

**METROPOLITAN WATER DISTRICT HEADQUARTERS**

1111-1115 W. Sunset Boulevard

CHC-2016-2438-HCM

ENV-2016-2439-CE

Agenda packet includes:

1. Under Consideration Staff Recommendation Report
2. Nomination
3. Letters of Support

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**

**CASE NO.: CHC-2016-2438-HCM  
ENV-2016-2439-CE**

**HEARING DATE:** July 21, 2016  
**TIME:** 10:00 AM  
**PLACE:** City Hall, Room 1060  
200 N. Spring Street  
Los Angeles, CA 90012

Location: 1111 W. Sunset Blvd.; 1115 W. Sunset Blvd.; 1040 W. Alpine St.; 1047 W. Bartlett St.; 610 N. Figueroa Ter.  
Council District: 1  
Community Plan Area: Central City North  
Area Planning Commission: Central  
Neighborhood Council: Historic Cultural  
Legal Description: TR P M 1999-3180, Lots A and B; Beaudry Tract No. 2, Lots FR 3, FR 5-6, FR 8, FR 10, FR 12, FR 14, and FR 16-21; Beaudry Tract No. 2, Lots 7, 9, 11, 13, and 15

**PROJECT:** Historic-Cultural Monument Application for the METROPOLITAN WATER DISTRICT HEADQUARTERS

**REQUEST:** Declare the property a Historic-Cultural Monument

**OWNER(S):** 1111 Sunset Boulevard LLC c/o Palisades Capital Ptrs. LLC  
11766 Wilshire Blvd., Ste. 1150  
Los Angeles, CA 90025

1111 Sunset LLC  
1855 Industrial St., #106  
Los Angeles, CA 90021

Metropolitan Water District of Southern California  
7800 N. Figueroa Street  
Los Angeles, CA 90041

**APPLICANT:** Yuval Bar-Zemer, Linear City LLC  
1855 Industrial St., #106  
Los Angeles, CA 90021

**PREPARER:** Pam O'Connor, Kaplan Chen Kaplan  
2526 Eighteenth Street  
Santa Monica, CA 90405

**RECOMMENDATION**      **That the Cultural Heritage Commission:**

1. **Take the property under consideration** as a 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.

**CHC-2016-2438-HCM**

**1111 W. Sunset Blvd.; 1115 W. Sunset Blvd.; 1040 W. Alpine St.; 1047 W. Bartlett St.;  
610 N. Figueroa Ter.**

**Page 2 of 4**

VINCENT P. BERTONI, AICP  
Director of Planning

**[SIGNED ORIGINAL IN FILE]**

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Ken Bernstein, AICP, Manager  
Office of Historic Resources

**[SIGNED ORIGINAL IN FILE]**

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Lambert M. Giessinger, Preservation Architect  
Office of Historic Resources

**[SIGNED ORIGINAL IN FILE]**

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Melissa Jones, Planning Assistant  
Office of Historic Resources

Attachments:           Historic-Cultural Monument Application

## **SUMMARY**

The Metropolitan Water District Headquarters campus is located at 1111 West Sunset Boulevard, roughly between White Knoll Drive and Beaudry Avenue. Consisting of three, long low-rise buildings, the original campus, landscape, and adjacent parking structure designed by the renowned architect William Pereira (1909-1985), were constructed between 1961 and 1963. Later, in 1971, an eight-story office tower building designed by William D. Coffey & Associates in the International style was erected at the far northwest end of the campus, near White Knoll Drive.

The ability to deliver water with reliability has been integral to the history of Los Angeles and its growth into a major metropolitan city. Initially created in 1928 to build an aqueduct to bring water from the Colorado River to Southern California, the Metropolitan Water District went on to play an instrumental role in the 1960s era State Water Project and by the 1980s, it established itself as a global leader in water resources management, conservation, and reclamation. Today, the Metropolitan Water District supplies nearly 60 percent of the water used in Southern California. The significance of the Metropolitan Water District as an institutional backbone of the region's water supply and delivery systems is reflected in the development of a headquarters campus in downtown Los Angeles in the 1960s, which it occupied until 1997.

Architect William Leonard Pereira was born in Chicago in 1909 and later graduated with a degree in architecture from the University of Illinois. His first architectural position was in the Chicago office of Holabird and Root where he took part in planning and designing buildings for the 1933 Chicago World's Fair. Shortly thereafter, he formed a partnership with his brother, Hal Pereira, specializing in movie theater design and in 1938, William Pereira relocated to Los Angeles to serve as architect and art designer for Paramount Pictures. After World War II, Pereira began to teach design studios at the University of Southern California and in 1950, he partnered with his college classmate, Charles Luckman, with whom he designed buildings across Southern California and the country. In 1958, Pereira established his own practice and went on to contribute to the more than 400 projects that he took part in throughout his career. Some of Pereira's well-known works in the Los Angeles area include the Theme Building at Los Angeles International Airport (1961, HCM #570); the master plan for the University of Southern California; the original Los Angeles County Museum of Art building; and the Otis College of Art and Design.

The three main buildings of the Metropolitan Water District Headquarters campus, referenced in the nomination as the Sunset Building, Alpine Building, and Beaudry Building to correspond with the streets with which they align, are rectangular in plan with flat roofs and were originally connected by a glass entrance gallery. The Sunset and Alpine Buildings are two and three stories respectively and have a similar design featuring bands of windows across all levels. Above and below the windows are bands of smooth stucco and the upper floors have slightly projecting balconies. The long sides of the buildings also have "outrigger" columns that project above the buildings at regular intervals along the elevations. The area between the Alpine Building and Sunset Building frame an outdoor courtyard. With the exception of the elevation facing Sunset Boulevard which has no windows on its upper two levels, the Beaudry Building has a similar design to the other two buildings.

Over the years, there have been several changes to the 1960s Metropolitan Water District Headquarters campus that include the removal of the central entry pavilion on the Alpine Street entrance; the addition of a sanctuary building in 1998 on the Sunset Boulevard side that took the place of an original walkway and pond features; and the removal of pre-cast concrete

screens. The 1971 tower was substantially altered in a 2013 adaptive reuse project when the offices were converted to residential units.

### **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, such as historic structures or sites in which the broad cultural, economic, or social history of the nation, State or community is reflected or exemplified, or which are identified with historic personages or with important events in the main currents of national, State or local history or which embody the distinguishing characteristics of an architectural type specimen, inherently valuable for a study of a period style or method of construction, or a notable work of a master builder, designer or architect whose individual genius influenced his 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.

# HISTORIC-CULTURAL MONUMENT NOMINATION FORM



## 1. PROPERTY IDENTIFICATION

Proposed Monument Name:					
Other Associated Names:					
Street Address:			Zip:	Council District:	
Range of Addresses on Property:			Community Name:		
Assessor Parcel Number:	Tract:		Block:	Lot:	
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:	Factual	Estimated	Threatened?		
Architect/Designer:			Contractor:		
Original Use:			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:		Stories:	Plan Shape:
<i>FEATURE</i>	<i>PRIMARY</i>	<i>SECONDARY</i>	
CONSTRUCTION	Type:	Type:	
CLADDING	Material:	Material:	
ROOF	Type:	Type:	
	Material:	Material:	
WINDOWS	Type:	Type:	
	Material:	Material:	
ENTRY	Style:	Style:	
DOOR	Type:	Type:	



# 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.


## 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):
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):

Reflects the broad cultural, economic, or social history of the nation, state, or community
Is identified with historic personages or with important events in the main currents of national, state, or local history
Embodies the distinguishing characteristics of an architectural-type specimen, inherently valuable for study of a period, style, or method of construction
A notable work of a master builder, designer, 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:		Company:	
Street Address:		City:	State:
Zip:	Phone Number:	Email:	

### *Property Owner*

Is the owner in support of the nomination?      Yes      No      Unknown

Name:		Company:	
Street Address:		City:	State:
Zip:	Phone Number:	Email:	

### *Nomination Preparer/Applicant’s Representative*

Name:		Company:	
Street Address:		City:	State:
Zip:	Phone Number:	Email:	



# 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. <input checked="" type="checkbox"/> Nomination Form   | 5. <input checked="" type="checkbox"/> Copies of Primary/Secondary Documentation   |
| 2. <input checked="" type="checkbox"/> Written Statements A and B  | 6. <input checked="" type="checkbox"/> Copies of Building Permits for Major Alterations (include first construction permits) |
| 3. <input checked="" type="checkbox"/> Bibliography  | 7. <input checked="" type="checkbox"/> Additional, Contemporary Photos   |
| 4. <input checked="" type="checkbox"/> Two Primary Photos of Exterior/Main Facade (8x10, the main photo of the proposed monument. Also email a digital copy of the main photo to: <a href="mailto:planning.ohr@lacity.org">planning.ohr@lacity.org</a> ) | 8. <input checked="" type="checkbox"/> Historical Photos   |
|  | 9. <input checked="" type="checkbox"/> 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.	
<input checked="" type="checkbox"/>	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.
<input checked="" type="checkbox"/>	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.
<input checked="" type="checkbox"/>	I acknowledge that I have the right to submit or have obtained the appropriate permission to submit all information contained in this application.

Pam O'Connor  
Name: \_\_\_\_\_

July 1, 2016  
Date: \_\_\_\_\_

  
Signature: \_\_\_\_\_

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

Office of Historic Resources  
Department of City Planning  
200 N. Spring Street, Room 620  
Los Angeles, CA 90012

Phone: 213-978-1200  
Website: [preservation.lacity.org](http://preservation.lacity.org)

## Proposed Monument Description

### SECTION 7A: DESCRIPTION

The site where the Metropolitan Water District's Sunset Boulevard Headquarters Campus was located had been the site of a hospital but all structures were demolished to make way for the new campus. Starting with effectively a new site, the first steps focused on site planning and the first building permits were for elements of the landscape design including preparing the site for the buildings. A series of retaining walls, the most prominent along the major arterial street of Sunset Boulevard, were constructed.

William Pereira and Associates were the architects and the site and landscape designers from the beginning of development of the MWD campus. The engineers for the project were Brandow and Johnson of Los Angeles and the general contractor for the project was Diversified Builders from Paramount in southeast Los Angeles County. All three companies were involved in the project from the beginning with early site work as evidenced by building permits.

As described in newspaper articles of the time, the "facility will consist primarily of three long, low buildings joined by a central pavilion and be situated on a slight rise overlooking the four-level freeway interchange."<sup>1</sup> The three buildings were joined by a central glass pavilion and entry gallery.

A building permit (BP 88165) was issued in 1961 for construction of a total of 102,000 square feet in three low-rise buildings. The two longer buildings, referred to in this application as the Sunset Building and the Alpine Building, are aligned with Sunset Boulevard while the shorter building, Beaudry Building, has its longest side aligned with Beaudry Avenue. The Beaudry Building was connected to the Sunset and Alpine wings of the longer buildings by a narrow corridor. At a later point in time an entry pavilion, shown as a narrow "T" shape projection into the entry driveway courtyard, was constructed. The 1961 building permit shows the location of the buildings as well as the entry courtyard open space and surface parking on the Alpine Street side of the campus.

The three buildings are rectangular in plan with flat roofs. The Sunset and Alpine Buildings are two and three stories respectively and have a similar design featuring bands of windows across all levels to provide natural light into the offices. Above and below the windows are bands of smooth stucco. The upper floors have slightly projecting balconies. The long sides of the buildings also have "outrigger" columns that project well above the building located at regular intervals along the elevations. A separate building permit was taken out to "add precast concrete screen panels" nine months after the initial permit. These pre-

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<sup>1</sup>"Water District Moving to New Quarters Soon," *Los Angeles Times*, November 22, 1962.

cast concrete panels were attached to the outrigger columns; the panels have been removed in recent years.

The elevations of the Alpine Building and Sunset Building where they face each other, in the interior of the site, have elevations with windows similar to their street facing elevations. The area between these buildings frame an exterior courtyard, internal to the site. This courtyard continues to be defined by the historic buildings of the campus.

The Beaudry Building has similar bands of windows on three elevations. The elevation facing Sunset Boulevard has no windows on its upper two levels; rather that elevation, facing the major street, has a solid wall that served to hold the signage identifying the building as the MWD Headquarters. This building contained the board room and facilities where there was a lesser need for windows (as compared to the buildings that primarily held offices). The Beaudry Avenue side of the building has a similar design as the Sunset and Alpine Buildings with the band of windows, outrigger columns, slightly projecting balconies and originally had the cast concrete screens.

The Alpine Street side of the site contains surface parking lots on either side of the driveway courtyard entrance that is oriented to the entry pergola. Originally there was a central entry pavilion that was later removed. There were a series of water features, several pools and fountain and walkway on the Sunset Boulevard side of the campus in this area between the Beaudry Building and the Sunset Building, now containing the Sanctuary Building.

A decade later high-rise office tower building was constructed at the far northwest end of the campus near White Knoll Drive. The 1971 building permit was for "addition of a new office building" to be eight stories. The architect was listed as the "owner" of the campus which was the Metropolitan Water District. Stan Slavoff was listed as the engineer. According to an article in the *Los Angeles Times* the architect for the building was William D. Coffey & Associates with William J. Shirley as general contractor.<sup>2</sup> The eight-story building is of International style design with glass exterior sheathing and projecting ledge balconies.

The taller building reflects the design aesthetic of the complex and is complementary to the overall massing and siting. The building was sited at the far side of the low-rise buildings which allowed for vistas from the campus to downtown Los Angeles to remain and provided views to downtown from the high-rise building. In plan view, the Sunset Building and Alpine Building are linear bars that project eastward from the hi-rise building. In addition, this siting of the high-rise office building allowed for the original design of the low-rise campus to dominate the site and retain the original campus design while accommodating

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<sup>2</sup>"Water District Annex Under Construction," *Los Angeles Times*, January 21, 1973.

the Metropolitan Water District's need for additional offices for the growing institution.

The high-rise building has a flat roof with a deep overhang. Tapered columns are located on the Alpine Drive and Sunset Boulevard sides of the building as a reference to the outrigger columns of the 1963 Sunset and Beaudry Buildings' design. This high-rise building was rehabilitated and adapted from offices to residential units in 2013. At that time balcony ledges, similar to those on the original buildings, were added as was a penthouse story.

Over the decades many building permits were taken out by the agency for interior office changes to accommodate the evolving programmatic requirements of the agency. These are typical of those that occur in most large office buildings over several decades.

One major change to the site was the addition of a Sanctuary building in 1998 by its then owner, the Holy Hill Community Church. The Sanctuary was constructed in the open space area on the Sunset Boulevard side of the Beaudry Building and the Sunset Building. That area contained ponds and walkway that lead to the connecting corridor and the entry pavilion.

The Sanctuary Building is additive; it replaced entry pavilion that connected the buildings but most of the Sanctuary Building filled a portion of the open space on the Sunset Building side of the site. No portion of any of the original historic buildings was demolished to accommodate the Sanctuary although the building was constructed over some water features and walkway. The Sanctuary Building is not integral to the historic buildings and can be removed.

The landscape design and organization of the site with its retaining walls, three original 1963 buildings and the office tower from 1971, all remain in the same locations on the site. The main change to the site was the 1997 addition of a Sanctuary Building that resulted in removal of walkway and pond features. This reversible addition did not change the relationship of any of the buildings on site. The entry courtyard and open space on the Alpine Street side were not altered by the addition of the Sanctuary except for removal of the small entry pavilion. All the buildings along the Alpine Street side related to the major open space area of the campus on this side as all of the 1961 low-rise buildings and 1971 high-rise building remain in their original location. The parcel containing the high-rise office building was separated from the main parcel and sold off by the church but this did not impact the physical relationship of the high rise building to the rest of the campus headquarters..

## Statement of Significance

### SECTION 7B.STATEMENT OF SIGNIFICANCE

#### ***History and Significance of Water and the Metropolitan Water District of Southern California***

The ability to deliver water with reliability has been integral to the history of Los Angeles and the region. There are two major institutions that have been the backbone of the water supply, its delivery systems and reliability of delivery that allowed the Los Angeles region to grow into a major metropolitan: the Metropolitan Water District of Southern California (MWD) and the City of Los Angeles' Department of Water and Power (DWP).

The relationship between these two major public water agencies, the Metropolitan Water District of Southern California and the City of Los Angeles' Department of Water and Power began in the early 20<sup>th</sup> Century. The challenge for the City of Los Angeles' ability to grow into a major metropolis, much less to grow at all, was to develop a reliable source of water. The two agencies collaborated on both water engineering projects to assure water delivery and on service reliability. Both the MWD and DWP grew to into major institutions and in the 1960s each agency developed major headquarters that served that agency's growing office needs and that symbolized the significance of each agency to the region.

The Metropolitan Water District, the regional water agency, matured into an organization that required its own institutional campus to support its growing number of functions--from engineering and planning to administration and governance—to be developed along Sunset Boulevard just west of downtown Los Angeles in the 1960s.

The history of the Metropolitan Water District is entwined with that of the City of Los Angeles' Department of Water and Power and goes back to the early 20<sup>th</sup> century history of Los Angeles. The City of Los Angeles under the leadership of William Mulholland built the Los Angeles Aqueduct in 1913 to deliver water from the Owens Valley. It was “built to serve the needs of a city with a population of two million people and to last forty to fifty years...the growth of the Los Angeles region since the importation of Owens Valley went beyond expectations, and what officials had assumed would be enough water to supply the needs of the city for some forty to fifty years suddenly seemed to be barely enough to supply the existing population. By the early 1920s, a lingering drought had reduced the overall flow of water in the Los Angeles Aqueduct to nearly half capacity.”<sup>1</sup> The

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<sup>1</sup>Colorado River Aqueduct, HAER No.CA-226.P. 16.

City grew and by 1960 had outgrown the water supply provided by the Los Angeles Aqueduct. The City of Los Angeles has continued to supplement its water supply and continues today often relying on the MWD for up to 50 per cent of its water.

Many accounts credit Mulholland as responsible for initiating interest in the Colorado River as a source of additional water supply. The collaborative relationship between the DWP and MWD began in the 1920s and in 1924 Mulholland along with about 250 delegates from 38 Southern California cities and communities met to form the Colorado River Aqueduct Association.<sup>2</sup>

To use the Colorado River, a compact between the states had to be agreed upon and it took several attempts to achieve federal legislation that also included construction of Boulder Dam to provide the electrical power needed to move the water. The passage of the Boulder Canyon Project Act in 1928 enabled the newly constituted Metropolitan Water District of Southern California to be organized and to build the Colorado River Aqueduct. The Colorado River Aqueduct overall was the world's most technologically-advanced water conveyance system, and its construction was a major engineering achievement.

In 1927 in California the State Legislature passed the "Metropolitan Water District Act" that allowed for metropolitan water districts to have functions including "developing, storing and distributing water for domestic purposes." Later legislation expanded the purpose of the MWD to allow it to generate electricity. The MWD was also enabled to "incur bonded debt and to acquire, construct, operate and manage works and property, providing for the taxation of property."<sup>3</sup>

In November 1928 elections were held in 13 cities including the City of Los Angeles asking voters if their city should join the new district. Ten cities decided to join the City of Los Angeles including Anaheim, Beverly Hills, Burbank, Colton, Glendale, Pasadena, San Bernardino, San Marino, Santa Monica and Santa Ana. Representatives from the cities met in December of 1928 to formally organize the Metropolitan Water district of Southern California. The MWD's daily operations in the first few years was as "a direct outgrowth of the Los Angeles Department of Water and Power, and functioned under its aegis until May 1, 1930, when funds and equipment became available for Metropolitan to exist on its own." In 1931 when the first construction bonds were to be authorized, two cities, Colton and San Bernardino withdrew and four more cities joined: Compton, Fullerton, Long Beach and Torrance. Thus they comprised the "original thirteen" cities of the MWD.<sup>4</sup>

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<sup>2</sup> O'Connor, Dennis E., *The Governance of the Metropolitan Water District of Southern California: An Overview of the Issues*, p. 29.

<sup>3</sup> *Ibid.*, p.29.

<sup>4</sup> *Ibid.*, p. 30.

In 1930, Frank E. Weymouth, MWD's first Chief Engineer, laid out the MWD's mission to: meet current and future water needs; replenish and restore ground water levels; and protect underground supplies from saltwater intrusion."In 1931 the MWD Board of Directors adopted a more comprehensive vision for MWD:"Those portions of the Coastal Plain to which the aqueduct system can economically deliver water are regarded as the ultimate area that should be included within the Metropolitan Water District. Water will be made available to all areas within the District in accordance with their requirements, domestic use being the dominant use."<sup>5</sup>

In the 1940s the MWD evolved and grew when the aqueduct was completed and water delivered to member agencies and a number of agencies annexed into the district, including from outside the coastal plain. As a result the MWD's policy was revised in 1952 with what became known as the Laguna Declaration. This declaration committed the MWD to meeting all supplemental water supply needs for Southern California and declared that the agency would be the only supplier of supplemental water for the region. In following years more of the region annexed into MWD, the agency became a member of the state water project, and its role broadened beyond supplying water to doing integrated resource planning. As of 1992 the MWD's official Mission Statement notes "the mission of the MWD of Southern California is to provide its service area with adequate and reliable supplies of high quality water to meet present and future needs in an environmentally and economically responsible way."<sup>6</sup>

Historian Steven P. Erie observed "fierce battles have been fought publicly—in the MWD boardroom, in state and federal legislation, regulatory agencies, the courts, and at the ballot box. Metropolitan's public history is an epic featuring both cooperation and conflict. In the early years, this extraordinary regional partnership financed and built the Colorado River Aqueduct, annexed most of Southern California into its service territory, and provided vital support for the 1960 era State Water Project."<sup>7</sup>

Historian Steven P. Erie observes "Southern California was far from a regional behemoth when the Met [MWD] was created. First delivering Colorado River water in 1941, the water district had a population of only 2 million residents, with a service area encompassing 625 square miles (two thirds of which lay within Los Angeles' city limits). Demonstrating that water is indeed the region's lifeblood, MWD's customers and service territory have since multiplied over eightfold, respectively. By 2005, Metropolitan would serve 18 million residents in over 300 cities and communities, representing more than 85 percent of the population of six Southland Counties.... MET [MWD] now serves more than one out of every 20 Americans as a customer."<sup>8</sup>

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<sup>5</sup>Ibid., p. 30.

<sup>6</sup>Ibid., p. 30.

<sup>7</sup>Erie, Steven P., *Beyond Chinatown*, p. 5.

<sup>8</sup>Ibid., pp. 9-10.

Erie also points out that MWD is “one of the nation’s largest special districts— independent, limited-purpose local governments set up to provide services unavailable from general-purpose city and county governments.”<sup>9</sup>

### ***History and Significance of the Metropolitan Water District Sunset Boulevard Headquarters Campus***

The Metropolitan Water District campus and buildings, developed for this major Southern California institution, symbolize the establishment and maturation of Los Angeles and Southern California as a major US city and metropolitan area, no longer considered a distant western outpost. With a reliable water supply the City and region was able to grow into a major population center supported by investment in civic infrastructure.

At the beginning of World War II the population of the City of Los Angeles was 1,504,277 and the population of Los Angeles County was 2,785,643. By 1960 the population of the City of Los Angeles had grown to 3,694,820 and the County had grown to 6,039,834. This growth was the result of reliable access to water that supported the ability to build new housing, businesses and manufacturing facilities. The Metropolitan Water District had grown to support these needs and at mid-century MWD anticipating another population boom for Southern California needed its own campus to support its engineering, planning, administration and governance functions that had grown in size and sophistication. The *Los Angeles Times* noted that the new headquarters facility was “to house expanded operations of the MWD.”<sup>10</sup>

At mid-century, the Metropolitan Water District had “never..had a headquarters building of its own...[as] since shortly after its formation...the district has been quartered in leased offices in a building housing the Million Dollar Theater” at 306 W. 3<sup>rd</sup> Street (at Broadway) in downtown Los Angeles.<sup>11</sup> That building also housed the Municipal Water Department of the City of Los Angeles, predecessor to the Los Angeles Department of Water and Power (DPW) as well as housing offices of William Mulholland.

