRESS: 14130 Riverside Drive, Sherman Oaks

DISTRICT OFFICE: V.N.

13. VALUATION: TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING: 470,000.00

GRADING: 1

CRIT. SOIL: 1

1

PURPOSE OF BUILDING: Office, Parking & Employee Restaurant

VALUATION APPROVED: Minutes

HIGHWAY DED.: YES

TYPE	GROUP	STORIES	PLANS CHECKED
I	G-1/F-1/B-2/G-2	3	Angela

FLOOR: YES

BLDG. AREA	MAX. OCC.	TOTAL	PLANS APPROVED
57500 ft	722 no Din Rm.		

CONS.: YES

DWELL. UNITS	GUEST ROOMS	SPACES PARKING REQ'D	PROVIDED	APPLICATION APPROVED
—	—	290	453	

ZONED BY: Michael

SPRINKLERS REQ'D / SPECIFIED

CONT. INSP.: Conc., Welding, Hi-ten. bolts

FILE WITH

P.C. No.: V-1787

INSPECTOR

P.C.	S.P.C.	G.P.I.	B.P.	I.F.	O.S.	C/O	TYPIST
—		—	800 80	/			

CASHIER'S USE ONLY

OCT 14-69 53093 E •97114 X — 1 CK 800.80

STATEMENT OF RESPONSIBILITY

I certify that in doing the work authorized hereby I will not employ any person in violation of the Labor Code of the State of California relating to workmen's compensation insurance.

"This permit is an application for inspection, the issuance of which is not an approval or an authorization of the work specified herein. This permit does not authorize or permit, nor shall it be construed as authorizing or permitting the violation or failure to comply with any applicable law. Neither the City of Los Angeles, nor any board, department, officer or employee thereof make any warranty or shall be responsible for the performance or results of any work described herein, or the condition of the property or soil upon which such work is performed." (See Sec. 91.0202 L.A.M.C.)

Signed: Bernard Mulstein (Owner or Agent)

		Name	Date
Bureau of Engineering	ADDRESS APPROVED		10/9/69
	SEWERS AVAILABLE	Lewis	10/10/69
	~~NOT AVAILABLE~~		
	DRIVEWAY APPROVED	Allen, Volpe 10/10/69	
	HIGHWAY DEDICATION REQUIRED		
	COMPLETED	R. Peters	10/10/69
	FLOOD CLEARANCE APPROVED		
Conservation	APPROVED FOR ISSUE FILE #		
Plumbing	PRIVATE SEWAGE DISPOSAL SYSTEM APPROVED		
Planning	~~APPROVED UNDER~~ CASE # for Landscaping		10-10-69
Fire	APPROVED (TITLE 19) (L.A.M.C.-S700)		
Traffic	APPROVED FOR Driveway access & locations	J. G. Gaffney	10-9-69

FOUNDATION ONLY PERMIT

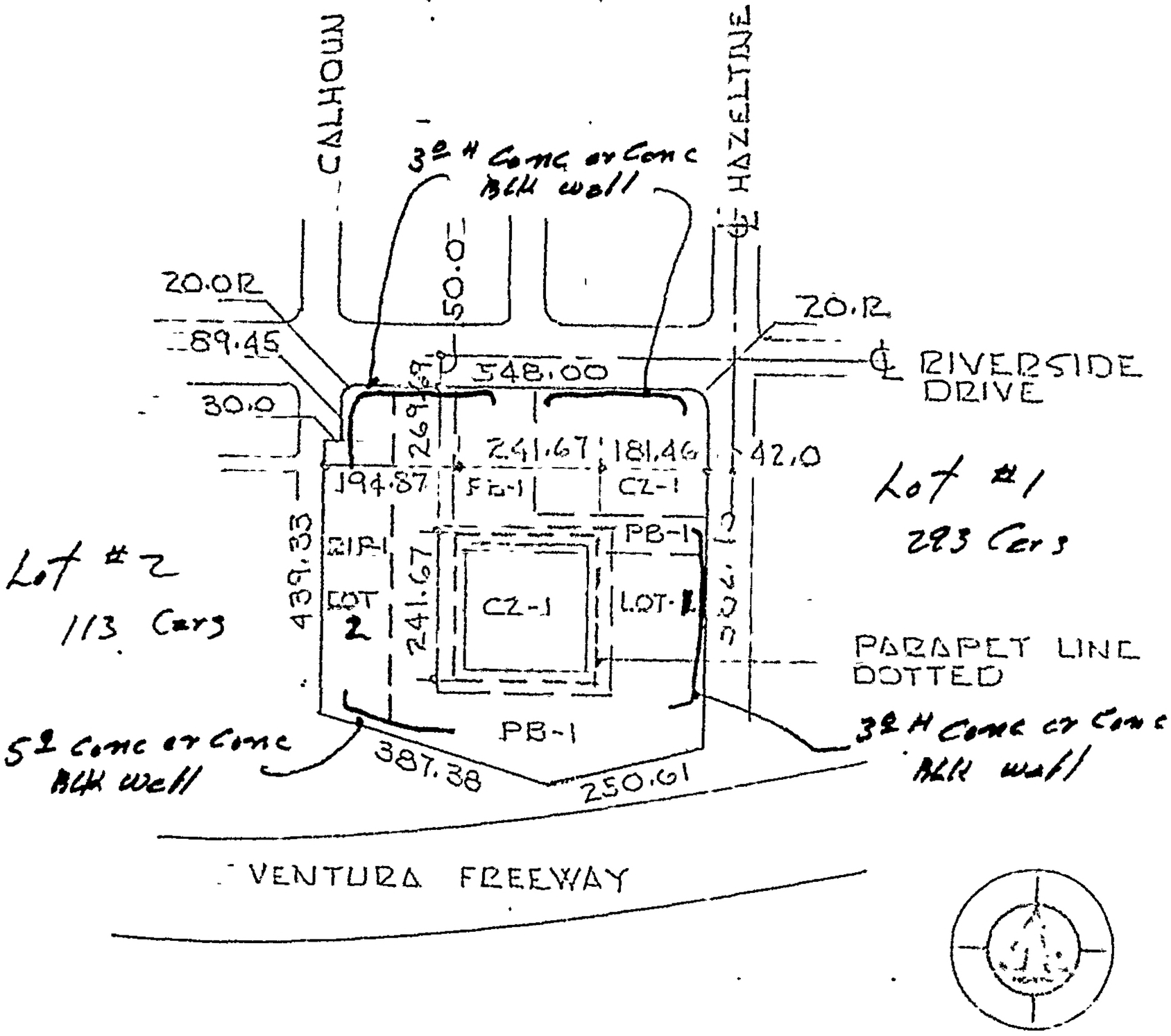
The permit herein described is issued to the undersigned owner with the understanding that said owner assumes all responsibility for the construction of the foundation and that the plans are neither checked nor approved as to construction or as to the loads presumed to be carried on same or as to super-structure to be erected thereon. If an engineer or architect is required he shall also sign prior to issue of foundation only permit.

Before the foundation is used, or a permit issued for the construction of any structure on the foundation, the same must be made to conform in every manner with the then existing ordinance or law governing the construction of foundations for buildings.

THIS PLAN IS NEITHER CHECKED NOR APPROVED FOR LOADS OR SUPERSTRUCTURE PLAN MUST BE KEPT ON JOB.

OWNER Dillingham Land Corporation

ENGINEER OR ARCHITECT



SITE PLAN

S CITY OF LOS ANGELES

APPLICATION FOR INSPECTION OF SIGNS

B&S B-5—Rev. 10-68

DEPT. OF BUILDING AND SAFETY

INSTRUCTIONS: 1. Applicant to Complete Numbered Items Only. 2. Plot Plan Required on Back of Original.

1. LEGAL DESCR. | LOT / | BLK. | TRACT 28096 | CENSUS TRACT 7356
2. TYPE OF SIGN OR NEW WORK (19) Wall Sign | DIST. MAP [redacted]
3. JOB ADDRESS 11130 Riverside Dr. | ZONE [redacted] PB-1
4. BETWEEN CROSS STREETS Hazeltine AND Calhoun | FIRE DIST. 1
5. OWNER'S NAME American Express | PHONE | LOT (TYPE) COR
6. OWNER'S ADDRESS Same | P.O BOX | ZIP | LOT SIZE IRREG.
7. ARCHITECT OR ENGINEER | STATE LICENSE NO. | PHONE
8. CONTRACTOR James A. Lynch | STATE LICENSE NO CE 6055 | PHONE 223 4141 | ALLEY —
9. LENDER | BRANCH | ADDRESS | BLDG. LINE —

10. SIZE OF SIGN 11'-4" X 10'-4" | HEIGHT ABOVE GRADE 7 FT. ROOF FT. | TOTAL COPY AREA 15 | AFFIDAVITS
11. ILLUMINATION TO BE USED: SINGLE FACE ☒ DOUBLE FACE ☐ NONE ☐ DIRECT ☐ INDIRECT ☒ FLASHING ☐ OTHER
12. MATERIAL OF CONSTRUCTION | SUPPORTING FRAME steel | FRAME OF SURFACE steel | SURFACE OF SIGN plex

S

13. JOB ADDRESS 11130 Riverside Dr.
14. VALUATION TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED SIGN. $ 200.

DISTRICT OFFICE V.N.