In the late 1950s the MWD’s Directors, representing Southern California’s six counties, anticipating population growth and recognizing the agency had evolved into a major public institution, decided to invest in a dedicated headquarters campus that the agency would own. In 1959 the MWD purchased a seven acre parcel of land at Sunset Boulevard and Beaudry Avenue in the Victor Heights neighborhood for \$1.2 million. The hillside site formerly was Beaudry Park and

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<sup>9</sup>Ibid., p. 15.

<sup>10</sup>“MWD to Construct New Headquarters in LA: Multimillion Dollar Facility Will Be Erected on Seven-Acre Sunset Blvd. Site,” *Los Angeles Times*, April 26, 1961.

<sup>11</sup>“Water District Moving to New Quarters Soon,” *Los Angeles Times*, November 22, 1962.

then was developed as Sister's Hospital and later known as St. Vincent's Hospital.

In 1963 the MWD sited its new headquarters campus on this parcel, on a rise, along the major arterial of Sunset Boulevard, almost on axis with the new Los Angeles Department of Water and Power building. Transportation infrastructure improvements included freeway expansion and civil engineering innovations such as the "four-level interchange" (1953), the first stack interchange, located on the northwest side of downtown Los Angeles. The area around the "Four-level interchange" became the location of major public institutions such as the Los Angeles Music Center Buildings (Dorothy Chandler Pavilion, Mark Taper Forum, Ahmanson Theater by Welton Becket & Associates, 1964-69) located to the southeast of the "four-level" with the sister water agencies, the Los Angeles Department of Water and Power Headquarters (1963 A. C. Martin) located southeast and the Metropolitan Water District of Southern California Headquarters (William Pereira, 1961-62) located just northwest of the "four-level."

The *Los Angeles Times* highlighted these developments stating the "the west end of the Civic Center, long overlooked in the rush to develop other sections of the central city, is emerging as one of Southern California's true architectural showplaces" and noted that the MWD campus and buildings "diagonally across the four-level freeway interchange, although not in the Civic Center proper, is linked by the building's public service nature...[and] will complement each other in opposite quadrants of the freeway interchange."<sup>12</sup>

The architectural firm of William Pereira & Associates of Los Angeles was elected to design the new headquarters campus including the three office buildings, landscape design and adjacent parking structures.<sup>13</sup> A \$2,7 million dollar construction contract was given to Diversified Builders, Inc.<sup>14</sup>

The landscape design of the campus began in 1961 with construction of retaining walls around portions of the oval hilltop site. An entrance drive and courtyard was situated on the east side, the Alpine Street side, of the campus and open space and surface parking areas were included on that side.

The \$5.2 million dollars headquarters was to consist of "three long three-story buildings linked by a central glass pavilion" with 100,000 square feet of floor space for 200 administrative and engineering employees. Administrative and engineering offices were contained in the long twin buildings; the third building incorporated the board of directors room and an auditorium and cafeteria. A glass entrance gallery connected the three main buildings. Building facades were

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<sup>12</sup>"New Architectural Beauty to Flower at Civic Center," *Los Angeles Times*, July 23, 1962.

<sup>13</sup> "Headquarters Building Open," *Los Angeles Times*, June 30, 1963.

<sup>14</sup> "MWD to Construct New Headquarters in LA: Multimillion Dollar Facility Will Be Erected on Seven-Acre Sunset Blvd. Site," *Los Angeles Times*, April 26, 1961.

comprised of “large perforated screens of cast stone, exposed ‘out-rigger’ columns and wide expanses of glass are combined in the facade.”<sup>15</sup> There was parking for 200 cars on the Alpine Street side of the campus. The campus was organized to allow for expansion and in 1971 a high-rise building was added to the campus at the northwestern end of the oval parcel.

The Metropolitan Water District Headquarters campus was dedicated in June of 1963 and served the agency until 1997 when MWD moved to a building adjacent to Los Angeles Union Station. The Sunset Boulevard campus, including all the buildings and grounds, was sold to a Korean based church, known as Holy Hill Community Church. That organization adapted the facility into a church. All the original buildings were retained. The high rise building also remained. The major change to the campus under this ownership was the addition of a multi-story Sanctuary that was placed on the Sunset Boulevard side between the short side (east side) of the Sunset Building and the Beaudry Building. No buildings were demolished however, a set of concrete walkways with water filled pools were removed to accommodate the Sanctuary. This addition stands alone and is not integral with the original buildings. Recent changes include removal of the pre-cast concrete screens. The campus and its buildings were placed into bankruptcy in 2014.

During the period 1960 to 2000, of which for 34 years the MWD occupied their Sunset Boulevard campus, the City of Los Angeles grew from a population of 2,479,015 in 1960 to 3,694,820, adding well over a million new water users. During that same period just the County of Los Angeles grew from a population of 6,039,834 to that of 9,519,338, a gain of almost 2 ½ million people. The MWD served the needs of this combined population growth of the City of Los Angeles and the county of approximately 3 ½ million people during the period that the Metropolitan Water District was headquartered on the campus on Sunset Boulevard.

The work of the Metropolitan Water District of Southern California ensuring adequate water for the needs of the growing population and the growth of a robust Southern California economy took place at the Sunset Boulevard campus headquarters between 1963 and 1997. The MWD headquarters campus supported the activities of the agency and its life-sustaining activities as it provided the engineering, maintenance, operations and administration to ensure delivery of a reliable supply of safe water to the City of Los Angeles and many other cities in the region.

The Sunset Boulevard campus headquarters of the Metropolitan Water District also symbolized the Los Angeles’ region’s evolution into a modern metropolis. The Sunset Building with its long elevation along Sunset Boulevard, the Alpine Street building and the entry courtyard and open space on the Alpine Street

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<sup>15</sup> “Headquarters Building Open,” *Los Angeles Times*, June 30, 1963..

side, the high rise anchoring the northwest end of the campus and Beaudry Avenue Building at the east end, along with the overall campus setting served the Metropolitan Water District and the people of Southern California for decades. The Metropolitan Water District's Sunset Boulevard Headquarters Campus remains a tangible and significant symbol of the history of water and the growth of Southern California.

### ***Biography and Significance of William Pereira***

William Leonard Pereira was born in Chicago in 1909. He graduated from the University of Illinois with a degree in architecture. During his college years he worked for the school's Theater Department. His first architectural position was in the Chicago office of Holabird and Root where he was part of a large team that planned and designed buildings for the 1933 Chicago's World's Fair. Shortly thereafter he formed a partnership with his brother, Hal Pereira, specializing in movie theater design. They achieved considerable success designing theaters across the U.S. In 1938 William Pereira relocated to Los Angeles to serve as both architect and art designer for Paramount Pictures and he went on to work for a number of movie studios. Pereira served as art director and producer on some films and his work was recognized with an Academy of Motion Pictures Arts and Sciences "Oscar" award (Best Effects, Special Effects for *Reap the Wild Wind* in 1943).

After World War II Pereira began to expand his professional practice and also began to teach design studios at the University of Southern California. In 1950 Pereira partnered with Charles Luckman, a classmate from college days, who had just retired as president of Lever Brothers corporation. This partnership lasted eight years during which the firm "earned enviable commissions both locally and abroad and produced a wide range of work in both planning and architecture."<sup>16</sup> Architectural historian/curator Elizabeth Smith observes that in this decade in Southern California there were "clients and patrons who readily embraced Modern architecture for its ability to convey a future-oriented spirit of innovation aligned with the tenor of the times, and because its relative simplicity was often the most cost-effective solution."<sup>17</sup>

Projects from the Pereira Luckman partnership include CBS Television City, J. W. Robinson stores in Beverly Hills, Pasadena and Palm Springs, and Union Oil Building. According to Smith, their work of this period "resonated with the expansive, optimistic, and forward-looking culture of Southern California at mid-century" and "while all were variants of a modern idiom, comparisons among them reveal the diversity and eclecticism of the office's production, signaling the advent of what writer Leon Whiteson later called a 'panoramic, wide-screen

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<sup>16</sup> Johnson, Scott. "William Leonard Pereira," in *Modernist Maverick*, p. 15.

<sup>17</sup> Smith, Elizabeth A. T., "To Satisfy the Future," in *Modernist Maverick*. p. 21.

approach to architecture' that would become more pronounced in Pereira's work of the following decade."<sup>18</sup>

In 1958 the partnership ended and Pereira established his own practice. As Scott Johnson observes in his biographical monograph on Pereira, the late 1950s and 1960s were "an expansive time in California and a growing post-war Los Angeles had become an established headquarters city for automobile production, movie studios, television, aerospace and an emerging corporate culture in finance, insurance and the services sector. It was in this period that Pereira developed his practice and, ultimately, the work for which he is largely remembered"<sup>19</sup> Elizabeth Smith observes that after the split Pereira's reputation further expanded as he continued to win increasingly large-scale and prominent commissions. Of immense importance to cementing his significance as a major player in the field of mid-century architecture and urbanism was his appearance on the September 1963 cover of *TIME Magazine* which brought him to national attention."<sup>20</sup> Pereira also served as a professor at USC from 1949 to 1957.

Pereira's architectural firm worked in the Corporate Modern, New Formalism, and Brutalist styles. Smith observed "unlike many of his contemporaries, he undertook few residential projects, preferring to specialize in institutional work."<sup>21</sup> Projects included work for the Transamerica Corporation, a financial services conglomerate that was headquartered in downtown Los Angeles in the 1960s and Pereira designed a new, centrally located corporate headquarters. When the company moved its headquarters to San Francisco, Pereira designed the now iconic Transamerica Pyramid building.

Pereira also designed the original Los Angeles County Museum of Art building complex. He was part of the group, and arguably the lead designer, of the team that designed the Theme Structure at LAX (a joint venture with Welton Becket and Paul Williams). Other projects include the USC Master Plan and numerous buildings on campus; the Los Angeles County Museum of Art; the Central Library at University of California, San Diego; University of California, Irvine, Master Plan; Santa Fe Springs Civic Center; Golden West College; Occidental Life Insurance Company Headquarters; Union 76 Gas Station; Otis College of Art and Design as well as the headquarters of the Metropolitan Water District.<sup>22</sup>

As architectural historian James Steele notes "few architects have made the cover of *Time* magazine: Frank Lloyd Wright, Philip Johnson, I.M. Pei and William Pereira are among this select group."<sup>23</sup>

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<sup>18</sup>Ibid., p. 22.

<sup>19</sup>Ibid., p. 15.

<sup>20</sup>Ibid, p. 23.

<sup>21</sup>Smith, Elizabeth A. T., "To Satisfy the Future," in *Modernist Maverick*.p. 21.

<sup>22</sup>Ibid., p. 17.

<sup>23</sup> Steele, James. *William Pereira*. p. 12

Over 50 years of practice, “Pereira and the dynamic firms he lead, designed and built more than 400 projects around the world” that ranged from “smaller structures such as houses to large buildings and complexes and entire multifunctional environments for corporations, cities, and governments.” His “base in California became a veritable laboratory of architectural ideas—formal and structural gestures governed by experiments in material and function made possible by the promise of Modern Architecture.”<sup>24</sup>

Johnson states “by the end of Pereira’s career, he had achieved enormous professional success, produced work near and far and, as did few others of his generation, he had followed Modernism from its inception to its natural conclusion.”<sup>25</sup> Architectural historian James Steele notes that “at the time of his death in 1985, William Pereira led one of the largest and most influential architectural and planning firms in the world with a resume of incredibly diverse projects.”<sup>26</sup>

Pereira was a fellow of the American Institute of Architects and a member of the President’s National Council on the Arts. Pereira continued to lead his architectural firm until his death in 1985 at the age of 76.

Architect Scott Johnson in the biographical monograph, *William Leonard Pereira*, states “the work of William L. Pereira and Associates in its prime was voluminous and diverse” including a number “of which became highly visible and display the idealism and Modernist iconography for which Pereira became known.”<sup>27</sup>

Colin Robertson, Charles N. Mathewson Curator of Education at the Nevada Museum of Art, observes “at its core, architecture is both product and process. That is, architecture at its most fundamental sense is both object and the processes by which it is imaged, designed, engineered, constructed, realized, used, revised and reused. The architecture and planning envisioned and realized throughout Pereira’s career reflects and reinforces these principles. As objects the individual structures...are defined by their shapes and forms.”<sup>28</sup>

Robertson continues observing “the formal simplicity permits Pereira’s structures to be seen first as objects and then recognized as increasingly powerful symbols of the future and post-war promise of modern technologies.” He adds “what resonates most in Pereira’s work, however, is an architectural point of view oriented toward time—the future, permanence, and the function of architecture as process...Pereira designed plans for the flexible and unforeseen accommodation of future users and uses...he did not, and could not possible, predict the future, exponential growth and changing needs of places...but to his

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<sup>24</sup> Robertson, Colin M. “Introduction,” *Modernist Maverick*, p. 12.

<sup>25</sup> Johnson, p. 19.

<sup>26</sup> Steele, p. 12.

<sup>27</sup> Ibid, p. 15.

<sup>28</sup> Robertson, Colin M., “Introduction,” *Modern Maverick*, p. 12.

credit he did successfully anticipate enormous changes in culture, technology and architecture in the twentieth century with a kind of bravado akin to clairvoyance.”<sup>29</sup>

Architectural historian/curator Elizabeth T. A. Smith states “Pereira’s Modernism of the 1960s continued to boldly manifest eclecticism, increasingly characterized by a strong sense of pattern geometrical flourishes, and uses of contrasting materials and textures. While grounded in a Modern vocabulary, the significant examples of civic architecture that he realized in the early to mid-1960s, including numerous works on the campus of the University of Southern California the new building complex for the Los Angeles County Museum of Art, the Dickson Art Center at UCLA, the Metropolitan Water District building.”<sup>30</sup>

Johnson notes that the late 1950s and 1960s were a time when “city centers were exploiting the broad powers of urban renewal and eminent domain, clearing large and historic downtown Los Angeles neighborhoods such as Bunker Hill and Chavez Ravine.” Johnson also states that the “period of the 1960s and 70s” was “when the work of William L. Pereira and Associates was at its peak.”<sup>31</sup> It was at this time when William Pereira and Associates designed the headquarters campus on Sunset Boulevard for the Metropolitan Water District of Southern California.

## SECTION 6: APPLICABLE HISTORIC-CULTURAL MONUMENT CRITERIA

### ***Applicable Historic-Cultural Monument Criteria***

The Metropolitan Water District Sunset Boulevard Headquarters Campus meets the following Cultural Heritage Ordinance Criteria:

#### **1) Reflects the broad cultural, economic, or social history of the nation, state or community.**

In 1963 the Metropolitan Water District of Southern California (MWD) moved from leased offices to its first permanent institutional headquarters on a new campus at 1111 Sunset Boulevard. The development of the headquarters campus marked a maturity of the agency into a major public institution with a significant mission—to provide reliable and safe water to Los Angeles and the region. The work at the headquarters campus included governance, administration, engineering, facility operations and maintenance (of facilities including aqueduct, reservoirs and dams), as well as research.

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<sup>29</sup>Ibid, p 12.

<sup>30</sup>Smith, p. 24.

<sup>31</sup>Johnson, Scott. “William Leonard Pereira,” in *Modernist Maverick*, p. 15

During the 34-year period of occupation of the headquarters campus the population of the City of Los Angeles increased by over one million people and the County of Los Angeles population increased by almost 2 ½ million people. The work of the MWD supplying reliable and safe water to homes, to businesses, to health care facilities/hospitals, schools, for manufacturing and industrial uses and to every place humans gathered, enabled the City of Los Angeles and the region to grow in spite of a climate with limited rainfall, a region with limited ground water supply, and periods of drought.

The Sunset Boulevard Headquarters Campus of the Metropolitan Water District of Southern California reflects the history of the economic and social development of the region in the second half of the 20<sup>th</sup> century as a major public institution, and one that was responsible for the basic needs of human life and supported the development of the City of Los Angeles and the region into a major metropolitan area. The City of Los Angeles and the region experienced robust population and economic growth in the second half of the 20<sup>th</sup> Century because of the ongoing work of MWD providing an adequate and reliable supply of water.

Historian Steven P. Erie states “today, ‘Empire of the West’ might more aptly describe the Metropolitan Water District itself. MWD was created in 1928 to bring supplemental water from the Colorado River to the city of Los Angeles and 10 other Southland municipalities. Later, its role as regional water policy impresario greatly expanded. In the 1970s, MWD began delivering imported water from Northern California via the State Water Project’s aqueduct system. Since the 1980s, as MWD installed more environmentally friendly water policies and rates, Southern California has become a global leader in water resources management and diversification, conservation efforts, and reclamation. Metropolitan now serves as the region’s de facto water policymaker...[and] MWD also functions as the major voice for the region’s water interests statewide and nationally. Supplying nearly 60 percent of the water used in urban Southern California, Metropolitan undergirds one of the world’s great regional economies.”<sup>32</sup>

**2) Is identified with historic personages or with important events in the main currents of national, state or local history.**

Many people have been associated with the governance and work of the MWD over the decades. Joseph Jensen served as Chair of the MWD Board from 1949 to 1974, leading the agency when the Sunset Boulevard Headquarters Campus was envisioned and developed. In a letter to Jensen, Los Angeles attorney Frank P. Doherty said “you have been a material part in building an empire” which can be said of many who worked over those years helping MWD to

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<sup>32</sup>Erie, p. 7, 9.

become the world's largest and arguably most successful regional water agency."<sup>33</sup>

Historian Steven P. Erie lists some of the "region's public entrepreneurs who created, led, and managed Metropolitan. These include William Mulholland; unsung municipal attorneys such as L.A.'s William Burgess Matthews and Pasadena's James Howard, who together wrote the MWD state enabling legislation; powerful Met directors such as founding board chair W.P. Whitsett, long-serving and imperious L.A. representative and chair Joe Jensen, and San Diego's forceful and irascible Fred Heilbron; and a corps of MWD general managers from early engineers in the Mulholland mold such as Frank Weymouth, Julian Hinds, Robert Diemer, and Robert Skinner to, more recently, lawyers such as John Lauten, Carl Boronkay, and Ron Gastelum."<sup>34</sup>

The Metropolitan Water District Sunset Boulevard Headquarters Campus served as the administrative offices and center of its governance for 34 years from 1963 to 1997, a period of great growth of the region. Agency executive management, civic leaders and Governing Board members along with research scientists and engineers worked to supply water to the people of Southern California from the buildings and courtyard spaces of this campus.

**3) Embodies the distinguishing characteristics of an architectural specimen, inherently valuable for study of a period, style, or method of construction.**

The 1963 buildings and landscape design of the Sunset Boulevard Headquarters Campus of the Metropolitan Water District of Southern California were designed by the master architectural firm of William Pereira and Associates. As architect Scott Johnson states, the work of William L. Pereira and Associates in its prime was voluminous and diverse" including a number "of which became highly visible and display the idealism and Modernist iconography for which Pereira became known."<sup>35</sup> Johnson also states that the "period of the 1960s and 70s" was "when the work of William L. Pereira and Associates was at its peak."<sup>36</sup> It was at this time when William Pereira and Associates designed the Sunset Boulevard Headquarters Campus of the Metropolitan Water District of Southern California.

The placement of the buildings on the oval shaped campus and their relationship to each other remain as does the basic landscape design of the site. The relationship of the campus buildings to each other and to the surrounding streets remain. The campus is defined by retaining walls that sculpt the rise that the

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<sup>33</sup>Ibid., p. 16.

<sup>34</sup>Ibid., p. 15.

<sup>35</sup>Ibid, p. 15.

<sup>36</sup>Johnson, Scott. "William Leonard Pereira," in *Modernist Maverick*, p. 15

campus sits upon. The original entry drive and original pedestrian access points remain.

The three major original buildings and the 1973 high-rise building remain. The design of the three 1963 era buildings include original windows, exterior cladding, and exterior materials of most of the original buildings, including outrigger columns, remain. The pre-cast concrete panels that were attached to the outrigger columns were removed in recent years.

The 1973 high-rise building was sited at the far northwestern end of the site so as not to impact the low-rise feeling of the campus setting. This building along with the 1963 Sunset Building and Alpine Building, create a courtyard area in the interior of the site. The 1973 high-rise building was rehabilitated in an adaptive reuse to residential units.

Although a loss of some historic fabric and character-defining features to the 1963 era buildings, the primary structures, forms and exteriors of these buildings remain and are in good condition. The 1973 high rise building was rehabilitated and is in good condition.

The Sanctuary is an added element that was placed over the hardscape and water pools that were located between the Beaudry Building and the Sunset Building. The Sanctuary Building is not integral to the Sunset Building or Beaudry Building. The original relationship of the Beaudry Building to the Sunset Building would be re-established with the removal of the Sanctuary.

Except for the Sanctuary, the three original buildings along with the 1973 high rise building remain in their original locations. The setting of the campus headquarters remains similar to the original configuration with the exceptions noted above. Thus the relationship of the original buildings to each other remains; the building addition of the Sanctuary could be removed and this would re-establish the relationship of the original buildings at that location. Although the pre-cast concrete panels have been removed, the MWD Headquarters Campus original buildings retain a majority of their exterior finish--the pre-cast concrete screens were applied and were not physically or structurally integrated into the exterior skin of the building.:

The majority of the buildings and campus site plan represents the work of master architect William Pereira and is a significant example of Pereira's institutional design work.

The Metropolitan Water District Sunset Boulevard Headquarters Campus retains a good level of architectural integrity:

**Location:** The Sunset Building, Alpine Building and Beaudry Building are in their original location. The 1973 high-rise office building is in its original location, a location for expansion that would not impact the original three buildings, or the low-rise setting of the majority of the campus or the relationships of the original buildings to each other. The original retaining walls that sculpted the hillside site remain at their original location. The driveway and entry drive and courtyard are in their original location as are the parking structures across the street.

**Design:** The plan of the three original buildings, the 1973 high-rise, the vehicle entry, and parking structures remain in their original location and original relationship to each other. The underlying design of all three original buildings is intact. While the pre-cast concrete screens have been removed, the out-rigger columns (a strong vertical design element) remain. The exterior cladding and windows that are integral to the three original buildings (the screens were attached to the out-rigger columns and not to the buildings' exterior) remain in place. An alteration that is reversible is the addition of the Sanctuary that was constructed in a space between two of the original buildings. The Sanctuary could be removed which would re-establish the relationship of the original buildings at that point.

**Setting:** The topographic features and landscape design, excluding the hardscape elements of the now Sanctuary area, of the MWD Headquarters Campus remain. A major element, the retaining walls that sculpt the campus remain along the perimeter. The setting is somewhat different from the original as the landscaping elements of trees and shrubs have matured over the decades. What was originally a set of buildings on a fairly bare hillside, and thus highly visible, the buildings are now somewhat obscured by trees and foliage. This is the natural anticipation of any landscaping so although different, today's setting represents the maturing of the natural elements of the landscape design.. The main disruption of the setting is the additive Sanctuary wing which resulted in removal of water features.

**Feeling:** The feeling of the site as an institutional office campus remains today. The buildings reflect their mid-20<sup>th</sup> century period of construction.

**Materials:** The three original buildings retain most of the integral exterior materials including cladding, windows, out-rigger columns. The pre-cast concrete screens that were attached to the columns have been removed, but the majority of the exterior skin and windows of the three original buildings remain. The high-rise building retains its original exterior design and materials.

**Workmanship:** The workmanship of construction is representative of the period of construction in the mid-20<sup>th</sup> Century.

**Association:** The MWD Headquarters Campus is significant for its mission and the people who led the agency. The campus served to house the work of the

MWD in its mission to supply reliable and safe water to homes, to businesses, to health care facilities/hospitals, schools, manufacturing and industrial uses and to every place humans gathered, enabled the City of Los Angeles and the region, enabling the region to grow in spite of a climate with limited rainfall, limited ground water supply and to survive periods of drought for over thirty years. The campus design and buildings are also associated with the master architect William Pereira and Associates who was in the prime years as designer in the mid-century period of the 20<sup>th</sup> century.

*The California Office of Historic Preservation Technical Assistance Series #6, California Register and National Register: A Comparison* states that “integrity is the authenticity of an historical resource’s physical identity evidenced by the survival of characteristics that existed during the resource’s period of significance. Historical resources eligible for listing in the California Register must meet one of the criteria of significance...and retain enough of their historic character or appearance as to be recognizable as historical resources and to convey the reasons for their significance...Integrity is evaluated with regard to the retention of location, design, setting, materials, workmanship, feeling, and association.”

The Metropolitan Water District Sunset Boulevard Headquarters Campus meets all seven aspects of integrity: location, design, setting, material, workmanship, feeling, and association. The majority of the physical characteristics that defined the campus during the period of significance from 1963 through 1997, the years it was occupied by the MWD, remain visible and in good condition today.

**4) A notable work of a master builder, designer, or architect whose individual genius influences his or her age.**

The Metropolitan Water District Sunset Boulevard Headquarters Campus was designed by William Pereira and Associates. Over 50 years of architectural practice “Pereira and the dynamic firms he lead, designed and built more than 400 projects around the world” that ranged from “smaller structures such as houses to large buildings and complexes and entire multifunctional environments for corporations, cities, and governments.” His “base in California became a veritable laboratory of architectural ideas—formal and structural gestures governed by experiments in material and function made possible by the promise of Modern Architecture.”<sup>37</sup>

The late 1950s and 1960s were “an expansive time in California and a growing post-war Los Angeles had become an established headquarters city for automobile production, movie studios, television, aerospace and an emerging corporate culture in finance, insurance and the services sector. It was in this

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<sup>37</sup> Robertson, Colin M. “Introduction,” *Modernist Maverick*, p. 12.

period that Pereira developed his practice and, ultimately, the work for which he is largely remembered”<sup>38</sup> Elizabeth Smith observes that after the split Pereira’s reputation further expanded as he continued to win increasingly large-scale and prominent concessions. Of immense importance to cementing his significance as a major player in the field of mid-century architecture and urbanism was his appearance on the September 1963 cover of *TIME Magazine* which brought him to national attention.”<sup>39</sup>

The Metropolitan Water District Sunset Boulevard Headquarters Campus is a significant example of a mid-20<sup>th</sup> century institutional campus headquarters that was designed by master architect William Pereira.

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<sup>38</sup>Ibid., p. 15.

<sup>39</sup>Ibid, p. 23.

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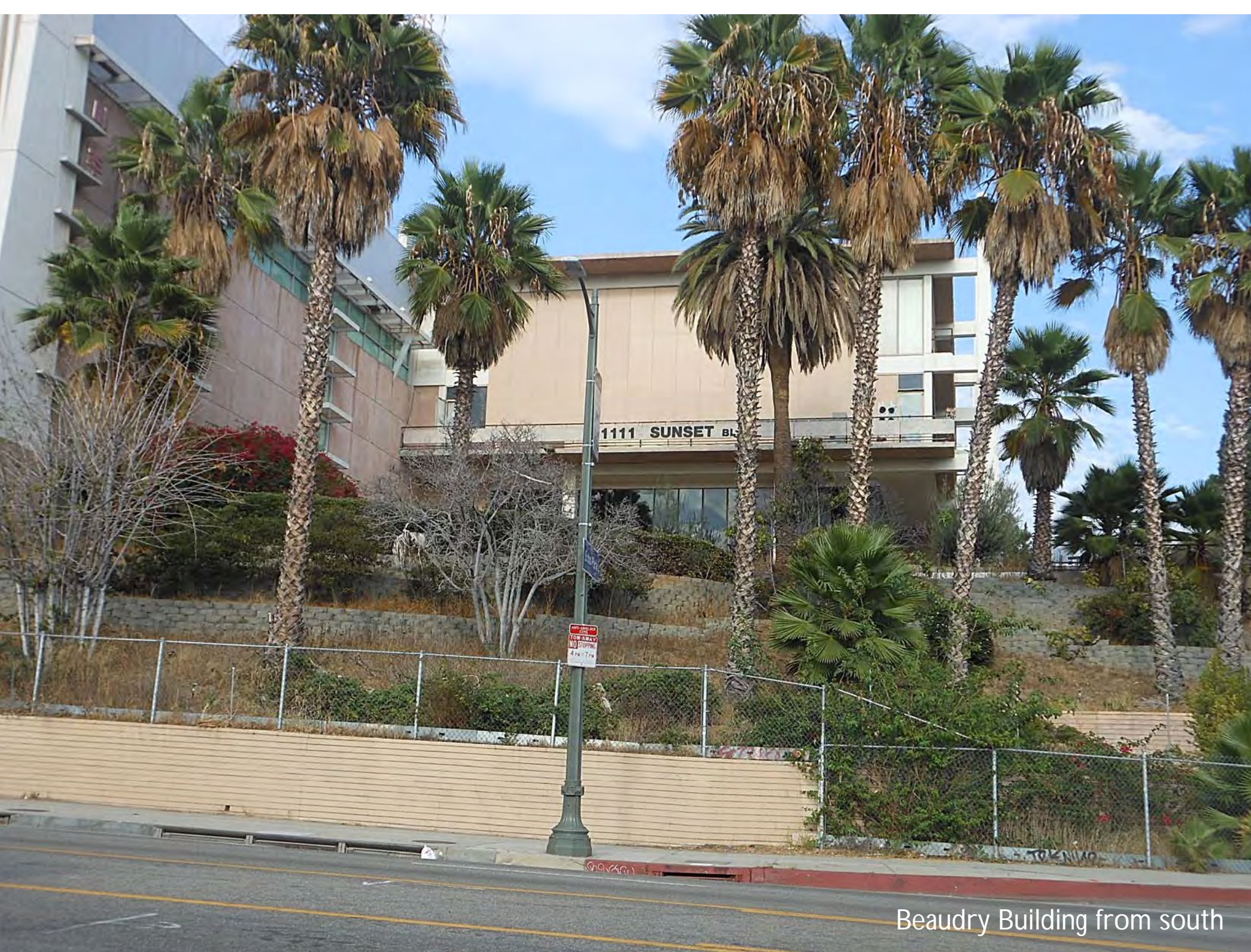
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1111 SUNSET BL

NO STOPPING  
NO STANDING  
NO PARKING

Beaudry Building from south



Overall view from southeast on Sunset Blvd.



Sunset Building from south



Alpine Building & Highrise from northeast



1115

Highrise from southwest

## **WATER DISTRICT BUYS DOWNTOWN ACREAGE**

*Los Angeles Times (1923-Current File); Sep 27, 1959;*  
ProQuest Historical Newspapers: Los Angeles Times (1881-1990)  
p. F1

# **WATER DISTRICT BUYS DOWNTOWN ACREAGE**

A parcel of land at Sunset Blvd. and Beaudry Ave. has been purchased by the Metropolitan Water District for \$1,225,759.

Comprising 6 $\frac{2}{3}$  acres, the land was sold by Albert C. Martin Jr. and J. Edward Martin, brothers and partners in their own architectural firm.

It has reportedly been selected as the site of new headquarters for the Metropolitan Water District. Coldwell, Banker Co., in co-operation with Civic Center Realty, were the realtors in the transaction.

**MWD Picks Architects for New Building**  
*Los Angeles Times (1923-Current File); Jan 13, 1960;*  
ProQuest Historical Newspapers: Los Angeles Times (1881-1990)  
pg. B3

## **MWD Picks Architects for New Building**

Selection of the architectural firm of William Pereira & Associates of Los Angeles for the new Metropolitan Water District building at Sunset Blvd. and Beaudry Ave. was made yesterday by the MWD directors.

The building, to cost from \$2.5 million to \$4 million, is to be completed by the end of 1961. The present quarters of the MWD must be vacated by June, 1962.

General manager Robert B. Diemer and chairman Milo Dellmann of the lands committee recommended the choice of Pereira on the basis of a bid of 5¼% of the cost of the structure.

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## MWD to Construct New Headquarters in L.A.: Multimillion Dollar Facility Will Be Erected on Seven

Hebert, Ray

Los Angeles Times (1923-Current File); Apr 26, 1961;

ProQuest Historical Newspapers: Los Angeles Times (1881-1987)

pg. A14

### MWD to Construct New Headquarters in L.A.

Multimillion Dollar Facility Will Be Erected on Seven-Acre Sunset Blvd. Site

BY RAY HEBERT, Times Urban Plans Editor

Construction of a new multi-million-dollar headquarters building to house expanded operations of the Metropolitan Water District of Southern California will begin within the next few weeks.

This was announced Tuesday by Robert B. Diemer, general manager and chief engineer, after the district's board of directors approved the awarding of a \$2.87 million construction contract to Diversified Builders, Inc.

Total cost of the project, including property, site improvement, furnishings and architect's fees, was set at more than \$5.2 million.

#### Seven-Acre Site

The structure was designed by the architectural and planning firm of William L. Pereira & Associates and will be erected on a seven-acre hillside site at 1111 Sunset Blvd.

The property, near the four-level freeway interchange, formerly served as the site of the old St. Vincent's Hospital.

Diemer said the headquarters structure will consist of three long three-story buildings linked by a central glass pavilion.

A glass entrance gallery, he said, will contain a permanent exhibition depicting the story of MWD's Colorado River Aqueduct. Eventually the district's part in developing the Feather River

Project will be displayed.

The new building, which is expected to be completed in July, 1962, will provide 100,000 sq. ft. of floor space for 200 administrative and engineering employees. MWD has another 250 employees assigned to stations on the aqueduct and at other facilities on its distribution system.

Since 1931, three years after it was organized, the district has maintained headquarters in leased space in the MWD Building at 306 W 3rd St.

#### Colorado River Board Abolition Opposed

The Metropolitan Water District's board of directors went on record Tuesday as opposed to a state government reorganization plan that would abolish the Colorado River Board and place its functions under the State Department of Water Resources.

Warren Butler, the board's vice chairman, explained that Southern California's interests on the river could best be served by preserving the board.

The board, in conjunction with the State Attorney General's office, has been instrumental in mapping California's fight in the long-standing Colorado River dispute with Arizona.

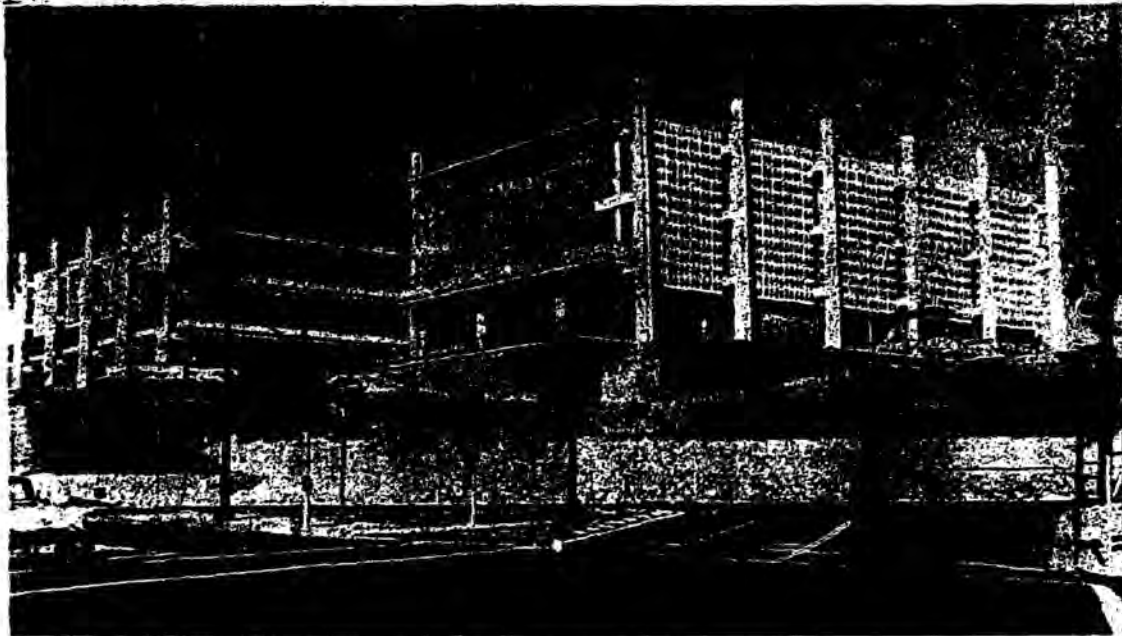


INSPECTION.—Looking over artist's sketch of Metropolitan Water District's new building at 1111 Sunset Blvd. are, from left, William L. Pereira, architect; Joseph Jensen, MWD board chairman; Robert B. Diemer, general manager.

Times photo

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**Water District Moving to New Quarters Soon**  
*Los Angeles Times (1923-Current File); Nov 22, 1962;*  
ProQuest Historical Newspapers: Los Angeles Times (1881-1987)  
pg. 110



**NEW MWD HEADQUARTERS**— The new headquarters building of the Metropolitan Water District of

Southern California is located at Sunset Blvd. and Beaudry Ave. The building stands on a slight rise. Times photo

## Water District Moving to New Quarters Soon

It will be moving day soon for the Metropolitan Water District.

The state's largest wholesale water agency, which never has had a headquarters building of its own, will occupy its new home about Feb. 1.

Since shortly after its formation more than 30 years ago, the district has been quartered in leased offices in a building housing the Million Dollar Theater at Broadway and 3rd St.

Several years ago MWD's directors, representing six Southern California counties, decided to invest in a new headquarters facility. The result will be a modern \$5 million structure, including land costs, now nearing completion of the site of the old St. Vincent's hospital at Sunset

Blvd. and Beaudry Ave.

Designed by William L. Pereira and Associates, the facility will consist primarily of three long, low buildings joined by a central pavilion and be situated on a slight rise overlooking the four-level freeway interchange.

Robert A. Skinner, MWD's general manager and chief engineer, said facilities are being provided for 230 of the district's 600 employees.

The remainder are stationed along the Colorado River Aqueduct, at MWD's water treatment facility at La Verne and at other district installations.

One of the principal features of the new building will be a large meeting room where MWD's 45-member board of directors will assemble monthly.

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HEADQUARTERS BUILDING OPEN  
Los Angeles Times (1923-Current File): Jun 30, 1963;  
ProQuest Historical Newspapers: Los Angeles Times (1881-1987)  
pg. N2

## HEADQUARTERS BUILDING OPEN

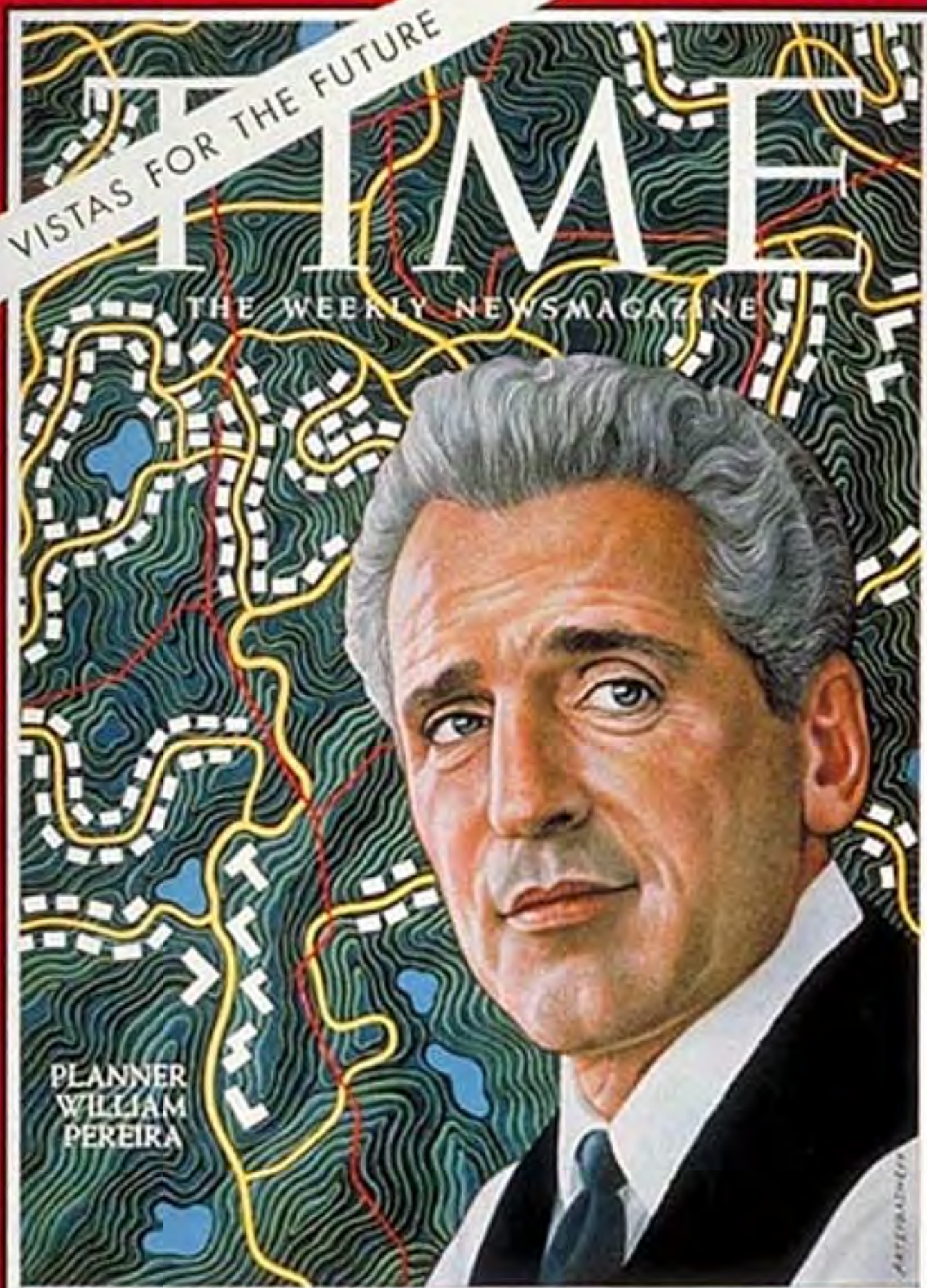
New headquarters for the Metropolitan Water District of Southern California has been opened under leadership of Robert Skinner, general manager and chief engineer.

The new building, designed by William L. Pereira & Associates, with James H. Langenheim, AIA, as partner in charge, tops a sloping seven-acre site at 1111 Sunset Blvd., near the freeway interchange. It is comprised of three long three-story buildings joined by a central glass pavilion which provides about 110,000 sq. ft. of floor space housing approximately 200 employees.

Administrative and engineering offices are contained in twin structures, linked by footbridges, with a third unit incorporating the board of directors room, an auditorium, cafeteria and related facilities. Connecting these three main buildings is a glass entrance gallery which houses a public display area.

Large perforated screens of cast stone, exposed "outrigger" columns and wide expanses of glass are combined in the facade. The lower levels of all three buildings are sharply recessed with reflection pools at their bases. Parking for 200 cars is provided at the east side of the site.

General contractor for the \$3 million building project was Diversified Builders, Inc.



VISTAS FOR THE FUTURE

# TIME

THE WEEKLY NEWSMAGAZINE

PLANNER  
WILLIAM  
PEREIRA

## 50th Year as Architect: W. L. Pereira Celebrates Anniversary, Plans Tower

Ryon, Ruth

*Los Angeles Times* (1923-Current File); Dec 6, 1981;

ProQuest Historical Newspapers: Los Angeles Times (1881-1990)

pg. H6

### 50th Year as Architect

# W. L. Pereira Celebrates Anniversary, Plans Tower

By RUTH RYON, *Times Staff Writer*

Fifty years and thirty stories.

That could be what is on William L. Pereira's mind these days.

For Pereira and his firm are celebrating their 50th year in the architectural profession while concurrently planning the 30-story Intercontinental Centre on Miracle Mile.

A big undertaking? Not for Pereira, whose designs include the Transamerica Pyramid in San Francisco and the launch complex at Cape Canaveral.

But it is fitting since Intercontinental Centre brings Pereira's plans back to Los Angeles, where his firm is based. Other current projects include the American Airlines headquarters at Dallas/Fort Worth Airport and the 39-story One Sansome (Citicorp) Building in San Francisco.

Pereira is internationally known but his firm has designed several landmarks in Los Angeles: CBS Television City, the Los Angeles County Museum of Art, Transamerica Center (formerly Occidental Center), Great Western Savings Center, the Union Oil Center, the Metropolitan Water District Building, Crocker National Bank Build-

ing, Pacific Financial Center and the Times-Mirror building.

The firm also master planned the 93,000-acre Irvine Ranch and designed the central library of UC San Diego.

Recognizing all of these, Mayor Tom Bradley presented a commendation to Pereira on Nov. 19, proclaiming "William L. Pereira Day" in Los Angeles.

Gov. Edmund G. Brown Jr. sent him a letter "saluting (his) many accomplishments."

Rep. Henry A. Waxman (D-Calif.) sent him a commendation "in recognition of his . . . dedicated service."

The Los Angeles chapter of the American Institute of Architects honored him at its fifth annual Recognition Dinner as "a distinguished man, a career professional and an exceptional architect." (Pereira's firm announced at the dinner that it will give the \$2,500 Pereira Prize each year, starting in 1982, to deserving architectural students.)

And President Reagan sent a telegram:

"Nancy and I are delighted to extend our congratulations as the Los Angeles chapter of the American



William L. Pereira

Institute of Architects honors you for a lifetime of achievements.

"In a career that spans five decades, your work has touched the face of our great country and affected it profoundly."

Fifty years are behind but there are at least 30 stories ahead.