15. SIZE OF EXISTING BUILDING | TYPE | STORIES | EXT. WALLS wood/stucco | ROOF CONST. | GRADING —
16. TYPE OF SIGN OR NEW WORK (19) Wall Sign | HIGHWAY DED. Yes
CONS. —

FREEWAY CLEARANCE: NOT REQUIRED ☐ REQUIRED ☐

FREEWAY CLEARANCE
FLASHING LIGHTS Yes ☐ No ☐
MOVING PARTS Yes ☐ No ☐
ANIMATIONS Yes ☐ No ☐
OTHER

SIGN REQUIRES: TRAFFIC APPROVAL ☐ BOARD APPROVAL ☐

INSPECTION ACTIVITY: COMB. | GEN. | MAJ S. | CONS.

ZONED BY [illegible]

FREEWAY CHECKED

FILED WITH

PLANS CHECKED

FREEWAY CLEARED Orange signed

PLANS APPROVED [illegible]

DATE 4-23-71

APPLICATION APPROVED

INSPECTOR

P.C. No.	CONT. INSP.

P.C.	S.P.C.	G.P.I.	B.P.	I.F.	O.S.	C/O	TYPIST
4.09	—		6.30	✓			

PLAN CHECK EXPIRES SIX MONTHS AFTER FEE IS PAID. PERMIT EXPIRES ONE YEAR AFTER FEE IS PAID OR SIX MONTHS AFTER FEE IS PAID IF CONSTRUCTION IS NOT COMMENCED.

CASHIER'S USE ONLY

APR-23-71 23587 FM •27445 U — 6 CK 4.09
APR-23-71 23588 FM •27445 U — 1 CK 6.30

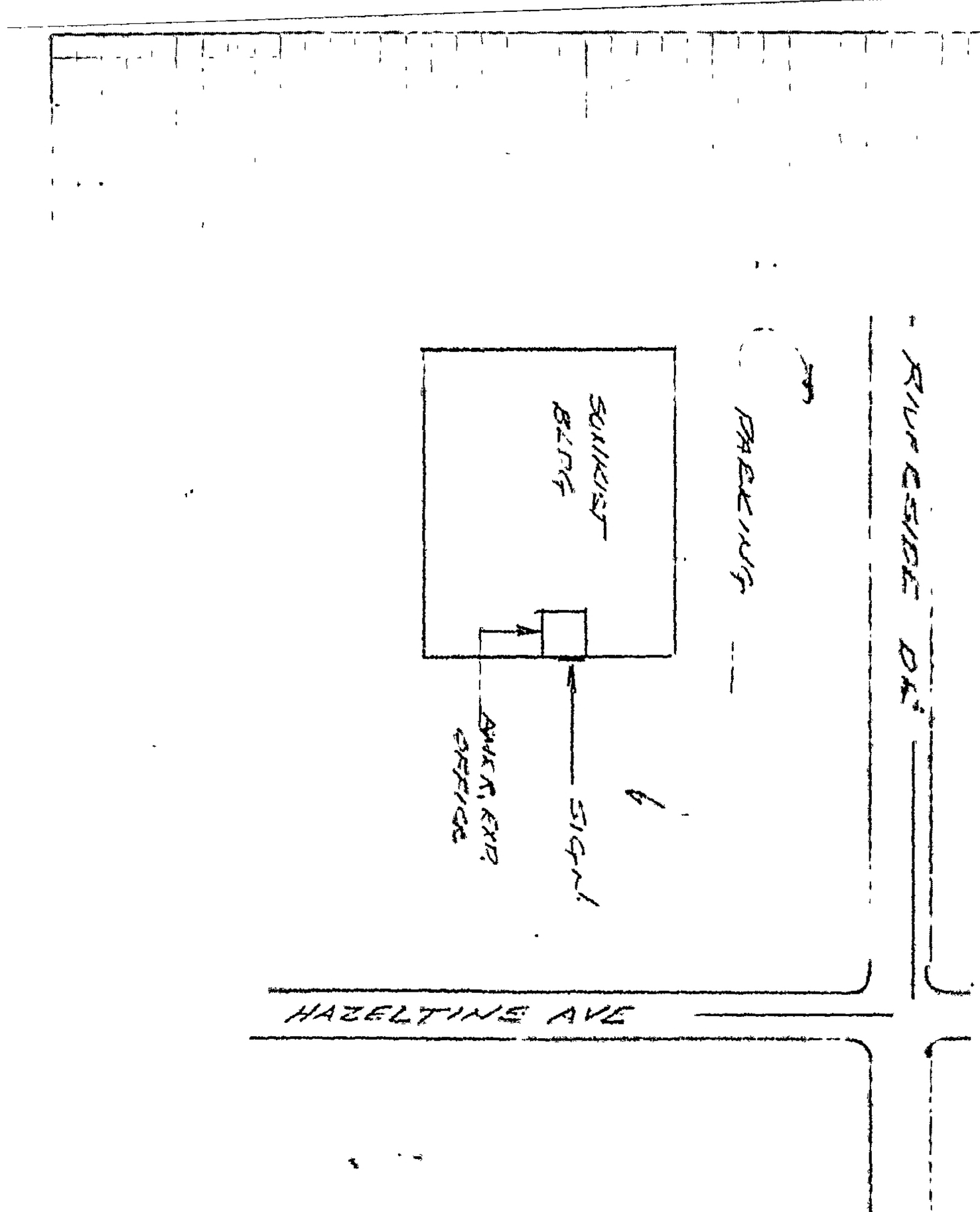
STATEMENT OF RESPONSIBILITY

I certify that in doing the work authorized hereby, I will not employ any person in violation of the Labor Code of the State of California relating to workmen's compensation insurance.

"This permit is an application for inspection, the issuance of which is not an approval or an authorization of the work specified herein. This permit does not authorize or permit, nor shall it be construed as authorizing or permitting the violation or failure to comply with any applicable law. Neither the City of Los Angeles, nor any board, department, officer or employee thereof make any warranty or shall be responsible for the performance or results of any work described herein, or the condition of the property or soil upon which such work is performed." (See Sec. 91.0202 L.A.M.C.)

Signed [signature] (Owner or Agent) Name [signature] Date 4-23-71

Bureau of Engineering	ADDRESS APPROVED		
	HIGHWAY DEDICATION REQUIRED / COMPLETED		
Municipal Arts Commissioners	APPROVED FOR ISSUE		
Board of Building Safety Commissioners	APPROVED FOR ISSUE FILE #		
Traffic	APPROVED FOR ISSUE		
Planning	APPROVED UNDER CASE #		
Conservation	APPROVED FOR ISSUE FILE #		



should [illegible] ... liability.

Signed _____

Owner or Authorized Agent

STATE OF CALIFORNIA
OUTDOOR ADVERTISING ACT
1967

A permit from the Department of Public Works of the State of California will be required prior to the erection of [illegible] 660 feet of the edge of the right-of-way and visible from a primary [illegible] highway unless the sign is used exclusively

a) To advertise the sale or lease of the property upon which the advertising display is placed, or

b) To [illegible] name of the owner or occupant of the premises or to identify the premises, or

c) To [illegible] produced [illegible] 200 feet of the point on [illegible] which the business [illegible] is conducted [illegible] right-of-way of an interstate or primary highway. The State of California should be contacted prior to the advertising activity, the Department

3 **APPLICATION FOR INSPECTION** — CITY OF LOS ANGELES — DEPT. OF BUILDING AND SAFETY — **TO ADD-ALTER-REPAIR-DEMOLISH AND FOR CERTIFICATE OF OCCUPANCY**

RTI

B 3 0 0 2-1-62-94

INSTRUCTIONS: 1. Applicant to Complete Numbered Items Only. OBS # NL

1. LEGAL DESCR.	LOT: 1 + 2	BLOCK:	TRACT: 28096	CITY CLERK REF. NO.: M5708-48	DIST. MAP: 168B153; CENSUS TRACT: 1281.02
2. PRESENT USE OF BUILDING: (13) office	NEW USE OF BUILDING: ( ) SAME				ZONE: CM-1L-HP-1L/P-1L
3. JOB ADDRESS: 14130 Riverside Dr				SUITE/UNIT NO:	FIRE DIST.: 2; COUN DIST: 5
4. BETWEEEN CROSS STREETS: Hazeltime	AND: Riverside				LOT TYPE: cor/thru
5. OWNER'S NAME (X) TENANT ( ) BUILDING: Sunkist				PHONE: (818) 379-7977	LOT SIZE: irreg
6. OWNER'S ADDRESS: 14130 Riverside Dr	CITY: Sherman Oaks			ZIP: 91423	
7. ENGINEER: Khan Eng	BUS LIC NO.:	ACTIVE STATE LIC NO: 2308	PHONE: 714-771-5426		ALLEY: —
8. ARCHITECT OR DESIGNER: Khan Eng	BUS LIC NO:	ACTIVE STATE LIC. NO: 2308	PHONE: 714-771-5426		BLDG. LINE: —
9. ARCHITECT OR ENGINEER'S ADDRESS: 1450 W Kimball	CITY: Orange	SE	ZIP: 92667		DOCUMENTS/ EASEMENTS: see map
10. CONTRACTOR: T & C General Contractor	BUS LIC NO: 194988	ACTIVE STATE LIC NO: 714-282-8542	PHONE: 498154		
11. SIZE OF EXISTING BLDG WIDTH 200' LENGTH 200'	STORIES: 3	HEIGHT: 50'	NO. OF EXISTING BUILDINGS ON LOT AND USE: 1 - OFFICE		
12. FRAMING MATERIAL OF EXISTING BLDG →	EXT. WALLS: conc str	ROOF: stl	FLOOR: conc		
13. JOB ADDRESS: 14130 Riverside Dr				SUITE/UNIT NO:	
14. VALUATION TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING	$ ~~12,000~~ 40 000 KN				DIST OFF: W; P.C REQ'D: —
15. NEW WORK (Describe): fill in existing fountain					GRADING: —; SEISMIC: —
					HWY DED: yes; FLOOD: EQ