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1961

Los Angeles canal and reservoir companies  
resubdivision of a portion of Hancock survey-Frac,  
Howard 60 acres and Frac Lot 511 M 2-209/211

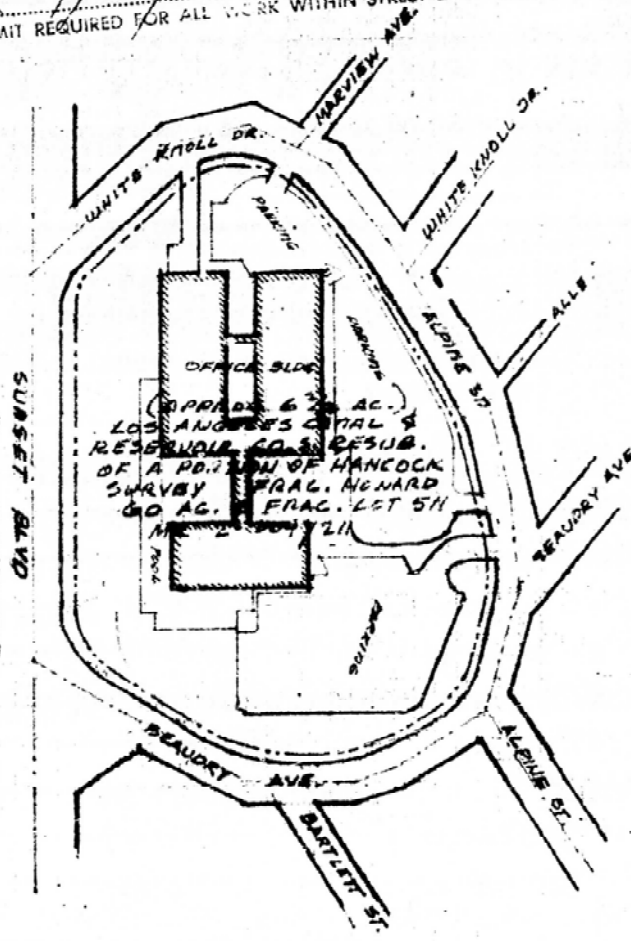
DRIVEWAY APPROVED UNDER PROVISIONS OF ORD. NO. 115,316,  
PERMIT REQUIRED FOR ALL WORK WITHIN STREET DEDICATION

L. A.  
PLAT DEPT.  
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SCALE:  
1" = 200'





2008

1116 W Sunset Blvd

Permit Application #: 06016 - 10000 - 24704

Bldg-Alter/Repair

City of Los Angeles - Department of Building and Safety

Plan Check #: B06LA13020

Commercial

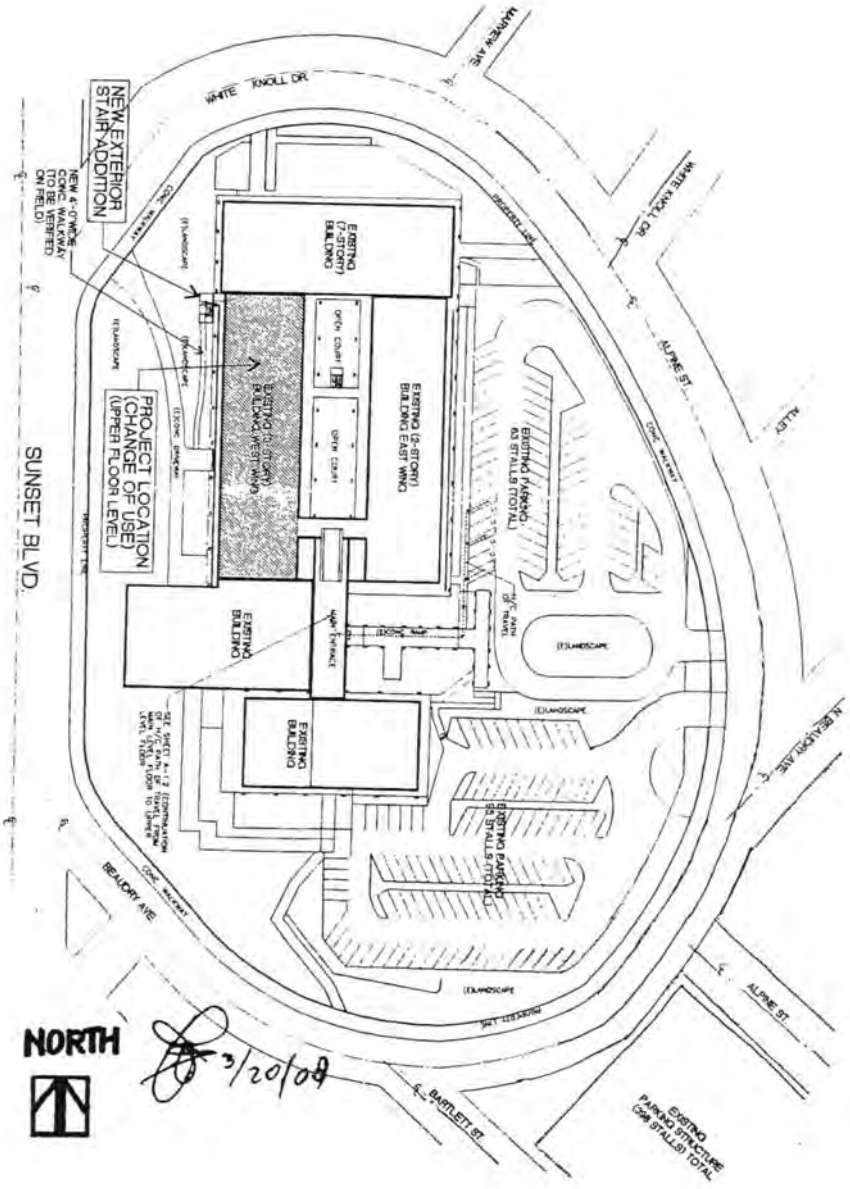
Initiating Office: METRO

Plan Check

PLOT PLAN ATTACHMENT

Printed on: 03/20/08 07:46:09

(DO NOT DRAW, WRITE, OR PASTE ATTACHMENTS OUTSIDE BORDER)



10200

COUNCIL DISTRICT: 1

INSPECTION DISTRICT: BIGIM1

PLOT PLAN ATTACHMENT

1961

Los Angeles canal and reservoir companies  
resubdivision of a portion of Hancock survey-Frac,  
Howard 60 acres and Frac Lot 511 M 2-209/211

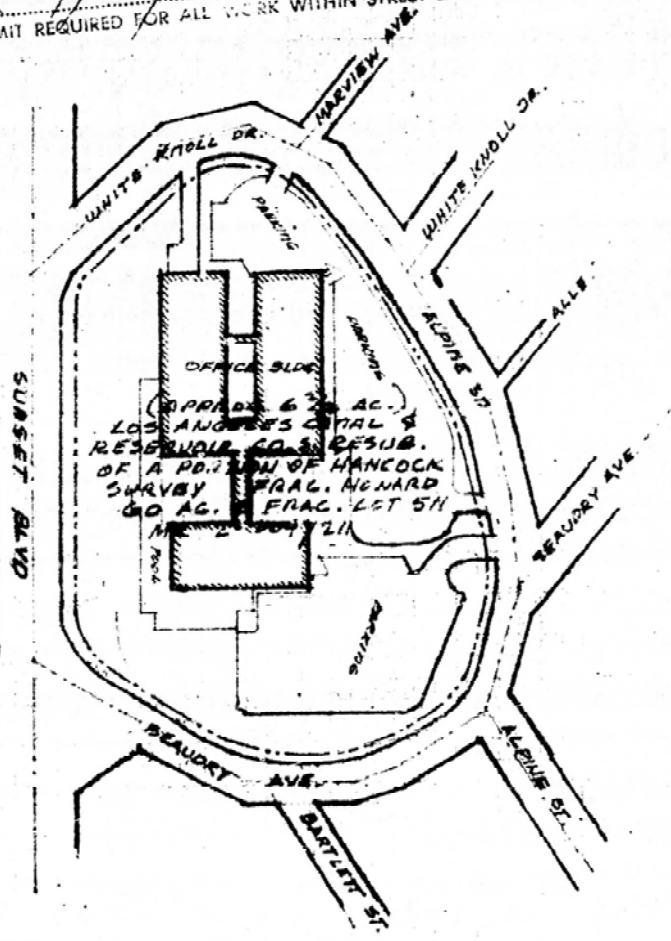
DRIVEWAY APPROVED UNDER PROVISIONS OF ORD. NO. 115,316,  
PERMIT REQUIRED FOR ALL WORK WITHIN STREET DEDICATION

L. A.  
PLAT DEPT.  
PLAN CHECK  
1416 19  
1416-57-00

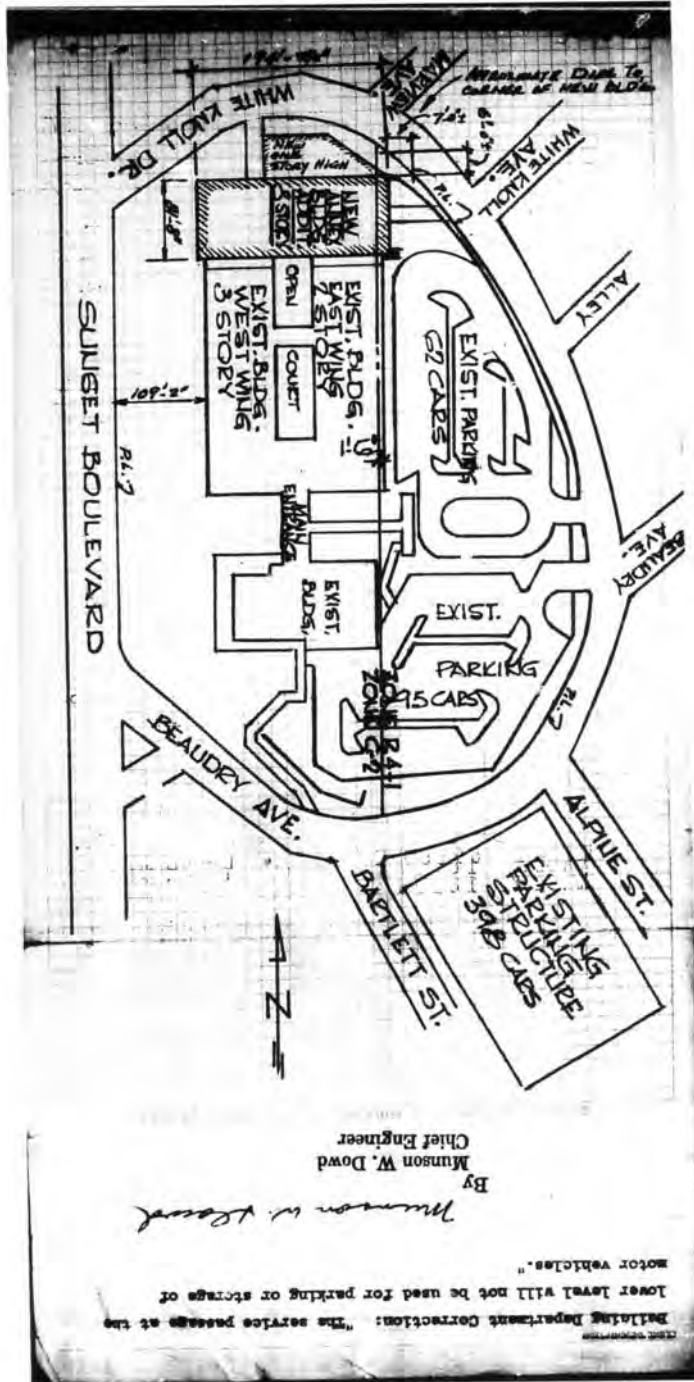
Boundary of Beaudry Ave  
Revised to 1958  
because in 1958  
with direct bearing  
will in 1958  
be in line with  
the original  
boundary of Beaudry Ave



SCALE:  
1" = 200'



1971



Belting Department Corrections: "The service passage at the  
Lower level will not be used for parking or storage of  
motor vehicles."

By  
Munson W. Dowd  
Chief Engineer

*Munson W. Dowd*

2008

1116 W Sunset Blvd

Permit Application #: 06016 - 10000 - 24704

Bldg-Alter/Repair  
Commercial  
Plan Check

City of Los Angeles - Department of Building and Safety

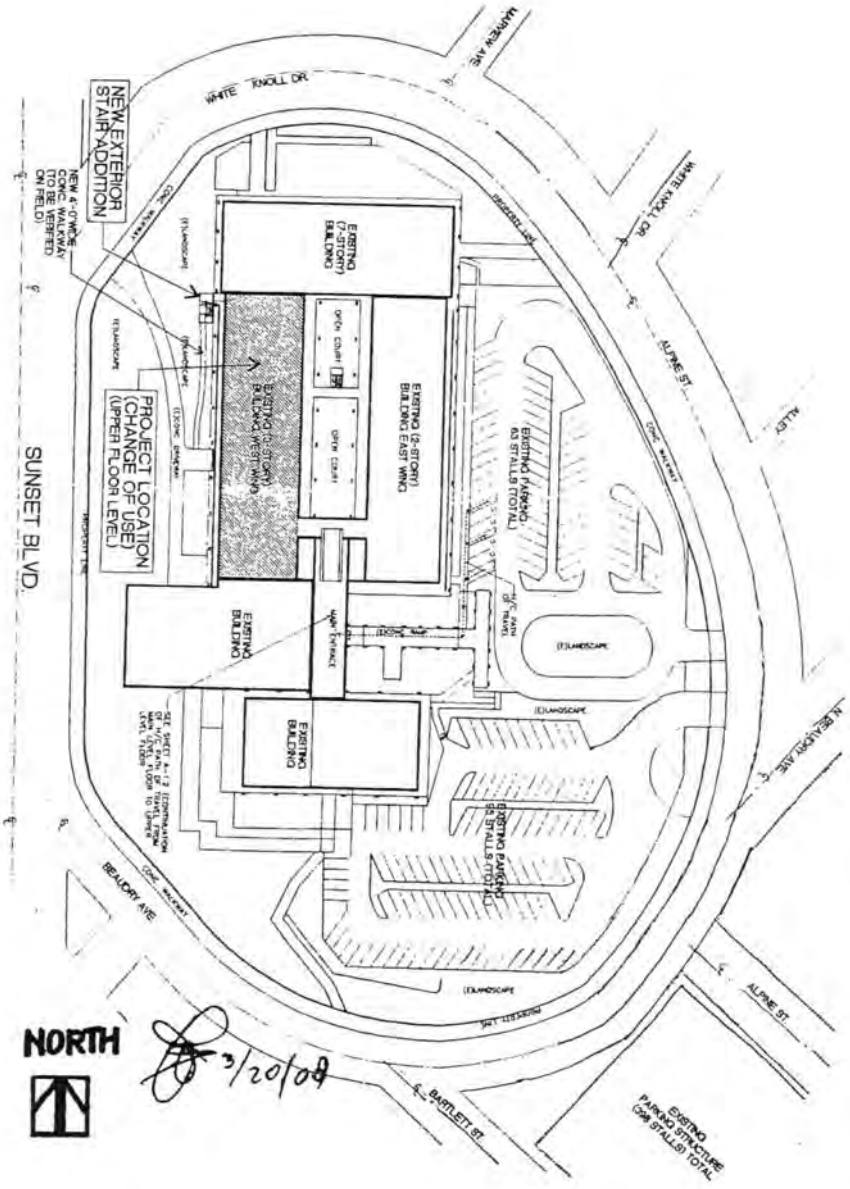
Plan Check #: B06LA13020

Initiating Office: METRO

Printed on: 03/20/08 07:46:09

PLOT PLAN ATTACHMENT

(DO NOT DRAW, WRITE, OR PASTE ATTACHMENTS OUTSIDE BORDER)



10200

COUNCIL DISTRICT: 1

INSPECTION DISTRICT: BIGIM1

PLOT PLAN ATTACHMENT

## Alteration History

1961-63 Design of site and three office buildings and campus landscape design by William L. Pereira and Associates with Diversified Buildings as general contractor.

1971-73 Addition of office high-rise building at northwest end of the campus.

Unknown date: addition of entry pavilion ("T" shaped) that extended out from original connecting corridor. Demolished in 1997-1998.

1997-1998. Addition of Sanctuary Building in open area between two original buildings; removal of ponds and walkway.

2013. Adaptive reuse of high-rise office building into residential units.

2015. Removal of cast concrete screens.

1964-2015. Numerous alterations to interior spaces of the office buildings typical of alterations and adaptations of office buildings over the last half of the 20th century.

Pereira Building  
Metropolitan Water District  
Section 3  
Select Building Permits

1

APPLICATION TO CONSTRUCT NEW BUILDING AND FOR CERTIFICATE OF OCCUPANCY

Form B-1

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.

1. LEGAL DESCR. LOT Fr Howard BLK. TRACT OVER ADDRESS APPROVED RJA DIST. MAP 135-209 ZONE C-2-2/R-4 FIRE DIST. II INSIDER KEY COR. LOT X THRU REV. COR. LOT SIZE irreg. 2. JOB ADDRESS 1111 Sunset Boulevard 3. BETWEEN CROSS STREETS Beaudry AND White Knoll Drive 4. PURPOSE OF BUILDING Retaining Wall 5. OWNER'S NAME Metropolitan Water Dist. of S.C. MA 49261 PHONE 6. OWNER'S ADDRESS 306 West Third St. L.A. 13 P.O. BOX ZONE 7. CERT. ARCH. Wm. L. Pereira and Assoc. C-339 WE 38341 STATE LICENSE NO. PHONE 8. LIC. ENGR. Brandow and Johnston SE-500 DU 52895 STATE LICENSE NO. PHONE 9. CONTRACTOR Diversified Builders, Inc. 85687-A/Sup B-1 STATE LICENSE NO. PHONE 10. CONTRACTOR'S ADDRESS 6855 East Rosecrans, Paramount, California Irreg 95440 P.O. BOX ZONE 11. SIZE OF NEW BLDG. 102,000 sq ft STORIES 3 HEIGHT 47'6" NO. OF EXISTING BUILDINGS ON LOT AND USE

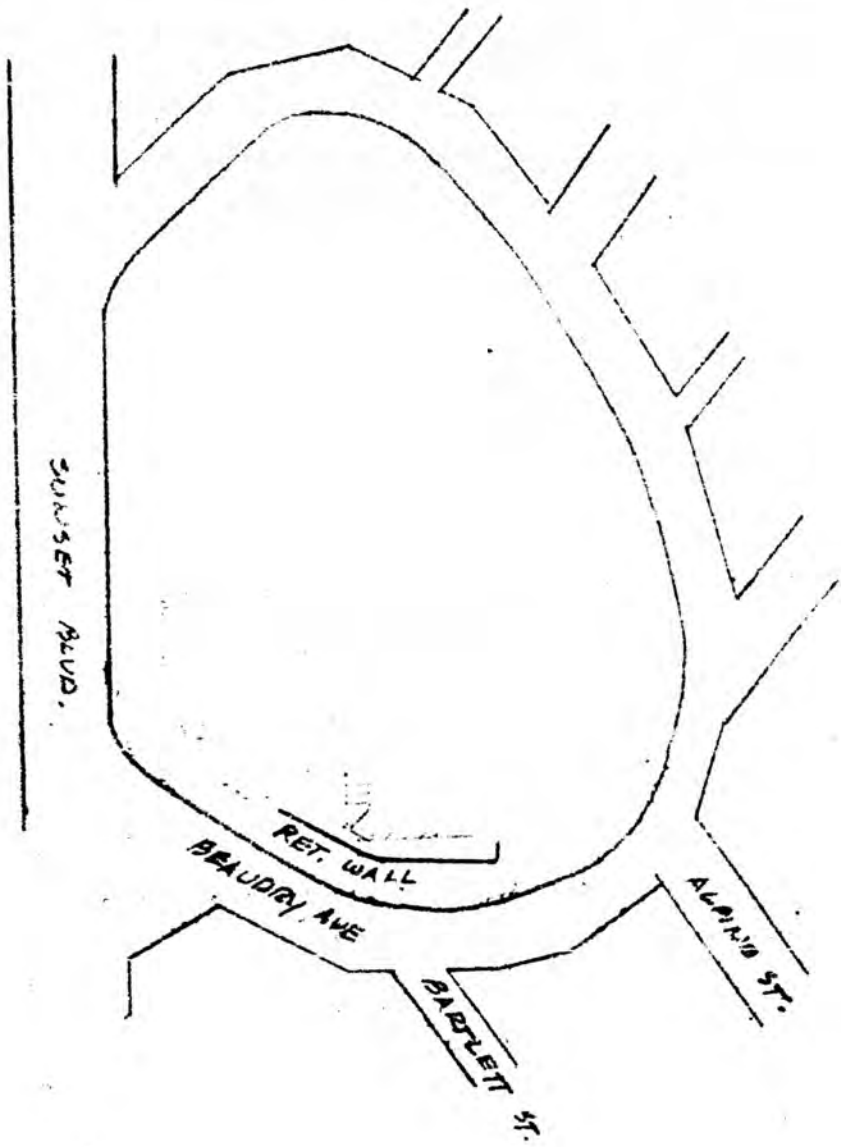
SEWER (Applicable) (Not Available)

1 1111 Sunset Blvd. DISTRICT OFFICE L.A. 12. MATERIAL EXT. WALLS: VALUATION APPROVED \$ 20,000 4 of 8 7 1/2' 2,020,000 13. APPROVAL OF DRIVEWAY LOCATION MUST BE OBTAINED FROM THE DEPARTMENT OF PUBLIC WORKS BEFORE SECURING BUILDING PERMIT. 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. Signed: James G. Purcell This Form When Properly Validated is a Permit to Do the Work Described. APPLICATION CHECKED PLANS CHECKED CORRECTIONS VERIFIED PLANS APPROVED APPLICATION APPROVED INSPECTOR DWELL. UNITS SPACES PARKING GUEST ROOMS FILE WITH CONT. INSP. CRITICAL SOIL

Table with columns: TYPE, GROUP, MAX. OCC., P.C., S.P.C., G.P.I., B.P., I.F., O.S., C/O. Values: Mixed Ret Wall, 11.25.50, None, 82.00

CASHIER'S USE ONLY: Jan 20.61 04604 C-208 1,125 50 LANNING MAY-12-61 34092 A-1 CK 82.00 P.C. No. 0685 GRADING Yes CRIT. SOIL X CONS. yes

Los Angeles canal and reservoir companies  
resubdivision of portion of ~~Haddock~~ Haddock survey - Frac. #  
Howard 60 acres and Frac Lot 511 MR 2-209/211



# 1

## APPLICATION TO CONSTRUCT NEW BUILDING AND FOR CERTIFICATE OF OCCUPANCY

Form B-1

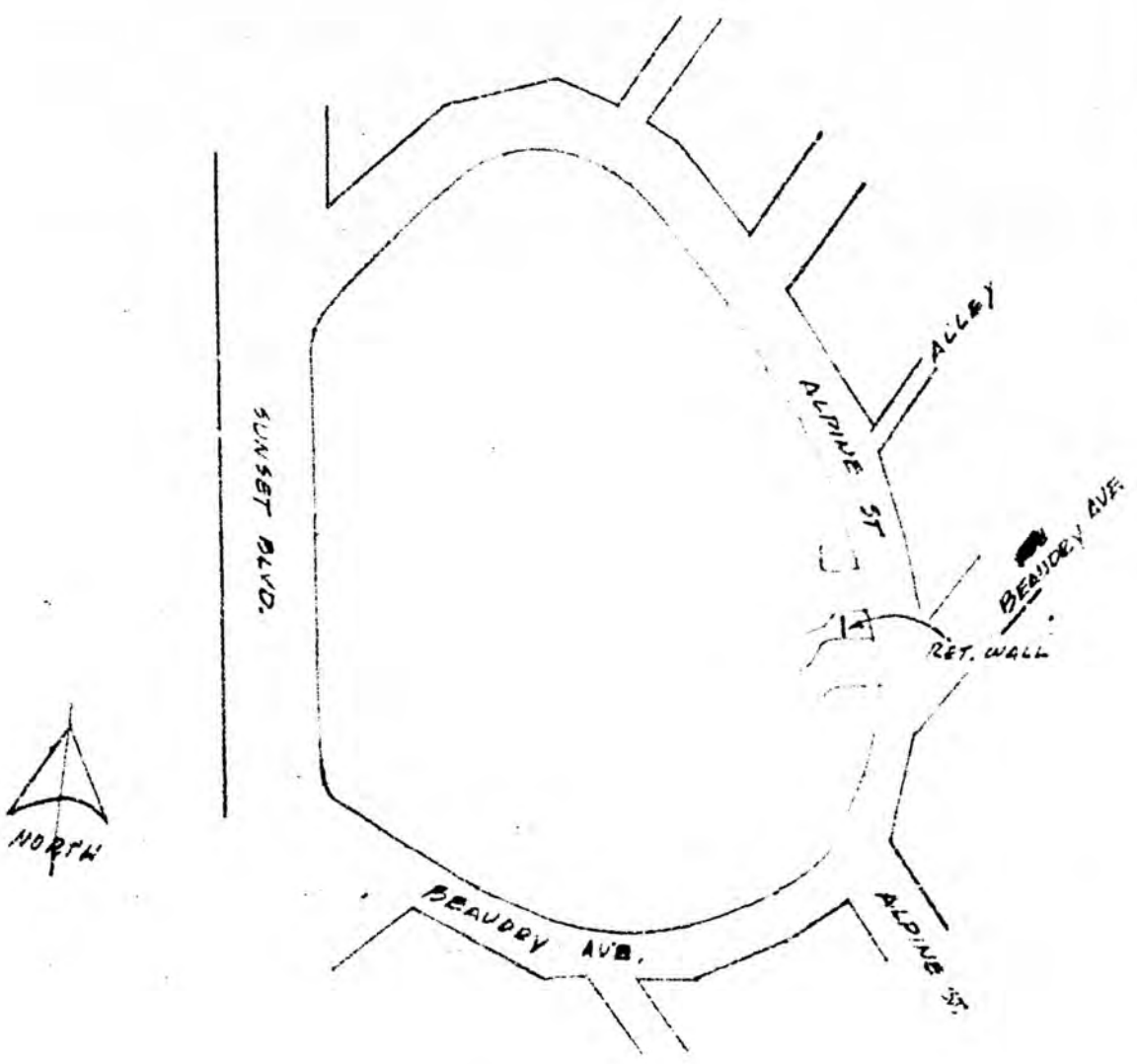
CITY OF LOS ANGELES

DEPT. OF BUILDING AND SAFETY

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

1. LEGAL DESCR.	LOT	BLK.	TRACT	ADDRESS APPROVED	SEWER (Available) (Not available)				
Fr Howard	Fr lot ac60		OVER	RJA					
2. JOB ADDRESS				DIST. MAP					
1111 Sunset Blvd.				135-209					
3. BETWEEN CROSS STREETS				ZONE					
Beaudry AND White Knoll Drive				212-2/R-4					
4. PURPOSE OF BUILDING				FIRE DIST.					
Retaining Wall				II					
5. OWNER'S NAME				INSIDE					
Metropolitan Water Dist. of S. C. MA 49261				KEY					
6. OWNER'S ADDRESS				COR. LOT					
306 W. Third St. - L.A. 13				X TRUA					
7. CERT. ARCH.				REV. COR.					
WILL. L. Pereira and Assoc. C-339 WE 38341				LOT SIZE					
8. LIC. ENGR.				irreg.					
Dandow and Johnston SE-500 DU 52895				REAR ALLEY					
9. CONTRACTOR				SIDE ALLEY					
Diversified Builders, Inc. 85687-A/Sup B-1				BLDG. LINE					
10. CONTRACTOR'S ADDRESS				Irreg 45440					
6855 East Rosecrans, Paramount, California				BLDG. AREA					
11. SIZE OF NEW BLDG.				DISTRICT OFFICE					
STORIES	HEIGHT	NO. OF EXISTING BUILDINGS ON LOT AND USE		L.A.					
3	47'6"								
12. MATERIAL				SPRINKLES					
EXT. WALLS: <input type="checkbox"/> WOOD <input type="checkbox"/> METAL <input type="checkbox"/> CONC. BLOCK <input type="checkbox"/> ROOF <input type="checkbox"/> WOOD <input type="checkbox"/> STEEL ROOFING				REQ'D.					
<input type="checkbox"/> STUCCO <input type="checkbox"/> BRICK <input checked="" type="checkbox"/> CONCRETE <input type="checkbox"/> CONST. <input type="checkbox"/> CONC <input type="checkbox"/> OTHER				SPECIFIED					
13. VALUATION: TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING.				EVALUATION APPROVED					
\$ 3,000				2,220,000.00					
Approval of driveway location must be obtained from the Department of Public Works before securing Building Permit.				APP. CHECKED					
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.				PLANS CHECKED					
				CORRECTIONS VERIFIED					
				PLANS APPROVED					
				APPLICATION APPROVED					
				INSPECTOR					
Signed: <i>James A. Purrell</i>				DWELL. UNITS					
This Form When Properly Validated is a Permit to Do the Work Described.				SPACES PARKING					
				225 Req'd					
				GUEST ROOMS					
				FILE WITH					
				CONT. INSP.					
				Conc.					
TYPE	GROUP	MAX. OCC.	P.C.	S.P.C.	G.P.I.	B.P.	I.F.	O.S.	C/O
Misc	Re 11/11		1125.50		None	14.00			
Jan 20. 61 04604 C-222K 1,125.50									
CASHIER'S USE ONLY									
L888167									
MAY-12-61 34091 A - 1 CK 14.00									
P.C. No. Q685 GRADING yes CRIT. SOIL x CONS. yes									

Los Angeles canal and reservoir companies  
resubdivision of a portion of Hancock survey - Frac.  
Howard 60 acres and Frac Lot 511 MR 2-209/211



# 1

## APPLICATION TO CONSTRUCT NEW BUILDING AND FOR CERTIFICATE OF OCCUPANCY

Form B-1

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.

1. LEGAL DESCR.	LOT <u>Fr lot ac6G</u>	BLK.	TRACT	ADDRESS APPROVED
			<u>OVER</u>	<u>RJA</u>
2. JOB ADDRESS	<u>1111 Sunset Blvd.</u>			DIST. MAP <u>135-209</u>
3. BETWEEN CROSS STREETS	<u>Beaudry AND White Knoll drive</u>			ZONE <u>C-2-2/R-4</u>
4. PURPOSE OF BUILDING	<u>Retaining Wall</u>			FIRE DIST. <u>II</u>
5. OWNER'S NAME	<u>Metropolitan Water Dist. of S. C.</u>			INSIDE <del>XXXX</del>
	PHONE <u>MA 49261</u>			KEY
6. OWNER'S ADDRESS	<u>306 W. Third St. L. A.</u>			COR. LOT <del>X</del> thru
	P. O. BOX	ZONE		REV. COR.
		<u>13</u>		LOT SIZE
7. CERT. ARCH.	<u>Wm. L. Ferreira and Assoc. C-339</u>			<u>Irreg.</u>
	PHONE <u>WE 38341</u>			
8. L.C. ENGR.	<u>Drandow and Johnston</u>			
	STATE LICENSE NO. <u>SE-500</u> PHONE <u>DU 52895</u>			
9. CONTRACTOR	<u>Diversified Builders, Inc.</u>			REAR ALLEY /
	STATE LICENSE NO. <u>85687-A/Sup B-1</u> PHONE <u>NE 6-0941</u>			SIDE ALLEY /
10. CONTRACTOR'S ADDRESS	<u>6855 East Rosecrans, Paramount, California</u>			BLDG. LINE <u>Ord</u>
	P. O. BOX	ZONE		<u>Irreg 95440</u>
11. SIZE OF NEW BLDG.	STORIES	HEIGHT	NO. OF EXISTING BUILDINGS ON LOT AND USE	
<u>102,000 sq ft</u>	<u>3</u>	<u>17'6"</u>		

SEWER (Available) (Not Available)

12. MATERIAL	<input type="checkbox"/> WOOD	<input type="checkbox"/> METAL	<input type="checkbox"/> CONC. BLOCK	ROOF	<input type="checkbox"/> WOOD	<input type="checkbox"/> STEEL ROOFING	SPRINKLES REQ'D. SPECIFIED
EXT. WALLS:	<input type="checkbox"/> STUCCO	<input type="checkbox"/> BRICK	<input checked="" type="checkbox"/> CONCRETE	CONST.	<input type="checkbox"/> CONC.	<input type="checkbox"/> OTHER	
13. VALUATION: TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING.	<u>5 of 87 72</u>			VALUATION APPROVED		<u>26,000</u>	
Approval of driveway location must be obtained from the Department of Public Works before securing Building Permit.				APPLICATION CHECKED		<u>719068</u>	
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.				PLANS CHECKED		DWELL. UNITS	
				CORRECTIONS VERIFIED		SPACES PARKING	
				PLANS APPROVED		GUEST ROOMS	
				APPLICATION APPROVED		FILE WITH	
Signed <u>James A. Russell</u>				INSPECTOR		CONT. INSP.	
This Form When Properly Validated is a Permit to Do the Work Described.						<u>Con</u>	

CRITICAL SOIL

TYPE	GROUP	MAX. OCC.	P.C.	S.P.C.	G.P.I.	B.P.	I.F.	O.S.	C/O
<u>Miscel Ret Wall</u>			<u>1125.50</u>		<u>719068</u>	<u>97.00</u>			

CASHIER'S USE ONLY

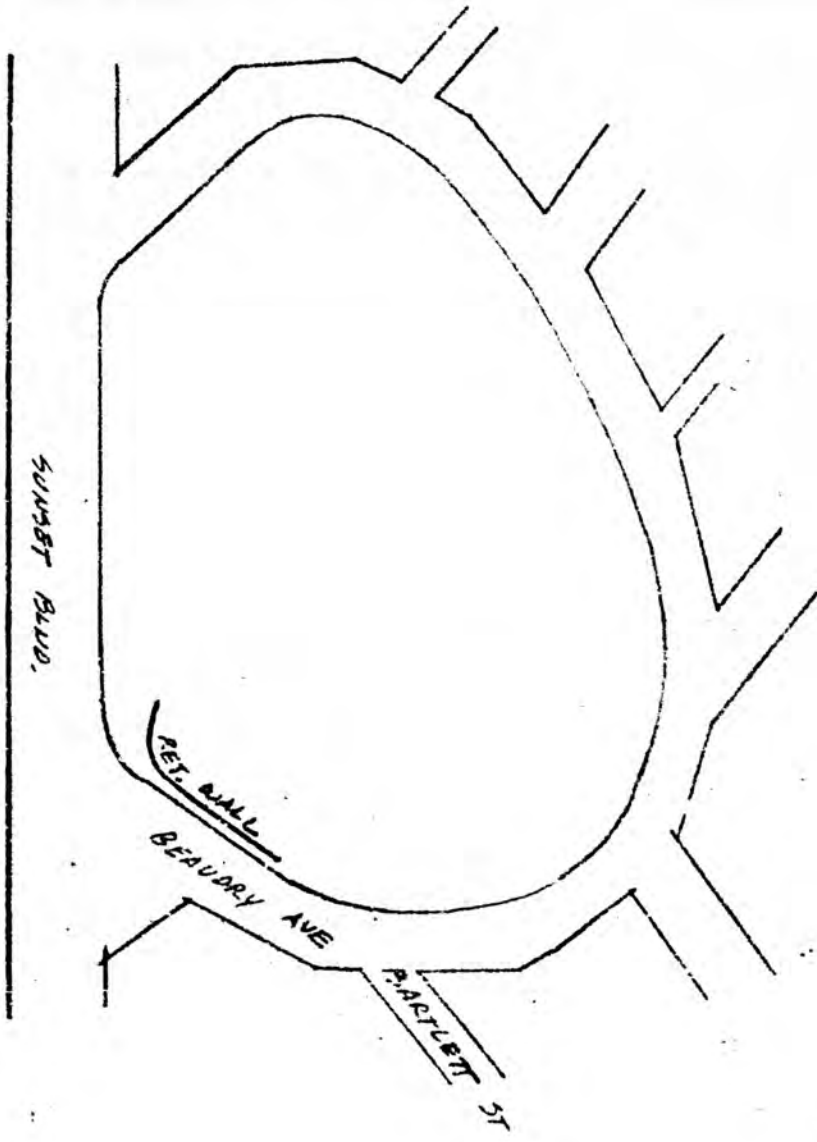
Jan 20 61 0460: C-202 1,125.50

L888169

MAY-12-61 34093 A-1 CK 97.00

P.C. No. Q685 GRADING yes CRIT. SOIL x CONS. yes

Los Angeles canal and reservoir companies  
resubdivision of a portion of Hancock survey - Frac:  
Howard 60 acres and Frac Lot 511 MR 2-209/211



1

APPLICATION TO CONSTRUCT NEW BUILDING AND FOR CERTIFICATE OF OCCUPANCY

Form B-1

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.

1. LEGAL DESCR. Fr. Howard Fr lot ac 60 BLK. TRACT OVER ADDRESS APPROVED RJA DIST. MAP 135-209 ZONE C-2-2/R-4- FIRE DIST. II INSID... KEY COR. LOT x thr REV. COR. LOT SIZE Irreg. 2. JOB ADDRESS 1111 Sunset Blvd. 3. BETWEEN CROSS STREETS Beaudry AND White Knoll Drive 4. PURPOSE OF BUILDING Retaining Wall 5. OWNER'S NAME Metropolitan Water Dist. of S. C. MA 49261 PHONE 6. OWNER'S ADDRESS 306 W. Third St. L.A. 13 P.O. BOX ZONE 7. CERT. ARCH. Wm. L. Pereira and Assoc. C-339 WE 38341 STATE LICENSE NO. PHONE 8. LIC. ENGR. Drandow and Johnston SE-500 DU 52895 STATE LICENSE NO. PHONE 9. CONTRACTOR Diversified Builders, Inc. 85687-A/Sup B-1 P.O. BOX ZONE 10. CONTRACTOR'S ADDRESS 6855 East Rosecrans, Paramount, California BLDG. LINE Ord Irreg 45440 BLDG. AREA 11. SIZE OF NEW BLDG. 102,000 sq ft 3 47'6" NO. OF EXISTING BUILDINGS ON LOT AND USE

SEWER (Available) (Not Available)

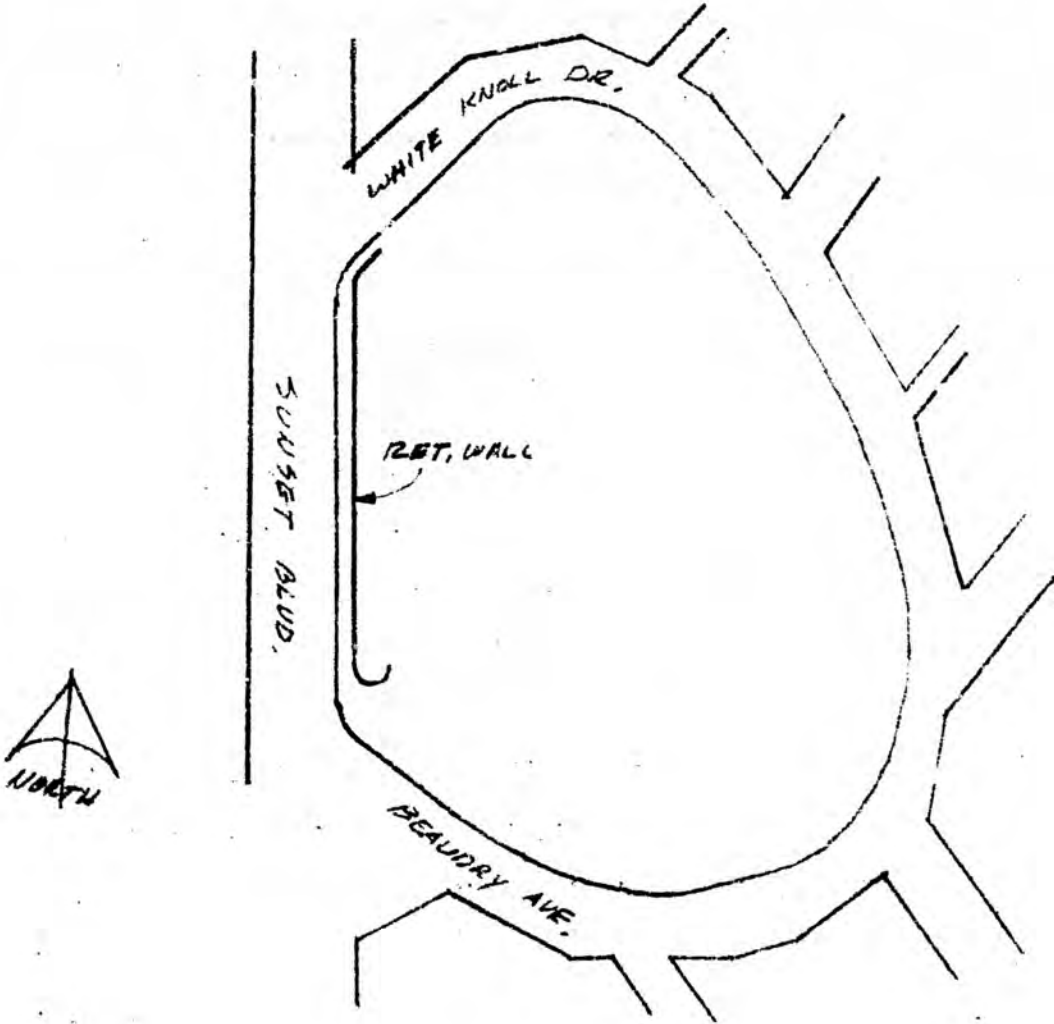
1 1111 Sunset Blvd. DISTRICT OFFICE L.A. 12. MATERIAL EXT. WALLS: WOOD METAL CONC. BLOCK ROOF WOOD STEEL ROOFING STUCCO BRICK CONCRETE CONST. CONC. OTHER 13. VALUATION: TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING. 6 of 87 to \$30,000 3,620,000.00 VALUATION APPROVED 250068 Ord Bldg 92110 ZA15511 8407 APPLICATION CHECKED PLANS CHECKED CORRECTIONS VERIFIED PLANS APPROVED APPLICATION APPROVED INSPECTOR DWELL. UNITS SPACES PARKING GUEST ROOMS FILE WITH CONT. INSP. CONC.

CRITICAL SOIL

Table with columns: TYPE, GROUP, MAX. OCC., P.C., S.P.C., G.P.I., B.P., I.F., O.S., C/O. Row 1: Misc Ret. Wall, 1125.50, 1125.50, No. 107.00

CASIER'S USE ONLY Jan. 20.61 07604 C-2-2-2 / 1125.50 LA 98170 MAY-12-61 34094 A-1 CK 107.00 P.C. No. 0005 GRADING yes CRIT. SOIL x CONS. yes

Los Angeles canal and reservoir companies  
resubdivision of a portion of Hancock survey - Frac. #  
Howard 60 acres and Frac Lot 511 MR 2-209/211.



1

APPLICATION TO CONSTRUCT NEW BUILDING AND FOR CERTIFICATE OF OCCUPANCY

Form B-1

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.

1. LEGAL DESCR. LOT Fr Howard BLK. TRACT OVER ADDRESS APPROVED RJA
2. JOB ADDRESS 1111 Sunset Blvd. DIST. MAP 135-209
3. BETWEEN CROSS STREETS Beaudry AND White Knoll Drive ZONE C-2-2/R-4-
4. PURPOSE OF BUILDING Retaining Wall FIRE DIST. II
5. OWNER'S NAME Metropolitan Water Dist. of S. C. MA 49261 PHONE
6. OWNER'S ADDRESS 306 W. Third St. L. A. 13 P. O. BOX ZONE
7. CERT. ARCH. Wm. L. Pereira and Assoc. C-339 WE 38341 STATE LICENSE NO. PHONE
8. LIC. ENGR. Brandow and Johnson SE-500 DU 52895 STATE LICENSE NO. PHONE
9. CONTRACTOR Diversified Builders, Inc. 85687-A/Sup B-1 STATE LICENSE NO. PHONE
10. CONTRACTOR'S ADDRESS 6855 East Rosecrans, Paramount, Calif. P. O. BOX ZONE
11. SIZE OF NEW BLDG. 102,000 sq ft STORIES 3 HEIGHT 17'6" NO. OF EXISTING BUILDINGS ON LOT AND USE

SEWER (Available) (Not Available)

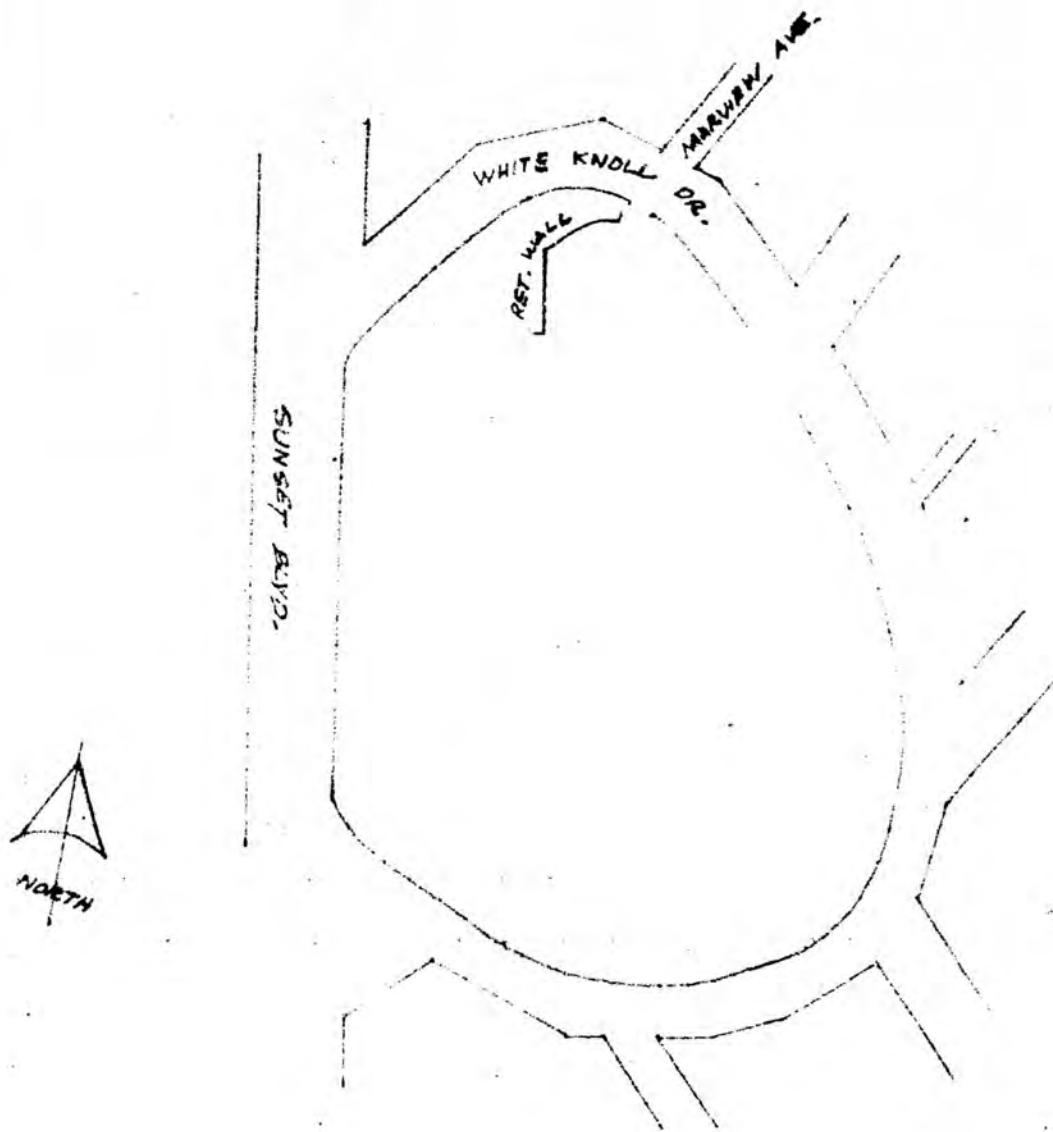
1 1111 Sunset Blvd
12. MATERIAL WOOD METAL CONC. BLOCK ROOF WOOD STEEL ROOFING
13. VALUATION: TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING. \$ 18,000 Tot
Approval of driveway location must be obtained from the Department of Public Works before securing Building Permit.
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.
Signed James G. Powell
This Form When Properly Validated is a Permit to Do the Work Described.

CRITICAL SOIL

Table with columns: TYPE, GROUP, MAX. OCC., P.C., S.P.C., G.P.I., B.P., I.F., O.S., C/O. Values include: Mixed Ret Wall, 1125.50, None, 74.00.

CASHIER'S USE ONLY: JAN 20 61 04604 C-22K 1,125.50
LASSIGS
MAY-12-61 34089 A - 1 CK 74.00
P.C. No. Q685 GRADING yes CRIT. SOIL X CONS. yes

Los Angeles canal and reservoir companies  
resubdivision of a portion of Hancock survey. Frac. 1000  
Howard 60 acres and Frac. Lot 511 MR 2-209/211



1

APPLICATION TO CONSTRUCT NEW BUILDING AND FOR CERTIFICATE OF OCCUPANCY

Form B-1

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.