NEW USE OF BUILDING	SIZE OF ADDITION	STORIES	HEIGHT		FILE WITH
TYPE	GROUP OCC	MAX OCC: C	BUILDING: NC	ZONING: NC	ZONED BY: DJW 12/14/94
DWELL UNITS: N	BUILDING AREA	ZONING AREA	PLANS CHECKED: KHANH NGUYEN		TYPIST: ER
GUEST ROOMS	PARKING REQ'D	PARKING PROVIDED: S C HC	APPLICATION APPROVED: Chanh Ngo		INSPECTOR
			INSPECTION ACTIVITY: CS (GEN) MAN EQ		

B & S 08-B-3 (R.7/90)

P.C. 103.70	G.P.I. + NP	CONT. INSP: KWIK BOLTS FIELD WELD	
S.P.C. 160.65	P.H. 10.80	f'c=4000psi - SLAB	
B.S. 311.00	E.E. 8.40	Claims for refund of fees paid on permits must be filed: 1. Within one year from date of payment of fee, or 2. Within one year from date of expiration of extension for building or grading permits granted by the Dept. of B. & S. SECTIONS 22.12 & 22.13 LAMC.	
L.F. —	F.H. —		
S.D. —	O.S.S. 40.25		
ISS. OFF. DA	S.O.S.S.	SPRINKLERS REQ'D SPEC. —	
P.C. NO. G1266	C/O	ENERGY —	DAS

CASHIER'S USE ONLY

12/14/94 01:13:05PM LA05 T-6543 C 29
BLDG PLAN CHEC 103.70
SYS DEV 6.22
ONE STOP 3.67
MISCELLANEOUS 5.00
CITY PLAN SURC 3.11
TOTAL 120.10
CHECK 120.10

6.22

12/14/94 10:48:05AM LA05 T-6080 C 29
BLDG PLAN CHEC 160.65
BLDG PERMIT CO 311.00
INVOICE # 0024134 BB
PLAN MAINTENAN 10.00
EI COMMERCIAL 8.40
SYS DEV 29.40
ONE STOP 9.80
MISCELLANEOUS 5.00
CITY PLAN SURC 14.45
TOTAL 548.70
CHECK 548.70

94LA 28842

14130 RIVERSIDE DR

Unless a shorter period of time has been established by an official action, plan check approval expires one year after the fee is paid and this permit expires two years after the fee is paid or 180 days after the fee is paid if construction is not commenced.

3rd - 12/5

NEW AFFIDAVITS

PLAN CHECK EXTENDED TO _____ PER

ADMINISTRATIVE APPROVAL DATED _____

BY _____

D.A.D. PLANS CHECKED

HOUSING MITIGATION FEE ORDINANCE

☐ REQUIRED ☒ EXEMPT

ASBESTOS NOTIFICATION

Check Box: ☐ Notification letter sent to AQMD or EPA.

☒ I declare that notification of asbestos removal is not applicable to addressed project.

Signature Khan Eng. Date 12-1-94

DECLARATIONS AND CERTIFICATIONS

LICENSED CONTRACTORS DECLARATION

16. I hereby affirm that I am licensed under the provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect.

Date DEC 8/94 Lic. Class B Lic. Number 498154 Contractor T&C GENERAL CONTRACTORS (Signature)

OWNER-BUILDER DECLARATION

17. I hereby affirm that I am exempt from the Contractor's License Law for the following reason (Sec. 7031.5, Business and Professions Code: Any city or county which requires a permit to construct, alter, improve, demolish, or repair any structure, prior to its issuance, also requires the applicant for such permit to file a signed statement that he is licensed pursuant to the provisions of the Contractor's License Law (Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code) or that he is exempt therefrom and the basis for the alleged exemption. Any violation of Section 7031.5 by any applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars ($500).):

☐ I, as owner of the property, or my employees with wages as their sole compensation, will do the work, and the structure is not intended or offered for sale (Sec. 7044, Business and Professions Code: The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who does such work himself or through his own employees, provided that such improvements are not intended or offered for sale. If, however, the building or improvement is sold within one year of completion, the owner-builder will have the burden of proving that he did not build or improve for the purpose of sale.).

☐ I, as owner of the property, am exclusively contracting with licensed contractors to construct the project (Sec. 7044, Business and Professions Code: The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who contracts for such projects with a contractor(s) licensed pursuant to the Contractor's License Law.).

☐ I am exempt under Sec. _____, B. & P. C. for this reason _____

Date _____ Owner's Signature _____

WORKERS' COMPENSATION DECLARATION

18. I hereby affirm that I have a certificate of consent to self-insure, or a certificate of Worker's Compensation Insurance, or a certified copy thereof (Sec. 3800, Lab. C.).

Policy No. 1191015 Insurance Company STATE FUND

☐ Certified copy is hereby furnished.

☒ Certified copy is filed with the Los Angeles City Dept. of Bldg. & Safety.

Date DEC 8/94 Applicant's Signature _____

Applicant's Mailing Address _____

CERTIFICATE OF EXEMPTION FROM WORKERS' COMPENSATION INSURANCE

19. I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the Workers' Compensation Laws of California.

Date _____ Applicant's Signature _____

NOTICE TO APPLICANT: If, after making this Certificate of Exemption, you should become subject to the Workers' Compensation provisions of the Labor Code, you must forthwith comply with such provisions or this permit shall be deemed revoked.

CONSTRUCTION LENDING AGENCY

20. I hereby affirm that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 3097, Civ. C.).

Lender's Name _____ Lender's Address _____

21. I certify that I have read this application and state that the above information is correct. I agree to comply with all city and county ordinances and state laws relating to building construction, and hereby authorize representatives of this city to enter upon the above-mentioned property for inspection purposes.

I realize that this permit is an application for inspection, that it does not approve or authorize the work specified herein, that it does not authorize or permit any violation or failure to comply with any applicable law, that neither the city of Los Angeles nor any board, department, officer or employee thereof make any warranty or shall be responsible for the performance or results of any work described herein or the condition of the property or soil upon which such work is performed. (See Sec. 91.0202 LAMC)

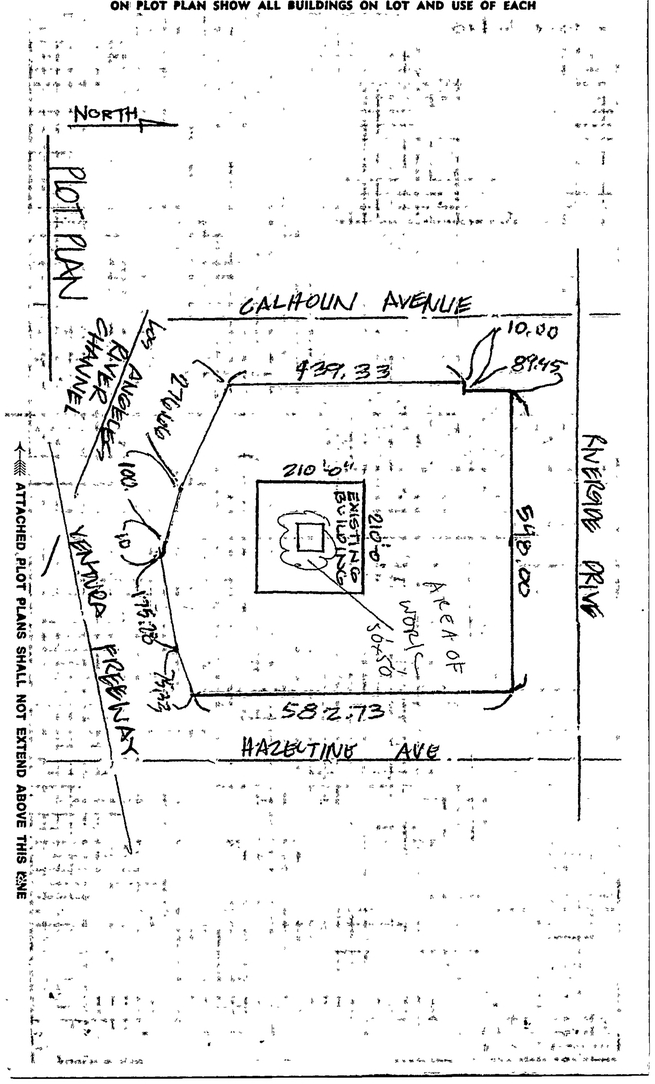
Signed _____ (Owner or agent having property owner's consent) PRESIDENT Position DEC 8/94 Date