1. LEGAL DESCR. LOT Fr. Howard BLW. T/FACT OVER ADDRESS APPROVED RJA
2. JOB ADDRESS 1111 Sunset Blvd. DIST. MAP 135-209
3. BETWEEN CROSS STREETS Beaudry AND White Knoll Drive ZONE C-2-2/R-4-
4. PURPOSE OF BUILDING Retaining Wall FIRE DIST. II
5. OWNER'S NAME Metropolitan Water Dist. of S. C. MA 49261 PHONE PHONE INSIDE
6. OWNER'S ADDRESS 306 W. Third St. L. A. P. O. BOX ZONE 13 KEY COR. LOT thru
7. CERT. ARCH. Wm. J. Pereira and Assoc. C-339 WE 38341 STATE LICENSE NO. PHONE REV. COR. LOT SIZE Irreg.
8. LIC. ENGR. Brandow and Johnston SE-500 DU 52895 STATE LICENSE NO. PHONE REAR ALLEY
9. CONTRACTOR Diversified Builders, Inc. 85687-A/Sup B-1 STATE LICENSE NO. PHONE SIDE ALLEY
10. CONTRACTOR'S ADDRESS 6855 East Rosecrans, Paramount, Calif. P. O. BOX ZONE BLDG. LINE Ord Irreg 45440
11. SIZE OF NEW BLDG. STORIES HEIGHT NO. OF EXISTING BUILDINGS ON LOT AND USE BLDG. AREA
-102,000 sq ft 3 47'6"

SEWER (Available/Not Available)

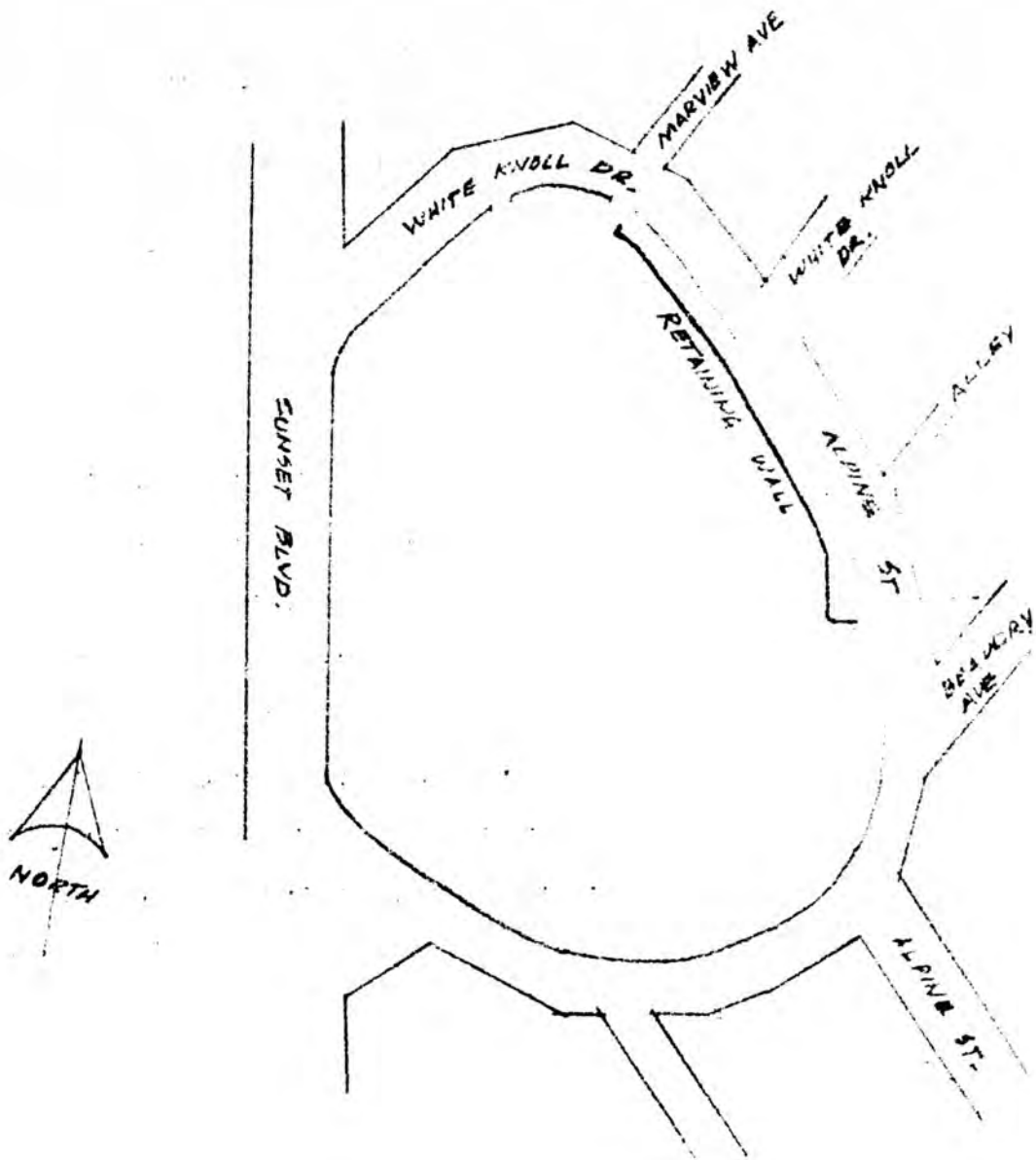
1 1111 Sunset Blvd. DISTRICT OFFICE L. A.
12. MATERIAL WOOD METAL CONC. BLOCK ROOF WOOD STEEL ROOFING SPRINKLES REQ'D. SPECIFIED
EXT. WALLS: STUCCO BRICK CONCRETE CONST. CONC. OTHER
13. VALUATION: TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING. \$ 23,000
Approval of driveway location must be obtained from the Department of Public Works before securing Building Permit.
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.
Signed: James G. Powell
This Form When Properly Validated is a Permit to Do the Work Described.
INSPECTOR CONT. INSP. Conc.

CRITICAL SOIL

Table with columns: TYPE, GROUP, MAX. OCC., P.C., S.P.C., G.P.I., B.P., I.F., O.S., C/O. Values include: Michael Powell, 1125.50, none, 89.50.

Vertical stamp: CHARTER'S USE ONLY
JAN 20 61 04/LOT C-2CR 1125.50
MAY-12-61 34090 A-1 CK 89.50
P.C. No. 2685 GRADING yes CRIT. SOIL x CONS. yes

Los Angeles canal and reservoir companies  
resubdivision of a portion of Hancock survey - Frac.  
Howard 60 acres and Frac Lot 511 MR 2-209/211



1

APPLICATION TO CONSTRUCT NEW BUILDING AND FOR CERTIFICATE OF OCCUPANCY

Form B-1

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.

1. LEGAL DESCR. LOT Fr. Howard Tr. 2. JOB ADDRESS 1111 Sunset Blvd 3. BETWEEN CROSS STREETS Beauty AND White Knoll Dr. 4. PURPOSE OF BUILDING Office Bldg. 5. OWNER'S NAME Metropolitan Water Dist. of S. C. 6. OWNER'S ADDRESS 706 W. Third St. LA 7. CERT. ARCH. Wm. L. Pereira and Assoc 8. LIC. ENGR. Brandon and Johnston 9. CONTRACTOR Diversified Builders, Inc. 10. CONTRACTOR'S ADDRESS 6855 East Rosecrans, Paramount, California 11. SIZE OF NEW BLDG. 102,000 sq. ft

SEWER (Available) (Not Available) 2-10-61 Miller

12. MATERIAL WOOD METAL CONC. BLOCK ROOF WOOD STEEL ROOFING STUCCO BRICK CONCRETE CONST. CONC. OTHER 13. VALUATION: TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING. VALUATION APPROVED \$2,167.00

CRITICAL SOIL

Approval of driveway location must be obtained from the Department of Public Works before securing building Permit. 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.

Signed James G. Russell

TYPE I MAX. OCC. 25,50 S.P.C. 2167.00 G.P.I. None B.P. 2167.00 I.F. O.S. C/O

CASHIER'S USE ONLY JAN-20-61 04685 C - 2 CK 1,125.50 MAY-12-61 34095 A - 1 CK 2,167.00 P.C. No. 0685 GRADING Yes CRIT. SOIL Yes

Los Angeles canal and reservoir companies  
 resubdivision of a portion of Hancock survey-Frac.  
 Howard 60 acres and Frac Lot 511 MA 2-209/211

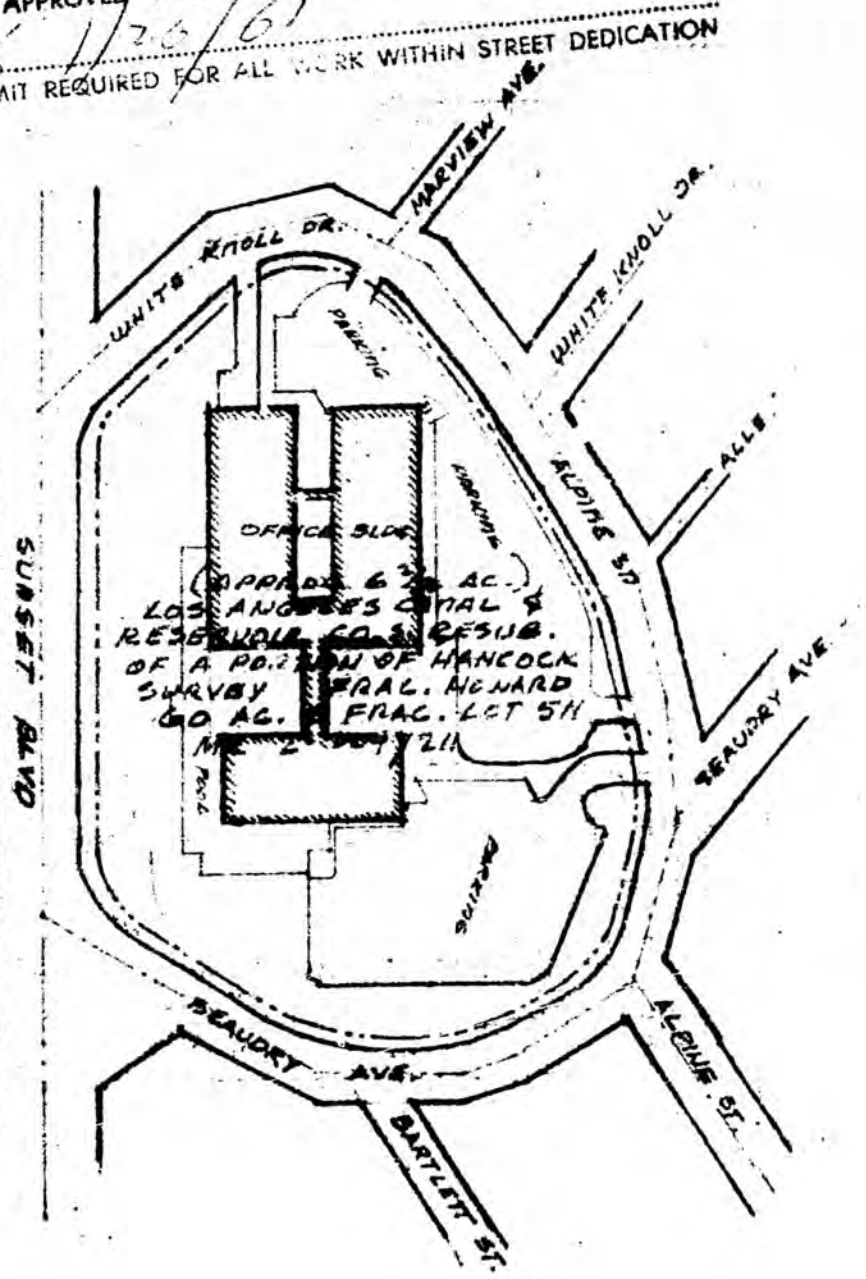
19-42-17  
 2077  
 11/26/61  
 DRIVEWAY APPROVED UNDER PROVISIONS OF ORD. NO. 115,316.  
 PERMIT REQUIRED FOR ALL WORK WITHIN STREET DEDICATION

L. A.  
 FIRE DEPT.  
 PLAN CHECK  
 61 0116 19  
 00:25-57:00

Boundary Survey  
 Reduced to 1985  
 because of the  
 1/2 inch to 1 foot  
 scale used in  
 1940 and 1950  
 surveys



SCALE:  
 1" = 200'



3

APPLICATION TO ALTER - REPAIR - DEMOLISH AND FOR CERTIFICATE OF OCCUPANCY

Form B-3

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.

1. LEGAL DESCR.	LOT	BLK.	TRACT	ADDRESS APPROVED					
2. BUILDING ADDRESS	1111 Sunset Blvd			RJA					
3. BETWEEN CROSS STREETS	Beaudry AND White Knoll Dr			DIST. MAP 135-209					
4. PRESENT USE OF BUILDING	Office bldg.			ZONE C-2-2/R-4-1					
5. OWNER'S NAME	Metropolitan Water Dist Of S. C. MA 49261			FIRE DIST. II INSIDE					
6. OWNER'S ADDRESS	306 W. Third St			KEY					
7. CERT. ARCH	Wm. L. Pereira and Assoc			COR. LOT					
8. ENGR.	Gordon & Johnston			REV. COR. LOT SIZE Irreg.					
9. CONTRACTOR	Diversified Builders, Inc.			REAR ALLEY					
10. CONTRACTOR'S ADDRESS	6855 East Roxecrans, Paramount, Calif.			HIDE ALLEY BLDG. LINE					
11. SIZE OF EXISTING BLDG.	STORIES	HEIGHT	NO. OF EXISTING BUILDINGS ON LOT AND USE	BLDG. AREA					
3				NC					
12. MATERIAL	<input type="checkbox"/> WOOD	<input type="checkbox"/> METAL	<input type="checkbox"/> CONC. BLOCK	ROOF					
EXT. WALLS:	<input type="checkbox"/> STUCCO	<input type="checkbox"/> BRICK	<input type="checkbox"/> CONCRETE	CONST. <input type="checkbox"/> WOOD <input type="checkbox"/> STEEL <input type="checkbox"/> OTHER					
13. VALUATION: TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING.	\$20,000 P.C. \$100,000 101 W.B.P. Family			SPRINKLERS REQ'D. SPECIFIED NC					
14. SIZE OF ADDITION	STORIES	HEIGHT	APPLICATION CHECKED	AFFIDAVITS					
15. NEW WORK: (Describe)	EXT. WALLS	ROOFING	PLANS CHECKED	DWELL. UNITS					
Add precast concrete screen panels			CORRECTIONS IDENTIFIED	SPACES PARKING NC					
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.			PLANS APPROVED	GUEST ROOMS					
Signed <i>[Signature]</i>			APPLICATION APPROVED	FILE WITH					
This Form When Properly Validated is a Permit to Do the Work Described.			INSPECTOR	LA 88171/61					
TYPE	GROUP	MAX. OCC.	P.C.	S.P.C.	G.P.I.	B.P.	I.F.	O.S.	C/O
F	NC	NC	87.50			2.00			

SEWER (Available) (Proposed) LAMER 2/10/61

CRITICAL SOIL

CASHIER'S USE ONLY

SEP-26-61	66107	ML - 2 CK	87.50
LA9R368	SEP-26-61	66108	ML - 1 CK 2.00

P.C. No. GRADING CRIT. SOIL CONS.

-NO PLOT PLAN-

CITY OF LOS ANGELES DEPT. OF BUILDINGS AND SAFETY  
 PERMIT FOR CONSTRUCTION OF OCCUPANCY

MS-1-8

INSTRUCTIONS: Applicant to Complete Unshaded Items Only.

1. LEGAL OFFICER: 1		BLK. TRACT: 26433 - Blk. 684 p. 27		CENSUS TRACT: 28 1977	
2. PRESENT USE OF BUILDING: (13) Office		NEW USE OF BUILDING: same		DIST. MAP: 135-209	
3. JOB ADDRESS: 1111 Sunset Blvd				ZONE: C2-2/R4-1	
4. BETWEEN CROSS STREETS: White Knoll Dr/Alpine St		Beaudry St		FIRE DIST.: II	
5. OWNER'S NAME: Metropolitan Water District of So CA		PHONE: 626-4282		LOT (TYPE): acreage	
6. OWNER'S ADDRESS: 1111 Sunset Blvd LA		CITY: LA ZIP: 90054		LOT SIZE: acreage	
7. ARCHITECT OR DESIGNER: Owner		STATE LICENSE No. PHONE:		ALLEY: /	
8. ENGINEER: Stan Slavoff S1239		STATE LICENSE No. PHONE: 481-0470		BLDG. LINE: Variable	
9. CONTRACTOR: NOT SELECTED		STATE LICENSE No. PHONE:		AFFIDAVITS: CCPD	
10. LENDER: NONE		BRANCH ADDRESS:		ZAB407 9668	
11. SIZE OF EXISTING BLDG. LENGTH 215 WIDTH 170 STORIES 3 HEIGHT		NO. OF EXISTING BUILDINGS ON LOT AND USE:		15541 PK2339	
12. MATERIAL OF CONSTRUCTION OF EXISTING BLDG. →		EXT. WALLS: Mas/met studs		ROOF: stucco	
13. JOB ADDRESS: 3 1111 Sunset Blvd		VALUATION TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING: P.C. \$5,250,000		GRADING: yes	
14. VALUATION TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING: P.C. \$5,250,000		R.O. \$525,000		CRIT. SOIL: /	
15. NEW WORK: (Describe) Addition of new office building				HIGHWAY DED.: yes	
NEW USE OF BUILDING: (13) OFFICE		SIZE OF ADDITION: 194x110		STORIES: 3 HEIGHT: 133'	
TYPE: I		GROUP: G1/G2/B2		INSPECTION ACTIVITY: COMB GEN MAJ S CONS	
BLDG. AREA: +18000		TOTAL: 1487		PLANS CHECKED: E. Guillermo	
DWELL. UNITS: -		GUEST ROOMS: -		PLANS APPROVED: E. Guillermo	
P.C. No. 7620		MONT. INSP. \$3239		INSPECTOR: M	
S.P.C. 8.00		I.F. 1.00		O.S. C/O TYPIST 1a	
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. \$4537.75					
CASHIER'S USE ONLY: SEP 28 71 51223		W 600		780.98	
		48119 U = 6 CK 2,458.63		8.00	
		48119 U = 1 CK 4,537.75			

**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: <u>Vadim Kozlov</u> (Owner or Agent)	Name	Date
Bureau of Engineering	ADDRESS APPROVED	Parks 9-28-71
Letter needs	SEWERS AVAILABLE	3-5-72
	DRIVEWAY APPROVED	
	HIGHWAY DEDICATION REQUIRED COMPLETED	L. Boykins 12-21-71
	FLOOD CLEARANCE APPROVED	
Conservation	APPROVED FOR USE	Thompson 12-21-71
Plumbing	PRIVATE SEWAGE DISPOSAL SYSTEM APPROVED	
Planning	APPROVED FOR	3:30
Fire	APPROVED FOR	3:47
Traffic	APPROVED FOR	





- (P) Floor Area (ZC): 12600 Sqft (P) Type I-F.R. Construction
- (P) Height (ZC): 71 Feet
- (NC) Stories
- (P) NFPA-13 Fire Sprinklers Thru-out
- (P) A2.1 Occupancy: +12600 Sqft / 1200 Max Occ.
- (P) Parking Req'd for Bldg: +100 Stalls / 555 Stalls
- (P) Provided Compact for Bldg: 222 Stalls
- (P) Provided Disabled for Bldg: 22 Stalls
- (P) Provided Standard for Bldg: 311 Stalls
- (P) Total Parking for Site: 555 Site Total

14. APPLICATION COMMENTS:

\*\* Approved Seismic Gas Shut-Off Valve may be required. \*\* INVESTIGATION FEE \$982.00 PAID 4/18/98 . AFF 98 1824400 .  
 MASTER COVENANT AND AGREEMENT PER ZA 97-0866-CUZ-ZV . A its fee exempt, church use , per mark johnston 12/18/97

15. BUILDING RELOCATED FROM:

16. CONTRACTOR, ARCHITECT & ENGINEER NAME

ADDRESS

CLASS

LICENSE #

PHONE #

(C) CAL-CITY CONSTRUCTION INC	16300 DOWNEY AVENUE,	PARAMOUNT, CA 90723
(E) KIM, PAUL SUNGKYO	21266 E SUNDANCE ST,	WALNUT, CA 91789
(E) PAIBUL, SENI	24031 LODGEPOLE ROAD,	DIAMOND BAR, CA 9176

B	539265
	GE2066
	C24061



Bldg-Addition Apartment Regular Plan Check Plan Check	City of Los Angeles - Department of Building and Safety <b>APPLICATION FOR BUILDING PERMIT AND CERTIFICATE OF OCCUPANCY</b>	Issued on: 02/13/2007 Last Status: Permit Finaled Status Date: 05/29/2014
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L TRACT	BLOCK	LOT(s)	ARB	COUNTY MAP REF #	PARCEL ID # (PIN #)	Z ASSESSOR PARCEL #
P M 1999-3180		B		BK 304-12/14	136-5A211 440	5406 - 020 - 003

<b>3. PARCEL INFORMATION</b> LADBS Branch Office - LA Bldg. Line - VAR Council District - 1 Certified Neighborhood Council - Historic Cultural Census Tract - 1977.00	Energy Zone - 9 Fire District - 2 Hillside Grading Area - YES Hillside Ordinance - YES Thomas Brothers Map Grid - 634-F2	Area Planning Commission - Central Community Plan Area - Central City North Near Source Zone Distance - 5.6 Methane Hazard Site - Methane Zone
--	--	---

ZONES(S): C2-2D

<b>4. DOCUMENTS</b>			
Z1 - Z1-1084 Chinatown Redevelopment	ZA - ZA-16541	ZA - ZA-2004-1323-ZAD-1A	PKLY - PKG-2339
Z1 - Z1-1195	ZA - ZA-1995-652-CUZ	ZA - ZA-2004-1323-ZAD-ZAA-1A	PKLY - PKG-3539
ZA - ZA-10107	ZA - ZA-1997-866-CUZ-ZV	ZA - ZA-8407	ORD - ORD-164855
ZA - ZA-15541	ZA - ZA-2001-1389-CU	ZA - ZA-9668	ORD - ORD-164855-SA490

<b>5. CHECKLIST ITEMS</b>		
Special Inspect - Concrete > 2.5ksi	Special Inspect - Shotcrete	Fabricator Reqd - Structural Steel
Special Inspect - Field Welding	Special Inspect - Structural Observation	
Special Inspect - Fire Proofing	Fabricator Reqd - Shop Welds	

<b>6. PROPERTY OWNER, TENANT, APPLICANT INFORMATION</b>			
Owner(s):			
HOLY HILL COMMUNITY CHURCH	3255 WILSHIRE BLVD STE 636	LOS ANGELES CA 90010	
Tenant:			
Applicant: (Relationship: Agent for Owner)			
BRUCE A MILLER ASSOCIATES -	354 S SPRING ST #415	LA, CA 90013	(213) 625-2592

<b>7. EXISTING USE</b>	<b>PROPOSED USE</b>
(13) Office	(27) Joint Living and Working t

**8. DESCRIPTION OF WORK**  
 ADAPTIVE REUSE PROJECT (EXISTING 8 STORIES WITH CONVERSION OF 9TH FLOOR MECHANICAL PENTHOUSE TO RESIDENTIAL FLOOR) PROPOSED 71 JOINT LIVE/WORK UNITS. EXISTING STRUCTURAL MOMENT FRAMES WERE EVALUATED PER FEMA 351. NEW 9TH FLOOR BRACED FRAMES AND GROUND

<b>9. # Bids on Site &amp; Use:</b> OFFICE	
<b>10. APPLICATION PROCESSING INFORMATION</b>	
BLDG. PC By: Juan Linares	DAS PC By: Wai Lau
OK for Cashier: Juan Linares	Coord. OK:
Signature:	Date:

For inspection requests, call toll-free (888) LA4BUILD (524-2845).  
 Outside LA County, call (213) 482-0000 or request inspections via [www.ladbs.org](http://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 #: 51601868