5 0 3 0 0 2 0 0 2 6 9

Bureau of Engineering		ADDRESS APPROVED	Sam Woo 10-11-94
		DRIVEWAY	
		HIGHWAY / REQUIRED	
		DEDICATION / COMPLETED	
		FLOOD CLEARANCE	
Public Works Improvement	Required YES ☐ NO ☐ PERMIT	#	
SEWERS		SEWERS AVAILABLE	
RES. NO.		NOT AVAILABLE	
CERT. NO.		SFC PAID	
	SFC NOT APPLICABLE	SFC DUE	
Grading	PRIVATE SEWAGE SYSTEM APPROVED		
Comm. Safety	APPROVED FOR ISSUE ☐ NO FILE ☐ FILE CLOSED ☐		
CEQA			
Fire	APPROVED (TITLE 19) (L.A.M.C.-S700)		
	APPROVED - HYDRANT UNIT, ROOM 920 CHE		
CRA	APPROVED PER REDEV. PROJECT		
Transportation	APPROVED FOR DRIVEWAY LOCATION		
	APPROVED FOR ORD. #		
Planning	WORK SHEET #		
	APPROVED UNDER CASE #		
	LANDSCAPE / XERISCAPE		
	SIGHT PLAN REVIEW		
Housing	HOUSING AUTHORITY AFFIDAVIT NO.		
Construction Tax	RECEIPT NO. DWELLING UNITS		
Cultural Affairs			
Rent Stabilization Division			

LEGAL DESCRIPTION

ON PLOT PLAN SHOW ALL BUILDINGS ON LOT AND USE OF EACH



ATTACHED PLOT PLANS SHALL NOT EXTEND ABOVE THIS LINE

14130 W Riverside Dr

Permit #: **19016 - 10000 - 39265**
Plan Check #: B19LA25920 Printed: 07/18/22 12:04 PM
Event Code:

Bldg-Alter/Repair **GREEN - MANDATORY**
Commercial
Regular Plan Check
Plan Check

City of Los Angeles - Department of Building and Safety

APPLICATION FOR BUILDING PERMIT AND CERTIFICATE OF OCCUPANCY

Issued on: 07/18/2022
Last Status: Issued
Status Date: 07/18/2022

1. TRACT	BLOCK	LOT(s)	ARB	COUNTY MAP REF #	PARCEL ID # (PIN #)	2. ASSESSOR PARCEL #
TR 28096		1		M B 708-48	168B153 446	2248 - 029 - 009
TR 28096		2		M B 708-48	168B153 447	2248 - 029 - 009

3. PARCEL INFORMATION

LADBS Branch Office - VN
Bldg. Line - 15
Council District - 4
Certified Neighborhood Council - Sherman Oaks
Census Tract - 1287.02
District Map - 168B153
Energy Zone - 9
Fire District - 2
Thomas Brothers Map Grid - 562-B4
Area Planning Commission - South Valley
Earthquake-Induced Liquefaction Area - Yes
Community Plan Area - Van Nuys - North Sherman Oaks
Near Source Zone Distance - 4.9
Near Source Zone Distance - 5

ZONES(S): C2-1L-RIO / P-1L-RIO / PB-1L-RIO

4. DOCUMENTS

ZI - ZI-2358 River Improvement Overlay
ZI - ZI-2427 FWY Adj Advisory Notice
ZA - ZA-16255
ZA - ZA-1993-568-CUZ
ZA - ZA-2002-4443-CU
ZA - ZA-2003-954-CU
ZA - ZA-20044
ZA - ZA-2005-2443-CU
ZA - ZA-20174
YC - YV-16418
ORD - ORD-125332
ORD - ORD-125333
ORD - ORD-158191-AREA10-SAH3
ORD - ORD-167939-AREA10-SA2750
ORD - ORD-183144
ORD - ORD-183145

5. CHECKLIST ITEMS

Special Inspect - Concrete>2.5ksi
Special Inspect - Field Welding
Special Inspect - Fire Proofing
Special Inspect - Structural Observation
Fabricator Reqd - Shop Welds
Fabricator Reqd - Structural Steel
Permit Flag - Fire Life Safety Clearnce Reqd
Std. Work Descr - Seismic Gas Shut Off Valve

6. PROPERTY OWNER, TENANT, APPLICANT INFORMATION

Owner(s):
IMT CAPITAL II SHERMAN OAKS LLC 15303 VENTURA BLVD STE 200 SHERMAN OAKS CA 91403
IMT CAPITAL II SHERMAN OAKS LLC 15303 VENTURA BLVD STE 200 SHERMAN OAKS CA 91403
Tenant:

Applicant: (Relationship: Agent for Owner)
ALLAN CATAP - TDA CONSULTANTS 23660 STRATHERN ST WEST HILLS, CA 91304 (818) 917-1765

7. EXISTING USE

(13) Office
(17) Restaurant
(08) Garage - Public

PROPOSED USE

(13) Office
(08) Garage - Public

8. DESCRIPTION OF WORK

MAJOR REMODEL OF 3-STORY OFFICE/RESTAURANT/PARKING BLDG. INTO OFFICE AND PARKING ONLY BLDG PER VTT 72802 AND CPC 2014-136-ZC-MCUP-SPR. CORE AND SHELL ONLY. INCLUDES NEW ATTACHED CANOPIES AND ROOF COVERING OVER (E) COURTYARD. (2017 LABC)

9. # Bldgs on Site & Use: 1 OF 6

10. APPLICATION PROCESSING INFORMATION

BLDG. PC By: Lawrence Quirante
DAS PC By: Elizabeth Toms
OK for Cashier: Weijian Huang
Coord. OK:
Signature:
Date: 07/18/2022

For inspection requests, call toll-free **(888) LA4BUILD (524-2845)**, or request inspections via **www.ladbs.org.** To speak to a Call Center agent, call **311**. Outside LA County, call (213) 473-3231.

For Cashier's Use Only **W/O #: 91639265**

11. PROJECT VALUATION & FEE INFORMATION **Final** Fee Period

Permit Valuation: $17,309,993 PC Valuation: $0

FINAL TOTAL Bldg-Alter/Repair	81,488.81	Permit Issuing Fee	27.00
Permit Fee Subtotal Bldg-Alter/Re	61,560.54	Linkage Fee	0.00
Handicapped Access			
Plan Check Subtotal Bldg-Alter/Re	0.00		
Plan Maintenance	300.00		
E.Q. Instrumentation	4,846.80		
D.S.C. Surcharge	2,002.03		
Sys. Surcharge	4,004.06		
Planning Surcharge	3,713.25		
Planning Surcharge Misc Fee	10.00		
Planning Gen Plan Maint Surcharg	4,332.13		
CA Bldg Std Commission Surchar	693.00		
Green Building			

Sewer Cap ID: Total Bond(s) Due:

LA RKHACHAT 07/18/22 12:4:25 PM

Payment Date: 07/18/22
Receipt No.: 2022199001-95
Amount: $81,488.81
Method: ICL Check

Building Card No.: 2022LA03929

12. ATTACHMENTS

Plot Plan
Signed Declaration

08001190161000039265FN

13. STRUCTURE INVENTORY (Note: Numeric measurement data in the format "number / number" implies "change in numeric value / total resulting numeric value") **19016 - 10000 - 39265**

(P) Basement (BC): 0 Levels / 1 Levels
(P) Basement (ZC): 0 Levels / 1 Levels
(P) Floor Area (ZC): 0 Sqft / 126674 Sqft
(P) Height (BC): 0 Feet / 61 Feet
(P) Height (ZC): 0 Feet / 70 Feet
(P) Length: 0 Feet / 232 Feet
(P) Stories: 0 Stories / 3 Stories
(P) Width: 0 Feet / 224 Feet
(E) NFPA-13 Fire Sprinklers Thru-out
(P) A3 Occ. Group: +16584 Sqft / 16584 Sqft
(P) B Occ. Group: +111097 Sqft / 111097 Sqft
(P) S1 Occ. Group: +4965 Sqft / 4965 Sqft
(P) S2 Occ. Group: +22654 Sqft / 22654 Sqft
(P) A3 Occ. Load: +1400 Max Occ. / 1400 Max Occ.
(P) B Occ. Load: +1117 Max Occ. / 1117 Max Occ.
(P) S1 Occ. Load: +17 Max Occ. / 17 Max Occ.
(P) S2 Occ. Load: +114 Max Occ. / 114 Max Occ.
(P) Long Term Bicycle Parking Provided for Bldg: +24 S
(P) Long Term Bicycle Parking Req'd for Bldg: 0 Spaces
(P) Parking Req'd for Bldg (Auto+Bicycle): 0 Stalls / 254
(P) Provided Compact for Bldg: +60 Stalls / 60 Stalls
(P) Provided Disabled for Bldg: +15 Stalls / 15 Stalls
(P) Provided Standard for Bldg: +426 Stalls / 426 Stalls
(P) Short Term Bicycle Parking Provided for Bldg: +2 Sp
(P) Short Term Bicycle Parking Req'd for Bldg: 0 Spaces
(P) Long Term Bicycle Parking Provided for Site: +24 Sp
(P) Long Term Bicycle Parking Req'd for Site: 0 Spaces /
(P) Parking Req'd for Site (Auto+Bicycle): +254 Stalls / 5
(P) Provided Compact for Site: +60 Stalls / 60 Stalls
(P) Provided Disabled for Site: +15 Stalls / 15 Stalls

14. APPLICATION COMMENTS:

** Approved Seismic Gas Shut-Off Valve may be required. ** - See 70LA01629 for (E) 3-story office, employee restaurant and basement parking bldg./Type I-B const./not fully sprinklered/(290) req. and (453) provided parking spaces - Scope of work qualifies office bldg. for compliance with current LABC (2017 LABC) per sec. 401.2 of 2017 LAEBC - See VTT 72802 for final lot sizes and configurations (Lot 1) - Calculated Linkage Fee based on additional floor area from roof trellises and canopies. (~4,386 sf) - Trellis roof structures and canopies not a roof for Zoning Code Floor Area per S. Akelyan. - Final valuation is difference from original valuation and

In the event that any box (i.e. 1-16) is filled to capacity , it is possible that additional information has been captured electronically and could not be printed due to space restrictions. Nevertheless the information printed exceeds that required by section 19825 of the Health and Safety Code of the State of California.

15. BUILDING RELOCATED FROM:

16. CONTRACTOR, ARCHITECT & ENGINEER NAME	ADDRESS		CLASS	LICENSE #	PHONE #
(A) BALL,, LARRY ROY	5112 TEESDALE AVE,	VALLEY VILLAGE, CA 91		C12056	
(C) IMT RESIDENTIAL	15303 VENTURA BLVD, STE. 200	SHERMAN OAKS, CA 914	B	766199	
(E) KNUR,, REINARD THOMAS	1435 MONCADO DR,	GLENDALE, CA 91207		GE2755	
(E) POWERS,, BRIAN FREDERICK	2090 WEST 31ST STREET,	LOS ANGELES, CA 90018		C75902	
(E) ZANGOLI,, FABIO	13245 FIJI WY UNIT J,	MARINA DEL REY, CA 9(		S6191	

PERMIT EXPIRATION/REFUNDS: This permit expires two years after the date of the permit issuance. This permit will also expire if no construction work is performed for a continuous period of 180 days (Sec. 98.0602 LAMC). Claims for refund of fees paid must be filed within one year from the date of expiration for permits granted by LADBS (Sec. 22.12 & 22.13 LAMC). The permittee may be entitled to reimbursement of permit fees if the Department fails to conduct an inpection within 60 days of receiving a request for final inspection (HS 17951).

17. LICENSED CONTRACTOR'S DECLARATION

I hereby affirm under penalty of perjury that I am licensed under the provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect. The following applies to B contractors only: I understand the limitations of Section 7057 of the Business and Professional Code related to my ability to take prime contracts or subcontracts involving specialty trades.

License Class: **B** License No.: **766199** Contractor: **IMT RESIDENTIAL**

18. WORKERS' COMPENSATION DECLARATION

I hereby affirm, under penalty of perjury, one of the following declarations:

(_) I have and will maintain a certificate of consent to self insure for workers' compensation, as provided for by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued.

(_) I have and will maintain workers' compensation insurance, as required by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued. My workers' compensation insurance carrier and policy number are:

Carrier: **SAFETY NTL. CSLTY. CORP.** Policy Number: **LDS4046875**

(_) I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the workers' compensation laws of California, and agree that if I should become subject to the workers' compensation provisions of Section 3700 of the Labor Code, I shall forthwith comply with those provisions.

WARNING: FAILURE TO SECURE WORKERS' COMPENSATION COVERAGE IS UNLAWFUL, AND SHALL SUBJECT AN EMPLOYER TO CRIMINAL PENALTIES AND CIVIL FINES UP TO ONE HUNDRED THOUSAND DOLLARS ($100,000), IN ADDITION TO THE COST OF COMPENSATION, DAMAGES AS PROVIDED FOR IN SECTION 3706 OF THE LABOR CODE, INTEREST, AND ATTORNEY'S FEES

19. ASBESTOS REMOVAL DECLARATION / LEAD HAZARD WARNING

I certify that notification of asbestos removal is either not applicable or has been submitted to the AQMD or EPA as per section 19827.5 of the Health and Safety Code. Information is available at (909) 396-2336 and the notification form at www.aqmd.gov. Lead safe construction practices are required when doing repairs that disturb paint in pre-1978 buildings due to the presence of lead per section 6716 and 6717 of the Labor Code. Information is available at Health Services for LA County at (800) 524-5323 or the State of California at (800) 597-5323 or www.dhs.ca.gov/childlead.

20. CONSTRUCTION LENDING AGENCY DECLARATION

I hereby affirm under penalty of perjury that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 3097, Civil Code).

Lender's Name (If Any): _____ Lender's Address: ,

21. FINAL DECLARATION

I certify that I have read this application **INCLUDING THE ABOVE DECLARATIONS** and state that the above information **INCLUDING THE ABOVE DECLARATIONS** is correct. I agree to comply with all city and county ordinances and state laws relating to building construction, and hereby authorize representatives of this city to enter upon the above-mentioned property for inspection purposes. I realize that this permit is an application for inspection and that it does not approve or authorize the work specified herein, and it does not auhorize or permit any violation or failure to comply with any applicable law. Furthermore, neither the City of Los Angeles nor any board, department officer, or employee thereof, make any warranty, nor shall be responsible for the performance or results of any work described herein, nor the condition of the property nor the soil upon which such work is performed. I further affirm under penalty of perjury, that the proposed work will not destroy or unreasonably interfere with any access or utility easement belonging to others and located on my property, but in the event such work does destroy or unreasonably interfere with such easement, a substitute easement(s) satisfactory to the holder(s) of the easement will be provided (Sec. 91.0106.4.3.4 LAMC).

By signing below, I certify that:

(1) I accept all the declarations above namely the Licensed Contractor's Declaration, Workers' Compensation Declaration, Asbestos Removal Declaration/ Lead Hazard Warning, Construction Lending Agency Declaration, and Final Declaration; and

(2) This permit is being obtained with the consent of the legal owner of the property.

Print Name: Sign: Date: **07/18/2022** [X] Contractor [X] Authorized Agent

14130 W Riverside Dr

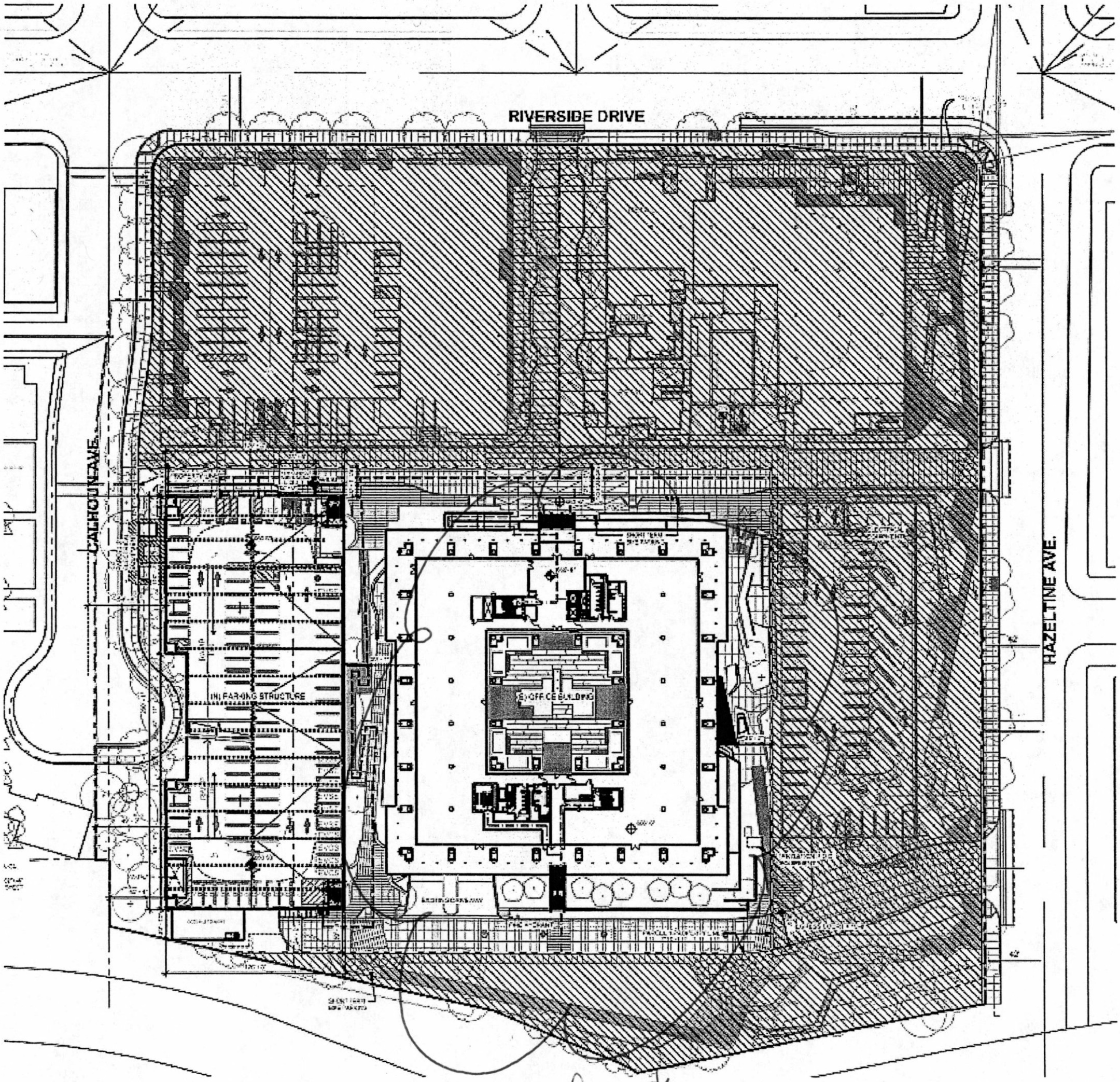
Permit Application # : **19016 - 10000 - 39265**