<b>11. PROJECT VALUATION &amp; FEE INFORMATION</b> <small>Final Fee Period</small>			
Permit Valuation: \$2,700,000	PC Valuation:		
FINAL TOTAL Bldg-Addition	213,985.23	School District Residential Level 2	165,627.00
Permit Fee Subtotal Bldg-Addition	10,553.38	Dwelling Unit Construction Tax	14,200.00
Energy Surcharge		Residential Development Tax	21,300.00
Handicapped Access		Permit Issuing Fee	0.00
Plan Check Subtotal Bldg-Addition	169.68		
Off-hour Plan Check	84.84		
Plan Maintenance	211.07		
Fire Hydrant Refuse-To-Pay			
E.Q. Instrumentation	270.00		
O.S. Surcharge	225.78		
Sys. Surcharge	677.34		
Planning Surcharge	661.14		
Planning Surcharge Misc Fee	5.00		
Sewer Cap ID:		Total Bond(s) Due:	

Payment Date: 02/13/07  
 Receipt No: LA05-192431  
 Amount: \$213,985.23  
 Method: Check

**2007LA04674**

<b>12. ATTACHMENTS</b>
Plot Plan



**13. STRUCTURE INVENTORY** (Note: Numeric measurement data in the format "number / number" implies "change in numeric value / total resulting numeric value")**05016 - 10000 - 01868**

(P) Floor Area (ZC): +12440 Sqft / 105816 Sqft	(P) S3 Occ. Group: +16726 Sqft / 16726 Sqft
(P) Height (ZC): 0 Feet / 113.1 Feet	(P) R1 Occ. Load: +529 Max Occ. / 529 Max Occ.
(P) Length: 0 Feet / 193 Feet	(P) S3 Occ. Load: +84 Max Occ. / 84 Max Occ.
(P) Stories: +1 Stories / 9 Stories	(P) Parking Req'd for Bldg: 0 Stalls / 107 Stalls
(P) Width: 0 Feet / 112 Feet	(P) Provided Disabled for Bldg: +3 Stalls / 3 Stalls
(P) Dwelling Unit: +71 Units / 71 Units	(P) Provided Standard for Bldg: +104 Stalls / 104 Stalls
(P) NFPA-13 Fire Sprinklers Thru-out	(P) Type I-F.R. Construction
(P) Concrete Shearwall	(P) Floor Construction - Composite Deck
(P) No testing conducted	(P) Roof Construction - Composite Deck
(P) R1 Occ. Group: +105816 Sqft / 105816 Sqft	(P) Wall Construction - Metal Stud

**14. APPLICATION COMMENTS:**

\*\* Approved Seismic Gas Shut-Off Valve may be required. \*\* MAINTENANCE OF BLDG AFF TO MAINTAIN ALL BUILDING ORDINANCES AND REGULATIONS PER 98.0403.1, 27 PARKING SPACES ON SITE REMAINING ON SITE. EXTENSION OF TIME FOR PLAN CHECK ISSUED (EXTEND TO 8/2/07)

**15. BUILDING RELOCATED FROM:****16. CONTRACTOR, ARCHITECT & ENGINEER NAME****ADDRESS****CLASS****LICENSE #****PHONE #**

(A) ROCK, JOHN ROBERT	1002 SANTA MONICA BLVD,	SANTA MONICA, CA 90401		
(E) NAIK, KISHOR M	1526 RUSTIC CT,	DIAMOND BAR, CA 91766		
(O) OWNER-BUILDER				

C9747
S2668
0

Bldg-Addition

City of Los Angeles - Department of Building and Safety

Plan Check #: B05LA0319FO

Apartment

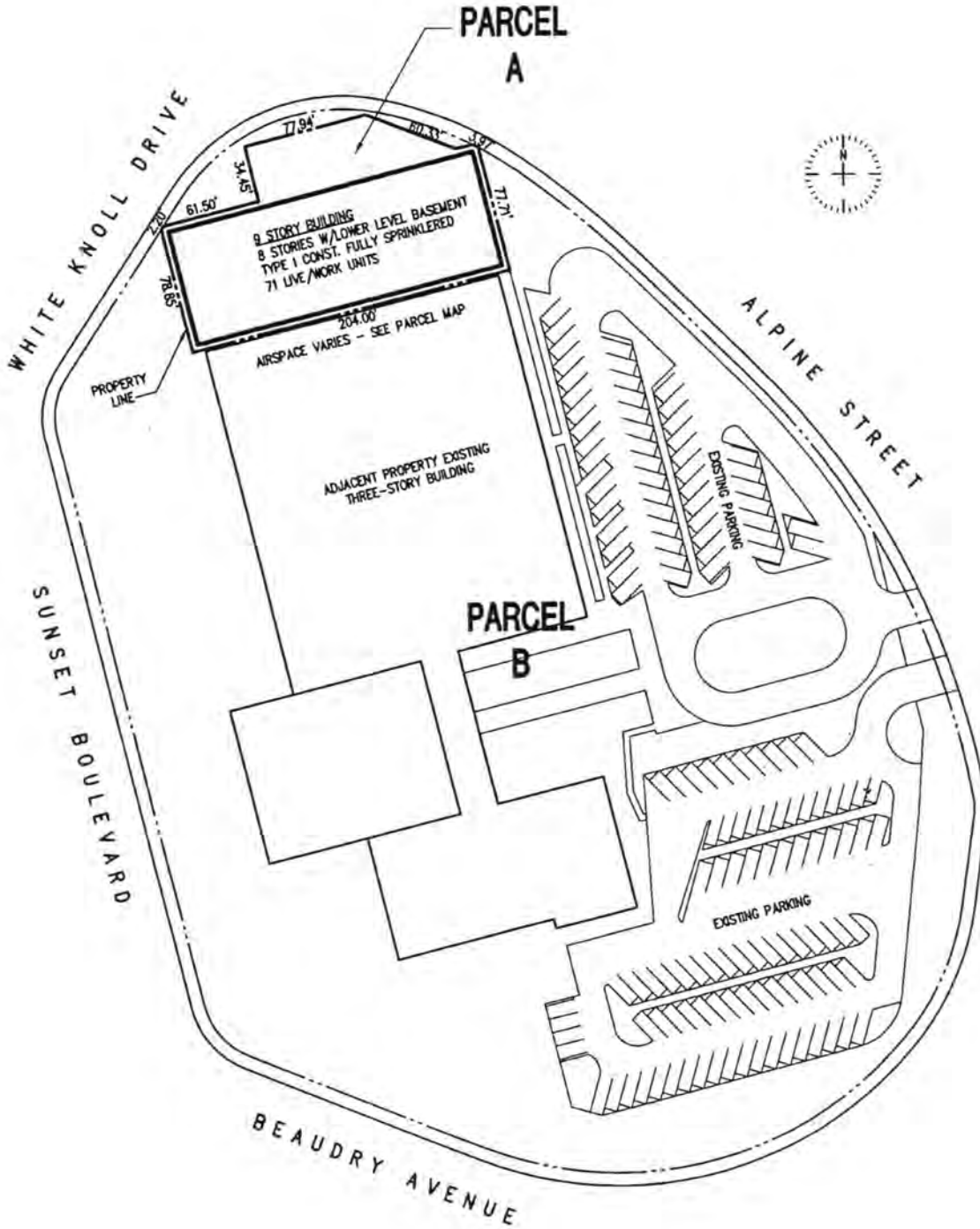
Initiating Office: METRO

Plan Check Submittal

PLOT PLAN ATTACHMENT

Printed on: 02/14/05 07:51:56

1010403200746887  
(DO NOT DRAW, WRITE, OR PASTE ATTACHMENTS OUTSIDE BORDER)





Bldg-Alter/Repair Commercial Regular Plan Check Plan Check	City of Los Angeles - Department of Building and Safety <b>APPLICATION FOR BUILDING PERMIT AND CERTIFICATE OF OCCUPANCY</b>	Issued on: 07/01/2008 Last Status: Issued Status Date: 07/01/2008
---	--	---

1. TRACT	BLOCK	LOT(s)	ARB	COUNTY MAP REF #	PARCEL ID # (PIN #)	2. ASSESSOR PARCEL #
P M 1999-3180		B		BK 304-12/14	136-5A211 440	5406 - 020 - 003

<b>3. PARCEL INFORMATION</b> LADBS Branch Office - LA Bldg. Line - VAR Council District - I Certified Neighborhood Council - Historic Cultural Census Tract - 1977.00	Energy Zone - 9 Fire District - 2 Hillside Grading Area - YES Hillside Ordinance - YES Thomas Brothers Map Grid - 634-F2	Area Planning Commission - Central Community Plan Area - Central City North Near Source Zone Distance - 5 6 Methane Hazard Site - Methane Zone
--	--	---

ZONES(S): C2-2D

<b>4. DOCUMENTS</b>			
Z1 - Z1-1084 Chinatown Redevelopment	ZA - ZA-16541	ZA - ZA-2004-1323-ZAD-1A	PKLY - PKG-2339
Z1 - Z1-1195	ZA - ZA-1995-652-CUZ	ZA - ZA-2004-1323-ZAD-ZAA-1A	PKLY - PKG-3539
ZA - ZA-10107	ZA - ZA-1997-866-CUZ-ZV	ZA - ZA-8407	ORD - ORD-164855-SA490
ZA - ZA-15541	ZA - ZA-2001-1389-CU	ZA - ZA-9668	ORD - ORD-164855-SA495

<b>5. CHECKLIST ITEMS</b>	
Special Inspect - Grade Beam/Caisson	Fabricator Reqd - Structural Steel
Special Inspect - Structural Observation	Std. Work Descr - Doors/Windows Changeout
Fabricator Reqd - Shop Welds	Std. Work Descr - Interior Non-struct. Remo

<b>6. PROPERTY OWNER, TENANT, APPLICANT INFORMATION</b>		
Owner(s):		
HOLY HILL COMMUNITY CHURCH	1111 SUNSET BLVD	LOS ANGELES CA 90012
Tenant:		
Applicant: (Relationship: Architect)		
MYUNG CHUNG -	3380 FLAIR DR #222	EL MONTE, CA 91731 (626) 569-1810

<b>7. EXISTING USE</b>	<b>PROPOSED USE</b>
(13) Office	(13) Office
	(18) College

<b>8. DESCRIPTION OF WORK</b>
CHANGE OF USE FROM OFFICE 16489 SQ. FT. TO PRIVATE UNIVERSITY INCLUDING NEW EXTERIOR STAIRCASE. NO CHANGE IN PARKING IN CHINATOWN REDEVELOPMENT AREA.

<b>9. # Bldgs on Site &amp; Use:</b> OFFICE	
<b>10. APPLICATION PROCESSING INFORMATION</b>	
BLDG. PC By: Josephine Handjojo	DAS PC By: Wai Lau
OK for Cashier: Josephine Handjojo	Coord. OK:
Signature: _____	Date: _____

For inspection requests, call toll-free (888) LA4BUILD (524-2845).  
 Outside LA County, call (213) 482-0000 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 #: 61624704

<b>11. PROJECT VALUATION &amp; FEE INFORMATION</b> <small>Final Fee Period</small>	
Permit Valuation: \$150,000	PC Valuation:
FINAL TOTAL Bldg-Alter/Repair	1,242.51
Permit Fee Subtotal Bldg-Alter/Re	1,035.00
Handicapped Access	
Plan Check Subtotal Bldg-Alter/Rc	0.00
Plan Maintenance	20.70
Fire Hydrant Refuse-To-Pay	
E.Q. Instrumentation	31.50
O.S. Surcharge	21.74
Sys. Surcharge	65.23
Planning Surcharge	63.34
Planning Surcharge Misc Fee	5.00
Permit Issuing Fee	0.00
Sewer Cap ID:	Total Bond(s) Due:

Payment Date: 07/01/08  
 Receipt No: LA06139853  
 Amount: \$1,242.51  
 Method: Refer to ACS

**2008LA26154**

<b>12. ATTACHMENTS</b>
Plot Plan



(P) Floor Area (ZC): 0 Sqft / Sqft  
 (P) Steel Moment Frame  
 (P) B Occ. Group: 0 Sqft / Sqft  
 (P) Parking Req'd for Bldg (Auto+Bicycle): 0 Stalls / Sta  
 (P) Parking Req'd for Site (Auto+Bicycle): 0 Stalls / Stal  
 (P) Type I-F.R. Construction

14. APPLICATION COMMENTS:

\*\* Approved Seismic Gas Shut-Off Valve may be required. \*\* TITLE 19 CLEARANCE IS NOT REQUIRED PER HANEY MARK (FIRE DEPT.)

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) CHUNG, MYUNG CHUL	3034 LOS OLIVOS LANE,	LA CRESCENTA, CA 9121		C17573	
(C) KIM YOUNG CHUL	13702 ANTHONY DRIVE,	CERRITOS, CA 90703	B	698692	
(E) LEE, SANG YOUNG	3531 BROOKHILL ST,	GLENDALE, CA 91214		S3821	

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 inspection 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.: **698692** Contractor: **KIM YOUNG CHUL**

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: **STATE COMP. INS. FUND** Policy Number: **1592496**

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](http://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](http://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 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:

- 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
- This permit is being obtained with the consent of the legal owner of the property.

Print Name: \_\_\_\_\_ Sign: \_\_\_\_\_ Date: \_\_\_\_\_  Contractor  Authorized Agent

Bldg-Alter/Repair

City of Los Angeles - Department of Building and Safety

Plan Check #: B06LA13020

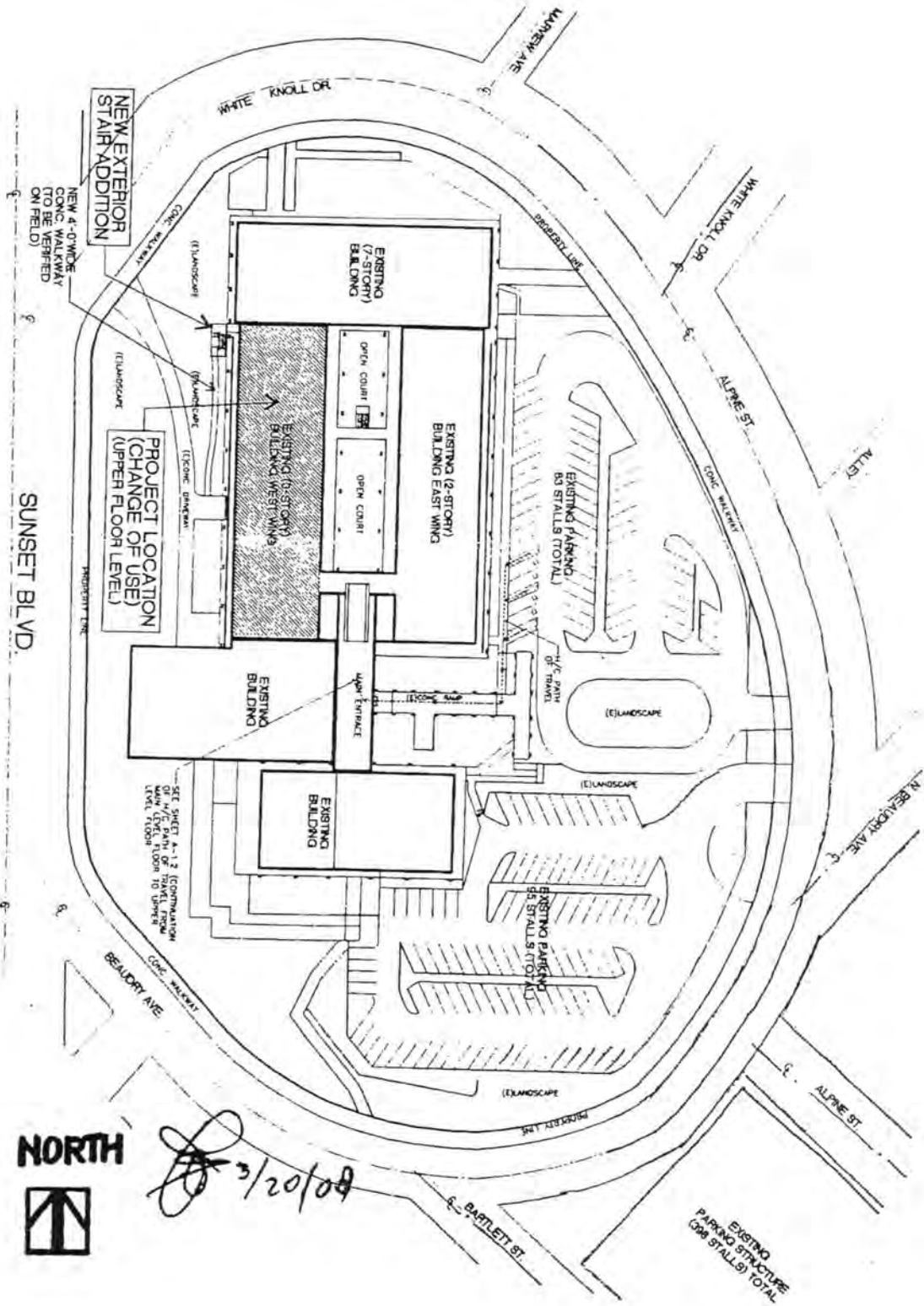
Commercial

Initiating Office: METRO

Plan Check

Printed on: 03/20/08 07:46:09

### PLOT PLAN ATTACHMENT



(DO NOT DRAW, WRITE, OR PASTE ATTACHMENTS OUTSIDE BORDER)



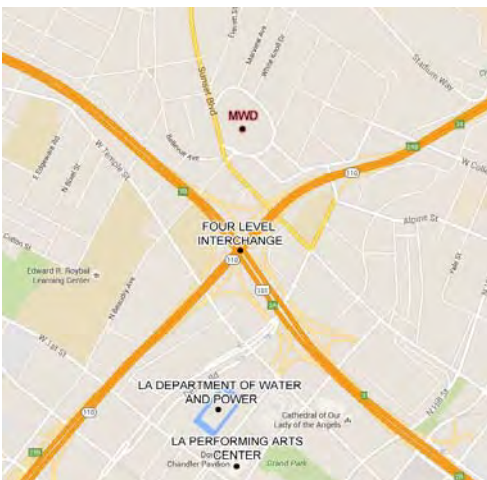
*Handwritten signature and date:*  
 3/20/08

1020

Historic & Current Photographs



Key Map



Relationship of MWD, DWP and Music Center across 4 level interchange

Historic Photographs



1. Birdseye view of Metropolitan Water District Headquarters Campus c. 1963



2. Birdseye view of Metropolitan Water District Headquarters Campus c. 1970s



3. Birdseye view of Metropolitan Water District Headquarters Campus c. 1970s



4. Site of future Metropolitan Water District Headquarters Campus, looking west, c. 1961



5. Site of future Metropolitan Water District Headquarters Campus, looking east to downtown Los Angeles, c. 1961



6. Metropolitan Water District Headquarters Campus under construction, Original Building Sunset wing, c. 1962



7. Metropolitan Water District Headquarters Campus under construction, Original Building Beaudry wing, c.1962



8. Metropolitan Water District Headquarters Campus under construction, Original Building Alpine and Sunset wings, west elevations, c. 1962



9. Birdseye view of Metropolitan Water District Headquarters Campus, looking west, c. 1962



10. Metropolitan Water District Headquarters Campus, Original Building Alpine and Sunset wings, west and south elevations, c. 1962



11. Metropolitan Water District Headquarters Campus, Original Beaudry Building and Original Building Sunset wing, looking east, c. 1962



12. Metropolitan Water District Headquarters Campus, Original Beaudry Building south elevation, c. 1960s



13. Metropolitan Water District Headquarters Campus, Original Building Sunset wing, façade west elevation looking along Sunset Boulevard, c. 1960s



14. Metropolitan Water District Headquarters Campus, Original Building courtyard between Alpine and Sunset wings, c. 1960s



15. Birdseye view Metropolitan Water district Headquarters Campus, looking north, c. 1972



16. Metropolitan Water District Headquarters Campus, High Rise Building under construction, east and north elevations, c. 1972



17. Birdseye view of Metropolitan Water District Headquarters Campus with High Rise Building completed, looking west, c. 1972



18. Metropolitan Water District Headquarters Campus, Original Beaudry Building, Original Building Sunset wing, High Rise Building, south and east elevations, c.1974



19. Metropolitan Water District Headquarters Campus, main entrance from Alpine Street, c1970s



20. Metropolitan Water District Headquarters Campus, main entrance with entry pergola, Alpine Street, looking west, c1970s



21. Metropolitan Water District Headquarters Campus, entrance pergola, Original Building Alpine wing and High Rise Building, east and north elevations, c1974

**Current Photographs**



22. Metropolitan Water District Headquarters Campus, Original Beaudry Building, Sanctuary Addition, Original Building Sunset wing, High Rise Building, west and south elevations



23. Metropolitan Water District Headquarters Campus, Beaudry Building, south elevation and Sanctuary east elevation.



24. Metropolitan Water District Headquarters Campus, Sanctuary Addition, south elevation and Original Beaudry Building south and east elevations



25. Metropolitan Water District Headquarters Campus, Original Beaudry Building south and east elevations



26. Metropolitan Water District Headquarters Campus, Original Beaudry Building east elevation



27. Retaining wall, Beaudry Avenue



28. Metropolitan Water District Headquarters Campus, Original Beaudry Building, Sanctuary Addition, Original Building Alpine wing, High Rise Building, from Alpine Street



29. Metropolitan Water District Headquarters Campus, Original Beaudry Building, east elevation



30. Metropolitan Water District Headquarters Campus, Original Beaudry Building, Sanctuary Addition, Original Building Sunset wing, from Alpine Street entrance and parking area



31. Metropolitan Water District Headquarters Campus, Original Beaudry Building, west elevation and Sanctuary Addition, north elevation



32. Metropolitan Water District Headquarters Campus, Original Beaudry Building, north elevation and Sanctuary Addition, north elevation



33. Metropolitan Water District Headquarters Campus, Original Beaudry Building, west elevation and Sanctuary Addition, north elevation



34. Metropolitan Water District Headquarters Campus, and Original Building Alpine wing east and north elevations



35. Metropolitan Water District Headquarters Campus, Original Building Alpine wing north elevation



36. Metropolitan Water District Headquarters Campus, Original Building Alpine wing where it meets the High Rise Building, north elevation



37. Metropolitan Water District Headquarters Campus, High Rise Building and Original Building Alpine wing, north elevations



38. Metropolitan Water District Headquarters Campus, High Rise Building, west elevation



39. Metropolitan Water District Headquarters Campus, High Rise Building, south elevation



40. Metropolitan Water District Headquarters Campus, Original Sunset wing, south elevation



41. Metropolitan Water District Headquarters Campus, High Rise Building and Original Building Sunset wing, south elevations



42. Metropolitan Water District Headquarters Campus, Original Building Sunset wing, mid-section of south elevation



43. Metropolitan Water District Headquarters Campus, Original Building Sunset wing and Sanctuary Addition, south elevations



44. Metropolitan Water District Headquarters Campus, Sanctuary Addition, south and east elevations



45. Metropolitan Water District Headquarters Campus, Original Building Courtyard between Alpine and Sunset wings



46. Metropolitan Water District Headquarters Parking Structure at Beaudry Street and Figueroa Terrace



47. Metropolitan Water District Headquarters Parking Structure at Beaudry Street and Figueroa Terrace



48. Metropolitan Water District Headquarters Campus, original Alpine Building, north elevation (September 2015)



49. Metropolitan Water District Headquarters Campus, Original Alpine Building, north elevation and High Rise Building, north elevation (September 2015)



50. Metropolitan Water District Headquarters Campus, original Alpine Building, north elevation and High Rise Building, north elevation (September 2015)



51. Metropolitan Water District Headquarters Campus, High Rise Building, west and south elevations (September 2015)



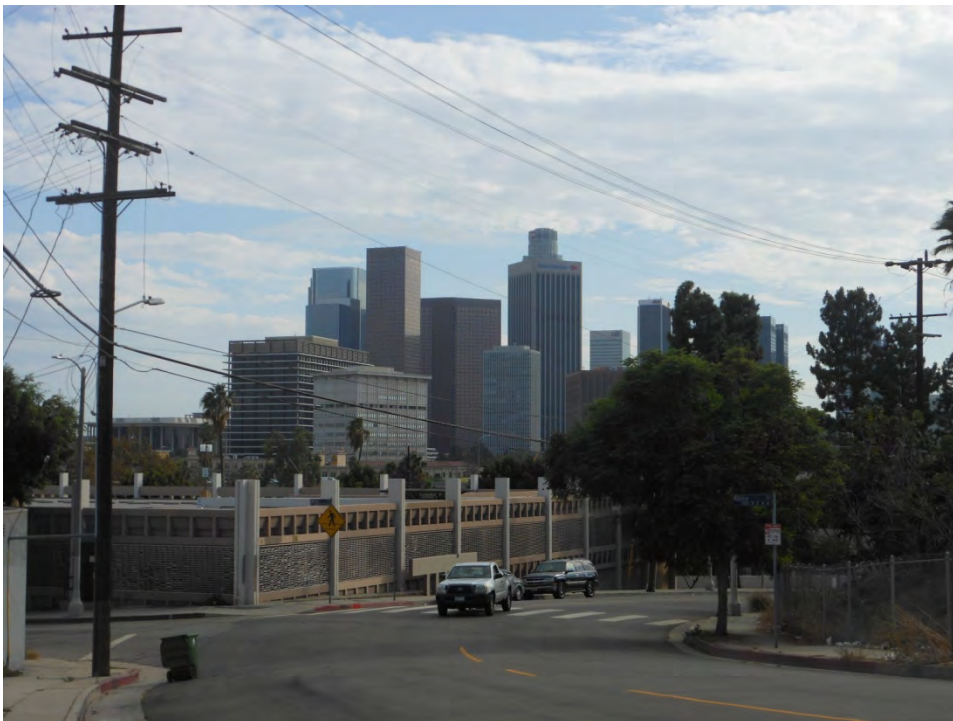
52. Metropolitan Water District Headquarters Campus, Original Sunset Building, south elevation (September 2015)



53. Metropolitan Water District Headquarters Campus, Original Sunset Building, south elevation and Sanctuary, south elevation (September 2015)



54. View of Downtown Los Angeles from Metropolitan Water District Headquarters Campus; Los Angeles Department of Water and Power Building and Music Center visible



55. View of Downtown Los Angeles from Metropolitan Water District Headquarters Campus. Campus Parking Structure in foreground; Los Angeles Department of Water and Power Building and Music Center visible behind parking structure.