Bldg-Alter/Repair
Commercial
Plan Check

City of Los Angeles - Department of Building and Safety

PLOT PLAN ATTACHMENT

Plan Check #: B19LA25920
Initiating Office: METRO
Printed on: 07/14/22 14:44:17



Scope of work

READY TO ISSUE
BY LAWRENCE QUIRANTE
JUL 14 2022
Signature

COUNCIL DISTRICT: 4

INSPECTION DISTRICT: BIGIVN4

PLOT PLAN

Job Address: 14130 W. Riverside Dr Application #: 19016-10000-39365

City of Los Angeles – Department of Building and Safety

Signature Declaration Attachment Form

Instructions

Applicant (contractor, owner, or agent): Complete and sign the appropriate statements below only **after** completely reviewing the entire permit application for accuracy. Also, indicate the job address on the top of the form. This attachment will become part of the permit application.
Building and Safety Staff Member: Complete the "APPLICATION#:" and make sure the job address is shown above. Give a copy of the permit application to the applicant.

"Signature Declaration"

PERMIT EXPIRATION/REFUNDS: This permit expires two years after the date of the permit issuance. This permit will also expire if no construction work is performed for a continuous period of 180 days (Sec. 98.0602 LAM C). Claims for refund of fees paid must be filed within one year from the date of expiration for permits granted by LADBS (Sec. 22.12 & 22.13 LAMC). The permittee may be entitled to reimbursement of permit fees if the Department fails to conduct an inspection within 60 days of receiving a request for final inspection (HS 17951).

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License Class: B License No.: 766199 Contractor: John Tesoriero- INVESTOR'S MANAGEMENT TRUST REAL ESTATE GROUP

18. WORKERS' COMPENSATION DECLARATION

I hereby affirm, under penalty of perjury, one of the following declarations:

(___) I have and will maintain a certificate of consent to self insure for workers' compensation, as provided for by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued.

(X) I have and will maintain workers' compensation insurance, as required by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued. My workers' compensation insurance carrier and policy number are:

Carrier: _____ Policy Number: LD5404 6875

(___) I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the workers' compensation laws of California, and agree that if I should become subject to the workers' compensation provisions of Section 3700 of the Labor Code, I shall forthwith comply with those provisions.

WARNING: FAILURE TO SECURE WORKERS' COMPENSATION COVERAGE IS UNLAWFUL, AND SHALL SUBJECT AN EMPLOYER TO CRIMINAL PENALTIES AND CIVIL FINES UP TO ONE HUNDRED THOUSAND DOLLARS ($100,000), IN ADDITION TO THE COST OF COMPENSATION, DAMAGES AS PROVIDED FOR IN SECTION 3706 OF THE LABOR CODE, INTEREST, AND ATTORNEY'S FEES.

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I certify that I have read this application INCLUDING THE ABOVE DECLARATIONS and state that the above information INCLUDING THE ABOVE DECLARATIONS is correct. I agree to comply with all city and county ordinances and state laws relating to building construction, and hereby authorize representatives of this city to enter upon the above-mentioned property for inspection purposes. I realize that this permit is an application for inspection and that it does not approve or authorize the work specified herein, and it does not authorize or permit any violation or failure to comply with any applicable law. Furthermore, neither the City of Los Angeles nor any board, department officer, or employee thereof, make any warranty, nor shall be responsible for the performance or results of any work described herein, nor the condition of the property nor the soil upon which such work is performed. I further affirm under penalty of perjury, that the proposed work will not destroy or unreasonably interfere with any access or utility easement belonging to others and located on my property, but in the event such work does destroy or unreasonably interfere with such easement, a substitute easement(s) satisfactory to the holder(s) of the easement will be provided (Sec. 91.0106.4.3.4 LAMC).

By signing below, I certify that:

(1) I accept all the declarations above namely the Licensed Contractor's Declaration, Workers' Compensation Declaration, Asbestos Removal Declaration / Lead Hazard Warning, Construction Lending Agency Declaration, and Final Declaration; and
(2) This permit is being obtained with the consent of the legal owner of the property.

Print Name: Allan Catap Sign: _____ Date: 07/15/22 ( ) Owner ( ) Contractor (X) Authorized Agent

Attachment I:
ZIMAS Parcel Report

Sunkist Building
14130 Riverside Drive
Los Angeles, California

City of Los Angeles
Department of City Planning

10/14/2025
PARCEL PROFILE REPORT

PROPERTY ADDRESSES
14130 W RIVERSIDE DR

ZIP CODES
91423

RECENT ACTIVITY
ENV-2025-5719-CE
CHC-2025-5718-HCM

CASE NUMBERS
CPC-2014-1361-ZC-MCUP-SPR
CPC-2008-3125-CA
CPC-2007-3036-RIO
CPC-2006-48-ICO
CPC-19XX-1591
CPC-1990-29517-ZC
CPC-1986-784-GPC
CPC-13912-ZBA
ORD-186551
ORD-184381
ORD-183145
ORD-183144
ORD-167939-AREA10-SA2750
ORD-158191-AREA10-SAH3
ORD-125332
ZA-2005-2443-CU
ZA-2003-954-CU
ZA-2002-4443-CU
ZA-19XX-20174
ZA-19XX-20044
ZA-1993-568-CUZ
ZA-16255
YV-16418
VTT-72802
ENV-2016-1787-ND
ENV-2014-1362-EIR
ENV-2008-3103-CE
ENV-2007-3037-ND
ENV-2006-49-CE
ENV-2005-2444-CE
ENV-2003-955-CE
ENV-2002-4444-CE
CFG-1000

Address/Legal Information	
PIN Number	168B153 939
Lot/Parcel Area (Calculated)	153,171.0 (sq ft)
Thomas Brothers Grid	PAGE 562 - GRID B4
Assessor Parcel No. (APN)	2248029010
Tract	TR 72802-C
Map Reference	M B 1433-88/90
Block	None
Lot	LT 1
Arb (Lot Cut Reference)	None
Map Sheet	168B153
Jurisdictional Information	
Community Plan Area	Van Nuys - North Sherman Oaks
Area Planning Commission	South Valley APC
Neighborhood Council	Sherman Oaks
Council District	CD 4 - Nithya Raman
Census Tract #	1287.03000000
LADBS District Office	Van Nuys
Permitting and Zoning Compliance Information	
Administrative Review	None
Planning and Zoning Information	
Special Notes	None
Zoning	(Q)C2-1L-RIO
	P-1L-RIO
Zoning Information (ZI)	ZI-2452 Transit Priority Area in the City of Los Angeles
	ZI-2427 Freeway Adjacent Advisory Notice for Sensitive Uses
	ZI-2358 River Implementation Overlay DIstrict (RIO)
	ZI-2498 Local Emergency Temporary Regulations - Time Limits and Parking Relief - LAMC 16.02.1
	ZI-2512 Housing Element Sites
General Plan Land Use	Community Commercial
General Plan Note(s)	Yes
Minimum Density Requirement	Yes (Citywide)
Hillside Area (Zoning Code)	No
Specific Plan Area	None
Subarea	None
Special Land Use / Zoning	None
Historic Preservation Review	No
HistoricPlacesLA	Yes
Historic Preservation Overlay Zone	None
Other Historic Designations	None
Mills Act Contract	None
CDO: Community Design Overlay	None
CPIO: Community Plan Imp. Overlay	None
Subarea	None
CPIO Historic Preservation Review	No
CUGU: Clean Up-Green Up	None
HCR: Hillside Construction Regulation	No

This report is subject to the terms and conditions as set forth on the website. For more details, please refer to the terms and conditions at zimas.lacity.org
(*) - APN Area is provided "as is" from the Los Angeles County's Public Works, Flood Control, Benefit Assessment.

NSO: Neighborhood Stabilization Overlay	No
POD: Pedestrian Oriented Districts	None
RBP: Restaurant Beverage Program Eligible Area	General (RBPA)
ASP: Alcohol Sales Program	No
RFA: Residential Floor Area District	None
RIO: River Implementation Overlay	Yes
SN: Sign District	No
AB 2334: Low Vehicle Travel Area	Yes
AB 2097: Within a half mile of a Major Transit Stop	Yes
Streetscape	No
Adaptive Reuse Incentive Area	None
Affordable Housing Linkage Fee	
Residential Market Area	Low
Non-Residential Market Area	Medium
Inclusionary Housing	No
Local Affordable Housing Incentive	No
Targeted Planting	No
Special Lot Line	No
Transit Oriented Communities (TOC)	Tier 3
Mixed Income Incentive Programs	
Transit Oriented Incentive Area (TOIA)	2
Opportunity Corridors Incentive Area	Not Eligible
Corridor Transition Incentive Area	Not Eligible
TCAC Opportunity Area	High
High Quality Transit Corridor (within 1/2 mile)	Yes
ED 1 Eligibility	Review Eligibility
RPA: Redevelopment Project Area	None
Central City Parking	No
Downtown Parking	No
Building Line	None
500 Ft School Zone	None
500 Ft Park Zone	None
Zanja System 1 Mile Buffer	No
Assessor Information	
Assessor Parcel No. (APN)	2248029010
Ownership (Assessor)	
Owner1	IMT CAPITAL II SHERMAN OAKS LLC c/o C/O DAVID TEDESCO
Address	15303 VENTURA BLVD STE 200 SHERMAN OAKS CA 91403
Ownership (Bureau of Engineering, Land Records)	
Owner	Not Available
Address	Not Available
APN Area (Co. Public Works)*	0.000 (ac)
Use Code	1703 - Commercial - Office Building - Three Stories
Assessed Land Val.	$10,553,785
Assessed Improvement Val.	$18,840,857
Last Owner Change	08/29/2022
Last Sale Amount	$9
Tax Rate Area	8849
Deed Ref No. (City Clerk)	None
Building 1	No data for building 1
Building 2	No data for building 2
Building 3	No data for building 3

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Building 4	No data for building 4
Building 5	No data for building 5
Rent Stabilization Ordinance (RSO)	No [APN: 2248029010]
Additional Information	
Airport Hazard	None
Coastal Zone	None
Coastal Bluff Potential	No
Canyon Bluff Potential	No
Farmland	Area Not Mapped
Urban Agriculture Incentive Zone	YES
Very High Fire Hazard Severity Zone	No
Fire District No. 1	No
Flood Zone	Outside Flood Zone
Watercourse	No
Methane Hazard Site	None
High Wind Velocity Areas	No
Special Grading Area (BOE Basic Grid Map A-13372)	No
Wells	None
Sea Level Rise Area	No
Oil Well Adjacency	No
Environmental	
Santa Monica Mountains Zone	No
Biological Resource Potential	None
Mountain Lion Potential	None
Monarch Butterfly Potential	No
300-Foot Habitat Buffer	Yes
County-Designated SEAs and CRAs	No
USFWS-designated CHAs	No
Wildland Urban Interface (WUI)	No
Criterion 1 Protected Areas for Wildlife (PAWs)	No
Seismic Hazards	
Active Fault Near-Source Zone	
Nearest Fault (Distance in km)	4.9746408
Nearest Fault (Name)	Hollywood Fault
Region	Transverse Ranges and Los Angeles Basin
Fault Type	B
Slip Rate (mm/year)	1.00000000
Slip Geometry	Left Lateral - Reverse - Oblique
Slip Type	Poorly Constrained
Down Dip Width (km)	14.00000000
Rupture Top	0.00000000
Rupture Bottom	13.00000000
Dip Angle (degrees)	70.00000000
Maximum Magnitude	6.40000000
Alquist-Priolo Fault Zone	No
Landslide	No
Liquefaction	Yes
Preliminary Fault Rupture Study Area	None
Tsunami Hazard Area	No
Economic Development Areas	
Business Improvement District	None
Hubzone	None
Jobs and Economic Development Incentive Zone (JEDI)	None

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Opportunity Zone	No
Promise Zone	None
State Enterprise Zone	None
Housing	
Rent Stabilization Ordinance (RSO)	No [APN: 2248029010]
Ellis Act Property	No
Just Cause For Eviction Ordinance (JCO)	No
Housing Crisis Act and Resident Protections Ordinance Replacement Review	Yes
Housing Element Sites	
HE Replacement Required	N/A
SB 166 Units	N/A
Housing Use within Prior 5 Years	Yes
Public Safety	
Police Information	
Bureau	Valley
Division / Station	Van Nuys
Reporting District	964
Fire Information	
Bureau	Valley
Battallion	10
District / Fire Station	88
Red Flag Restricted Parking	No

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CASE SUMMARIES

Note: Information for case summaries is retrieved from the Planning Department's Plan Case Tracking System (PCTS) database.

Case Number:	CPC-2014-1361-ZC-MCUP-SPR
Required Action(s):	ZC-ZONE CHANGE
	MCUP-MASTER CONDITIONAL USE PERMIT
	SPR-SITE PLAN REVIEW
Project Description(s):	ZONE CHANGE PER SEC. 12.32 FROM PB-1L TO C2-1L AND FROM P-1L AND PB-1L TO RAS3-1L; ZONE VARIANCE PER SEC. 12.27 TO ALLOW THE ON-SITE SALE AND OFF-SITE SALE OF ALCOHOL IN CONJUNCTION WITH RETAIL/RESTAURANT USES LOCATED IN THE RAS3 ZONE; SITE PLAN REVIEW PER SEC. 16.05 FOR A PROJECT HAVING MORE THAN 50 RESIDENTIAL UNITS.
Case Number:	CPC-2008-3125-CA
Required Action(s):	CA-CODE AMENDMENT
Project Description(s):	THE ADDITION OF A RIVER IMPROVEMENT OVERLAY (RIO) DISTRICT AS SECTION 13.12 OF THE L.A.M.C. IN RESPONSE TO THE LOS ANGELES RIVER REVITALIZATION MASTER PLAN (LARRMP) THAT WAS ADOPTED IN MAY 2007. THIS SUPPLEMENTAL USE DISTRICT WOULD ESTABLISH STANDARDS FOR NEW DEVELOPMENT ALONG WATERWAYS
Case Number:	CPC-2007-3036-RIO
Required Action(s):	RIO-RIVER IMPROVEMENT OVERLAY DISTRICT
Project Description(s):	THE ESTABLISHMENT OF AN ORDINANCE THAT FACILITATES DEVELOPMENT WITHIN THE LA-RIO BOUNDARIES TO ENHANCE THE WATERSHED, URBAN DESIGN AND MOBILITY OF THE AREA. THESE BOUNDARIES ARE ADJACENT TO, NOT INSIDE, THE LOS ANGELES RIVER ON LAND ALREADY ZONED FOR DEVELOPMENT.
Case Number:	CPC-2006-48-ICO
Required Action(s):	ICO-INTERIM CONTROL ORDINANCE
Project Description(s):	AN INTERIM CONTROL ORDINANCE REQUIRING A PROJECT PERMIT IN ORDER TO ISSUE A BUILDING PERMIT FOR PROPERTIES ALONG THE LOS ANGELES RIVER, IN THREE SECTIONS WITH WIDTHS OF 300 FEET, 500 FEET AND 1,000 FEET.
Case Number:	CPC-19XX-1591
Required Action(s):	Data Not Available
Project Description(s):	
Case Number:	CPC-1990-29517-ZC
Required Action(s):	ZC-ZONE CHANGE
Project Description(s):	CHANGE OF ZONES AND HEIGHT DISTRICT (AREA 10) INVOLVES 17 ZONECHANGE AREAS AND 3 HEIGHT DISTRICT CHANGE AREAS
Case Number:	CPC-1986-784-GPC
Required Action(s):	GPC-GENERAL PLAN/ZONING CONSISTENCY (AB283)
Project Description(s):	AB-283 PROGRAM - GENERAL PLAN/ZONE CONSISTENCY - VAN NUYS - NORTH SHERMAN OAKS COMMUNITY PLAN AREA - COMMUNITY WIDE ZONE CHANGES AND COMMUNITY PLAN CHANGES TO BRING THE ZONING INTO CONSISTENCY WITH THE COMMUNITY PLAN. INCLUDES CHANGES OF HEIGHT AS NEEDED. REQUIRED BY COURT AS PART OF SETTLEMENT IN THE HILLSIDE FEDERATION LAWSUIT. (MIKE YOUNG)
Case Number:	CPC-13912-ZBA
Required Action(s):	ZBA-ZONE BOUNDARY ADJUSTMENT
Project Description(s):	Data Not Available
Case Number:	ZA-2005-2443-CU
Required Action(s):	CU-CONDITIONAL USE
Project Description(s):	CONDITIONAL USE
Case Number:	ZA-2003-954-CU
Required Action(s):	CU-CONDITIONAL USE
Project Description(s):	CINGULAR WIRELESS PROPOSES TO INSTALL A NEW UNMANNED WIRELESS TELCOMMUNICATIONS FACILITY.
Case Number:	ZA-2002-4443-CU
Required Action(s):	CU-CONDITIONAL USE
Project Description(s):	CINGULAR WIRELESS PROPOSES THE LOCATION OF A WIRELESS TELECOMMUNICATIONS FACILITY.
Case Number:	ZA-19XX-20174
Required Action(s):	Data Not Available
Project Description(s):	
Case Number:	ZA-19XX-20044
Required Action(s):	Data Not Available
Project Description(s):	
Case Number:	ZA-1993-568-CUZ
Required Action(s):	CUZ-ALL OTHER CONDITIONAL USE CASES

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Project Description(s):	REQUEST TO INSTALL ROOF-TOP ANTENNA SECTORS OF 4 ANTENNAS EACHIN THE C2-1L AND PB-1L ZONE.
Case Number:	VTT-72802
Required Action(s):	Data Not Available
Project Description(s):	VESTING TENTATIVE TRACT MAP 72802 PURSUANT TO SECTION 17.53 FOR THE PROPOSED FIVE (5) LOTS THAT INCLUDE TWO GROUND LOTS AND THREE (3) CONDO AIRSPACE LOTS.
Case Number:	ENV-2016-1787-ND
Required Action(s):	ND-NEGATIVE DECLARATION
Project Description(s):	ENVIRONMENTAL NEGATIVE DECLARATION
Case Number:	ENV-2014-1362-EIR
Required Action(s):	EIR-ENVIRONMENTAL IMPACT REPORT
Project Description(s):	ZONE CHANGE PER SEC. 12.32 FROM PB-1L TO C2-1L AND FROM P-1L AND PB-1L TO RAS3-1L; ZONE VARIANCE PER SEC. 12.27 TO ALLOW THE ON-SITE SALE AND OFF-SITE SALE OF ALCOHOL IN CONJUNCTION WITH RETAIL/RESTAURANT USES LOCATED IN THE RAS3 ZONE; SITE PLAN REVIEW PER SEC. 16.05 FOR A PROJECT HAVING MORE THAN 50 RESIDENTIAL UNITS.
Case Number:	ENV-2008-3103-CE
Required Action(s):	CE-CATEGORICAL EXEMPTION
Project Description(s):	THE ADDITION OF A RIVER IMPROVEMENT OVERLAY (RIO) DISTRICT AS SECTION 13.12 OF THE L.A.M.C. IN RESPONSE TO THE LOS ANGELES RIVER REVITALIZATION MASTER PLAN (LARRMP) THAT WAS ADOPTED IN MAY 2007. THIS SUPPLEMENTAL USE DISTRICT WOULD ESTABLISH STANDARDS FOR NEW DEVELOPMENT ALONG WATERWAYS
Case Number:	ENV-2007-3037-ND
Required Action(s):	ND-NEGATIVE DECLARATION
Project Description(s):	THE ESTABLISHMENT OF AN ORDINANCE THAT FACILITATES DEVELOPMENT WITHIN THE LA-RIO BOUNDARIES TO ENHANCE THE WATERSHED, URBAN DESIGN AND MOBILITY OF THE AREA. THESE BOUNDARIES ARE ADJACENT TO, NOT INSIDE, THE LOS ANGELES RIVER ON LAND ALREADY ZONED FOR DEVELOPMENT.
Case Number:	ENV-2006-49-CE
Required Action(s):	CE-CATEGORICAL EXEMPTION
Project Description(s):	AN INTERIM CONTROL ORDINANCE REQUIRING A PROJECT PERMIT IN ORDER TO ISSUE A BUILDING PERMIT FOR PROPERTIES ALONG THE LOS ANGELES RIVER, IN THREE SECTIONS WITH WIDTHS OF 300 FEET, 500 FEET AND 1,000 FEET.
Case Number:	ENV-2005-2444-CE
Required Action(s):	CE-CATEGORICAL EXEMPTION
Project Description(s):	CONDITIONAL USE
Case Number:	ENV-2003-955-CE
Required Action(s):	CE-CATEGORICAL EXEMPTION
Project Description(s):	CINGULAR WIRELESS PROPOSES TO INSTALL A NEW UNMANNED WIRELESS TELCOMMUNICATIONS FACILITY.
Case Number:	ENV-2002-4444-CE
Required Action(s):	CE-CATEGORICAL EXEMPTION
Project Description(s):	CINGULAR WIRELESS PROPOSES THE LOCATION OF A WIRELESS TELECOMMUNICATIONS FACILITY.

DATA NOT AVAILABLE

ORD-186551

ORD-184381

ORD-183145

ORD-183144

ORD-167939-AREA10-SA2750

ORD-158191-AREA10-SAH3

ORD-125332

ZA-16255

YV-16418

CFG-1000

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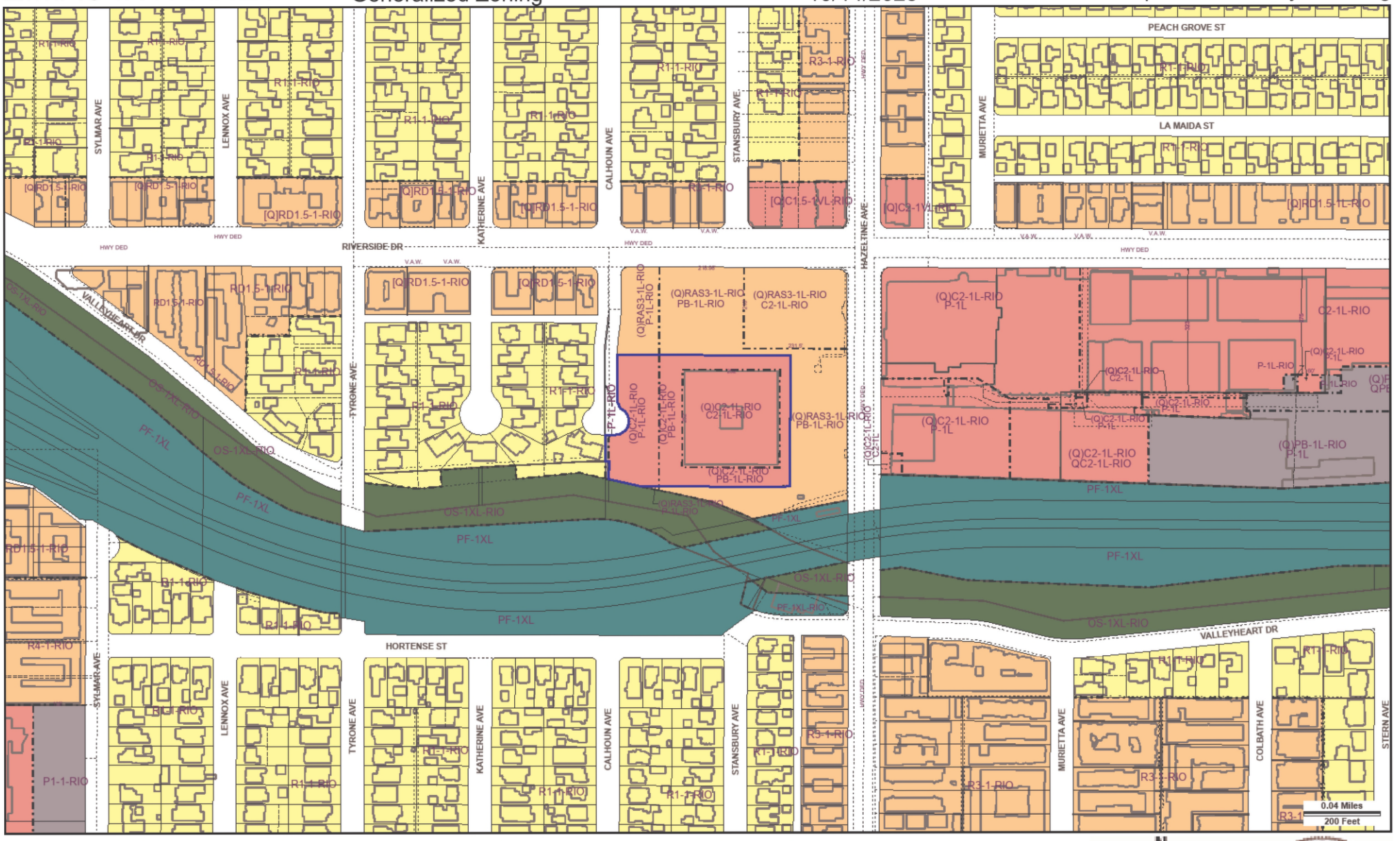
ZIMAS INTRANET

Generalized Zoning

10/14/2025

City of Los Angeles
Department of City Planning



Address: 14130 W RIVERSIDE DR
APN: 2248029010
PIN #: 168B153 939

Tract: TR 72802-C
Block: None
Lot: LT 1
Arb: None

Zoning: (Q)C2-1L-RIO, P-1L-RIO
General Plan: Community Commercial

N
W
E
S

CITY OF LOS ANGELES FOUNDED 1781