56. City of Los Angeles Department of Water & Power Building



57. View of courtyard looking east



58. View of courtyard looking east



59. View of courtyard from Tower



60. Courtyard looking southeast



61. Aerial view with garage looking southwest, 1973



62. Aerial view looking northeast with garage, 1975



# City of Los Angeles Department of City Planning

9/13/2015

## PARCEL PROFILE REPORT

### PROPERTY ADDRESSES

1111 W SUNSET BLVD

### ZIP CODES

90012

### RECENT ACTIVITY

ZA-2001-1389-CU-PA1

ENV-2001-1390

### CASE NUMBERS

CPC-20526-CU-A

CPC-20526-CU

CPC-20526-A

CPC-1995-352-CPU

CPC-1986-607-GPC

ORD-95440

ORD-83089

ORD-174327-SA12

ORD-164855-SA495

ORD-164855-SA490

ORD-101106

ZA-9668

ZA-8407

ZA-2007-4722-CUW

ZA-2007-3749-PAD

ZA-2004-1323-ZAD-ZAA

ZA-2001-1389-CU

ZA-1997-866-CUZ-ZV

ZA-1995-652-CUZ

ZA-16541

ZA-15541

ZA-10107

BZA-5571

AA-1999-3180-PMLA

ENV-2013-3392-CE

ENV-2007-2565-MND

ENV-2004-1324-CE

ENV-2001-1390-CE

ENV-1995-328-MND

MND-95-237-CUZ

MND-97-392-CUZ-ZV

MND-99-3179-PM

PKG-3539

PKG-2339

### Address/Legal Information

PIN Number	136-5A211 440
Lot/Parcel Area (Calculated)	240,332.1 (sq ft)
Thomas Brothers Grid	PAGE 634 - GRID F2
Assessor Parcel No. (APN)	5406020003
Tract	P M 1999-3180
Map Reference	BK 304-12/14
Block	None
Lot	B
Arb (Lot Cut Reference)	None
Map Sheet	135A211 136-5A211

### Jurisdictional Information

Community Plan Area	Central City North
Area Planning Commission	Central
Neighborhood Council	Historic Cultural
Council District	CD 1 - Gilbert Cedillo
Census Tract #	1977.00
LADBS District Office	Los Angeles Metro

### Planning and Zoning Information

Special Notes	None
Zoning	C2-2D
Zoning Information (ZI)	ZI-1195 ZI-2427 Freeway Adjacent Advisory Notice for Sensitive Uses ZI-2129 EAST LOS ANGELES STATE ENTERPRISE ZONE
General Plan Land Use	General Commercial
General Plan Footnote(s)	Yes
Hillside Area (Zoning Code)	Yes
Baseline Hillside Ordinance	No
Baseline Mansionization Ordinance	No
Specific Plan Area	None
Special Land Use / Zoning	None
Design Review Board	No
Historic Preservation Review	No
Historic Preservation Overlay Zone	None
Other Historic Designations	None
Other Historic Survey Information	None
Mills Act Contract	None
POD - Pedestrian Oriented Districts	None
CDO - Community Design Overlay	None
NSO - Neighborhood Stabilization Overlay	No
Streetscape	No
Sign District	No
Adaptive Reuse Incentive Area	None
CRA - Community Redevelopment Agency	None
Central City Parking	No
Downtown Parking	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](http://zimas.lacity.org)  
(\* ) - APN Area is provided "as is" from the Los Angeles County's Public Works, Flood Control, Benefit Assessment.

Building Line	-99
500 Ft School Zone	No
500 Ft Park Zone	No
<b>Assessor Information</b>	
Assessor Parcel No. (APN)	5406020003
APN Area (Co. Public Works)*	5.290 (ac)
Use Code	Not Available
Assessed Land Val.	\$4,642,242
Assessed Improvement Val.	\$8,977,563
Last Owner Change	05/15/14
Last Sale Amount	\$9
Tax Rate Area	13
Deed Ref No. (City Clerk)	501191
	485930
	311717
	1124819
	1068635
<b>Building 1</b>	
Year Built	1961
Building Class	C7
Number of Units	0
Number of Bedrooms	0
Number of Bathrooms	0
Building Square Footage	65,140.0 (sq ft)
<b>Building 2</b>	
Year Built	1961
Building Class	C7
Number of Units	0
Number of Bedrooms	0
Number of Bathrooms	0
Building Square Footage	18,722.0 (sq ft)
<b>Building 3</b>	
Year Built	2000
Building Class	DX
Number of Units	0
Number of Bedrooms	0
Number of Bathrooms	0
Building Square Footage	14,183.0 (sq ft)
Building 4	No data for building 4
Building 5	No data for building 5
<b>Additional Information</b>	
Airport Hazard	None
Coastal Zone	None
Farmland	Area Not Mapped
Very High Fire Hazard Severity Zone	No
Fire District No. 1	No
Flood Zone	None
Watercourse	No
Hazardous Waste / Border Zone Properties	No
Methane Hazard Site	Methane Zone
High Wind Velocity Areas	No
Special Grading Area (BOE Basic Grid Map A-13372)	Yes
Oil Wells	None
<b>Seismic Hazards</b>	

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 (\*) - APN Area is provided "as is" from the Los Angeles County's Public Works, Flood Control, Benefit Assessment.

<b>Active Fault Near-Source Zone</b>	
Nearest Fault (Distance in km)	0.36097464
Nearest Fault (Name)	Upper Elysian Park
Region	Los Angeles Blind Thrusts
Fault Type	B
Slip Rate (mm/year)	1.30000000
Slip Geometry	Reverse
Slip Type	Poorly Constrained
Down Dip Width (km)	13.00000000
Rupture Top	3.00000000
Rupture Bottom	13.00000000
Dip Angle (degrees)	50.00000000
Maximum Magnitude	6.40000000
Alquist-Priolo Fault Zone	No
Landslide	No
Liquefaction	No
Preliminary Fault Rupture Study Area	No
Tsunami Inundation Zone	No
<b>Economic Development Areas</b>	
Business Improvement District	None
Promise Zone	No
Renewal Community	No
Revitalization Zone	Central City
State Enterprise Zone	EAST LOS ANGELES STATE ENTERPRISE ZONE
Targeted Neighborhood Initiative	None
<b>Public Safety</b>	
<b>Police Information</b>	
Bureau	Central
Division / Station	Central
Reporting District	101
<b>Fire Information</b>	
Division	1
Batallion	1
District / Fire Station	3
Red Flag Restricted Parking	No

## CASE SUMMARIES

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

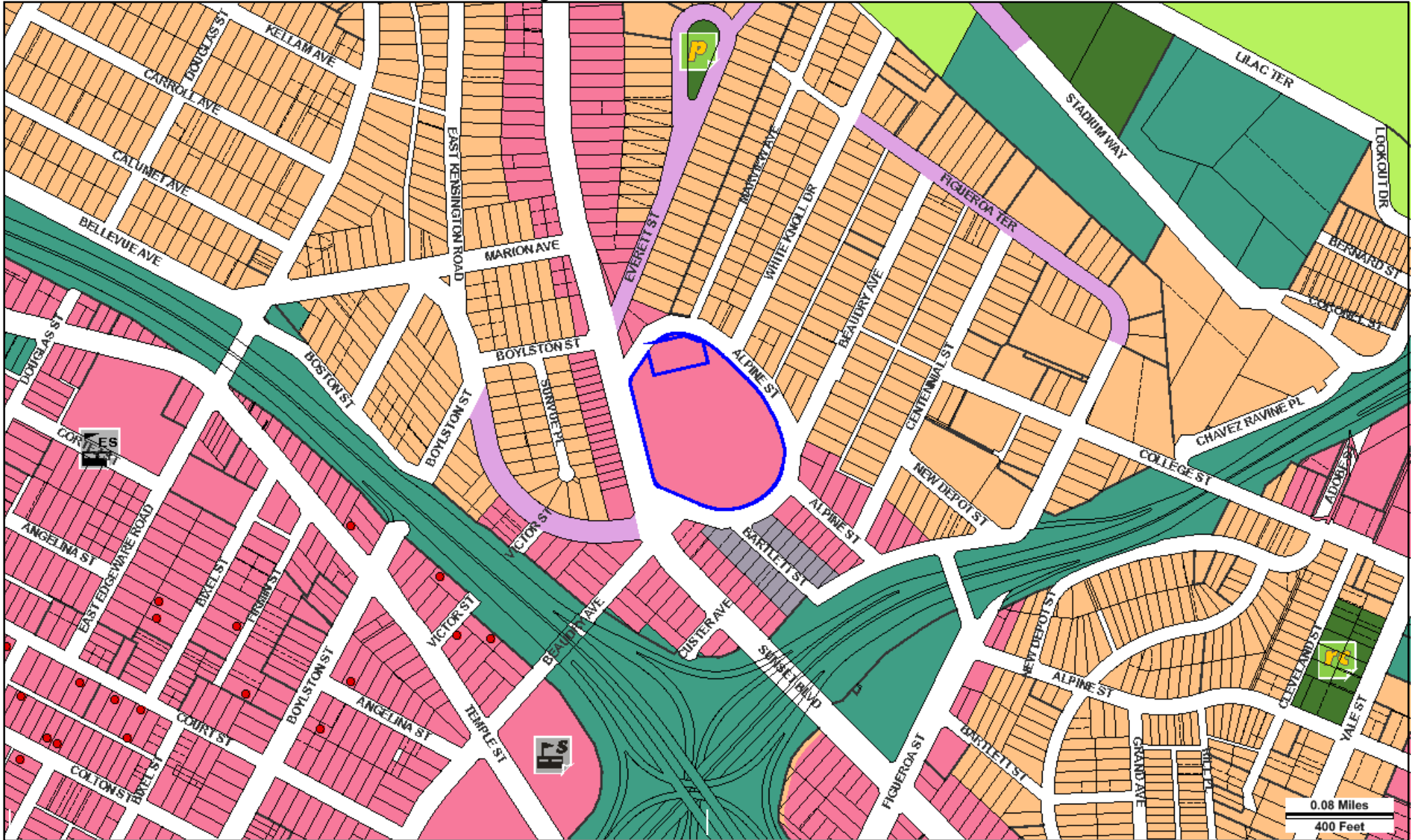
Case Number:	CPC-20526-CU-A
Required Action(s):	CU-CONDITIONAL USE A-PRIVATE STREET MODIFICATIONS (1ST REQUEST)
Project Descriptions(s):	Data Not Available
Case Number:	CPC-20526-CU
Required Action(s):	CU-CONDITIONAL USE
Project Descriptions(s):	Data Not Available
Case Number:	CPC-20526-A
Required Action(s):	A-PRIVATE STREET MODIFICATIONS (1ST REQUEST)
Project Descriptions(s):	Data Not Available
Case Number:	CPC-1995-352-CPU
Required Action(s):	CPU-COMMUNITY PLAN UPDATE
Project Descriptions(s):	CENTRAL CITY NORTH COMMUNITY PLAN UPDATE PROGRAM (CPU) - THE CENTRAL CITY NORTH COMMUNITY PLAN IS ONE OF TEN COMMUNITY PLANS THAT ARE PART OF THE COMMUNITY PLAN UPDATE PROGRAM PHASE II (7-1-95 TO 12-31-96)
Case Number:	CPC-1986-607-GPC
Required Action(s):	GPC-GENERAL PLAN/ZONING CONSISTENCY (AB283)
Project Descriptions(s):	AB-283 PROGRAM - GENERAL PLAN/ZONE CONSISTENCY - CENTRAL CITYNORTH NORTH 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 (G/GREEN/BOWMAN)
Case Number:	ZA-2007-4722-CUW
Required Action(s):	CUW-CONDITIONAL USE - WIRELESS
Project Descriptions(s):	A CONDITIONAL USE PERMIT, PURSUANT TO SEC. 12.24-W,49 OF THE LAMC, TO ALLOW THE INSTALLATION OF A WIRELESS TELECOMMUNICATIONS FACILITY CONSISTING OF A 70-FOOT HIGH MONOPALM WITH 12 ANTNNAS AND 6 BTS EQUIPMENT CABINETS WITHIN BLOCK WALL ENCLOSURE LOCATED APPROXIMATELY 50-FEET TO THE NORTH OF THE PROPOSED MONOPALM.  A CONDITIONAL USE PERMIT, PURSUANT TO SEC. 12.24-W,49 OF THE LAMC, TO ALLOW THE PROPOSED EQUIPMENT ENCLOSURE TO BE WITHOUT THE REQUIRED LANDSCAPING AS REQUIRED BY SEC. 12.21-A,20 (A)(6) OF THE LAMC.
Case Number:	ZA-2007-3749-PAD
Required Action(s):	PAD-PLAN APPROVAL ONLY FOR A DEEMED-TO-BE-APPROVED CU
Project Descriptions(s):	Data Not Available
Case Number:	ZA-2004-1323-ZAD-ZAA
Required Action(s):	ZAA-AREA,HEIGHT,YARD,AND BLDG LINE ADJMNTS GT 20% (SLIGHT MODIFICATIONS) ZAD-ZA DETERMINATION (PER LAMC 12.27)
Project Descriptions(s):	CONVERT EXISTING OFFICE BUILDING INTO 71 AIR UNITS, REDUCTION OF PARKING TO 71 PARKING SPACES; ZERO REAR AND SIDE YARD VARIANCES
Case Number:	ZA-2001-1389-CU
Required Action(s):	CU-CONDITIONAL USE
Project Descriptions(s):	
Case Number:	ZA-1997-866-CUZ-ZV
Required Action(s):	CUZ-ALL OTHER CONDITIONAL USE CASES ZV-ZONE VARIANCE
Project Descriptions(s):	Data Not Available
Case Number:	ZA-1995-652-CUZ
Required Action(s):	CUZ-ALL OTHER CONDITIONAL USE CASES
Project Descriptions(s):	TO PERMIT THE CONSTRUCTION, USE AND MAINTENANCE OF A CHURCH SANCTUARY ON C2 ZONED PROPERTY (1,500 MEMBERS) WITH EXISTING ON-SITE PARKING LOCATED IN THE R3-1 ZONE.
Case Number:	AA-1999-3180-PMLA
Required Action(s):	PMLA-PARCEL MAP
Project Descriptions(s):	Data Not Available
Case Number:	ENV-2013-3392-CE
Required Action(s):	CE-CATEGORICAL EXEMPTION
Project Descriptions(s):	THE PROPOSED ORDINANCE MODIFIES SECTION 22.119 OF THE LOS ANGELES ADMINISTRATIVE CODE TO ALLOW ORIGINAL ART MURALS ON LOTS DEVELOPED WITH ONLY ONE SINGLE-FAMILY RESIDENTIAL STRUCTURE AND THAT ARE LOCATED WITHIN COUNCIL DISTRICTS 1, 9, AND 14.

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Case Number:	ENV-2007-2565-MND
Required Action(s):	MND-MITIGATED NEGATIVE DECLARATION
Project Descriptions(s):	A CONDITIONAL USE PERMIT TO ALLOW THE INSTALLATION OF A WIRELESS TELECOMMUNICATIONS FACILITY CONSISTING OF 70-HIGH MONOPALM WITH 12 ANTENNAS AND SIX BTS EQUIPMENT CABINETS WITHIN BLOCKWALL ENCLOSURE LOCATED APPROXIMATELY 50-FEET NORTH OF THE PROPOSED MONOPALM.  A CONDITIONAL USE PERMIT TO ALLOW THE PROPOSED BLOCKWALL ENCLOSURE TO BE WITHOUT LANDSCAPING REQUIRED BY SEC. 12.21-A,20(A)(6) OF THE LAMC.
Case Number:	ENV-2004-1324-CE
Required Action(s):	CE-CATEGORICAL EXEMPTION
Project Descriptions(s):	CONVERT EXISTING OFFICE BUILDING INTO 71 AIR UNITS, REDUCTION OF PARKING TO 71 PARKING SPACES; ZERO REAR AND SIDE YARD VARIANCES
Case Number:	ENV-2001-1390-CE
Required Action(s):	CE-CATEGORICAL EXEMPTION
Project Descriptions(s):	REQUEST FOR WIRELESS ROOFTOP ANTENNAS FOR A COLLOCATED WTF ON EXISTING 8-STORY BUILDING.
Case Number:	ENV-1995-328-MND
Required Action(s):	MND-MITIGATED NEGATIVE DECLARATION
Project Descriptions(s):	CENTRAL CITY NORTH COMMUNITY PLAN UPDATE PROGRAM (CPU) - THE CENTRAL CITY NORTH COMMUNITY PLAN IS ONE OF TEN COMMUNITY PLANS THAT ARE PART OF THE COMMUNITY PLAN UPDATE PROGRAM PHASE II (7-1-95 TO 12-31-96)
Case Number:	MND-95-237-CUZ
Required Action(s):	CUZ-ALL OTHER CONDITIONAL USE CASES
Project Descriptions(s):	Data Not Available
Case Number:	MND-97-392-CUZ-ZV
Required Action(s):	CUZ-ALL OTHER CONDITIONAL USE CASES ZV-ZONE VARIANCE
Project Descriptions(s):	Data Not Available
Case Number:	MND-99-3179-PM
Required Action(s):	PM-PARKING MANAGEMENT
Project Descriptions(s):	Data Not Available

## DATA NOT AVAILABLE

ORD-95440  
 ORD-83089  
 ORD-174327-SA12  
 ORD-164855-SA495  
 ORD-164855-SA490  
 ORD-101106  
 ZA-9668  
 ZA-8407  
 ZA-16541  
 ZA-15541  
 ZA-10107  
 BZA-5571  
 PKG-3539  
 PKG-2339



Address: 1111 W SUNSET BLVD  
 APN: 5406020003  
 PIN #: 136-5A211 440

Tract: P M 1999-3180  
 Block: None  
 Lot: B  
 Arb: None

Zoning: C2-2D  
 General Plan: General Commercial





# City of Los Angeles Department of City Planning

## 9/13/2015 PARCEL PROFILE REPORT

### PROPERTY ADDRESSES

1115 W SUNSET BLVD

### ZIP CODES

90012

### RECENT ACTIVITY

ENV-2008-1199

ZA-2004-1323-ZAD-PA1

ENV-2004-1324

### CASE NUMBERS

CPC-20526-CU-A

CPC-1995-352-CPU

CPC-1986-607-GPC

ORD-174327-SA12

ORD-164855-SA495

ORD-164855-SA490

ZA-9668

ZA-8407

ZA-2015-825-CUB

ZA-2007-4722-CUW

ZA-2007-3749-PAD

ZA-2004-1323-ZAD-ZAA

ZA-2001-1389-CU

ZA-1997-866-CUZ-ZV

ZA-1995-652-CUZ

ZA-15541

ZA-10107

BZA-5571

AA-1999-3180-PMLA

ENV-2015-826-CE

ENV-2013-3392-CE

ENV-2013-2619-CE

ENV-2007-2565-MND

ENV-2004-1324-CE

ENV-2001-1390-CE

ENV-1995-328-MND

MND-95-237-CUZ

MND-97-392-CUZ-ZV

MND-99-3179-PM

PKG-2339

### Address/Legal Information

PIN Number	136-5A211 439
Lot/Parcel Area (Calculated)	22,036.9 (sq ft)
Thomas Brothers Grid	PAGE 634 - GRID F2
Assessor Parcel No. (APN)	5406020002
Tract	P M 1999-3180
Map Reference	BK 304-12/14
Block	None
Lot	A
Arb (Lot Cut Reference)	None
Map Sheet	136-5A211

### Jurisdictional Information

Community Plan Area	Central City North
Area Planning Commission	Central
Neighborhood Council	Historic Cultural
Council District	CD 1 - Gilbert Cedillo
Census Tract #	1977.00
LADBS District Office	Los Angeles Metro

### Planning and Zoning Information

Special Notes	None
Zoning	C2-2D
Zoning Information (ZI)	ZI-2427 Freeway Adjacent Advisory Notice for Sensitive Uses ZI-2129 EAST LOS ANGELES STATE ENTERPRISE ZONE ZI-1195
General Plan Land Use	General Commercial
General Plan Footnote(s)	Yes
Hillside Area (Zoning Code)	Yes
Baseline Hillside Ordinance	No
Baseline Mansionization Ordinance	No
Specific Plan Area	None
Special Land Use / Zoning	None
Design Review Board	No
Historic Preservation Review	No
Historic Preservation Overlay Zone	None
Other Historic Designations	None
Other Historic Survey Information	None
Mills Act Contract	None
POD - Pedestrian Oriented Districts	None
CDO - Community Design Overlay	None
NSO - Neighborhood Stabilization Overlay	No
Streetscape	No
Sign District	No
Adaptive Reuse Incentive Area	None
CRA - Community Redevelopment Agency	None
Central City Parking	No
Downtown Parking	No
Building Line	None

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(\* ) - APN Area is provided "as is" from the Los Angeles County's Public Works, Flood Control, Benefit Assessment.

500 Ft School Zone	No
500 Ft Park Zone	No
<b>Assessor Information</b>	
Assessor Parcel No. (APN)	5406020002
APN Area (Co. Public Works)*	0.506 (ac)
Use Code	1210 - Store and Residential Combination
Assessed Land Val.	\$2,345,209
Assessed Improvement Val.	\$17,531,748
Last Owner Change	09/29/11
Last Sale Amount	\$6,800,068
Tax Rate Area	13
Deed Ref No. (City Clerk)	639451
	485930
	311717
	2094584
	1901509
Building 1	
Year Built	1972
Building Class	BX
Number of Units	96
Number of Bedrooms	0
Number of Bathrooms	0
Building Square Footage	111,356.0 (sq ft)
Building 2	No data for building 2
Building 3	No data for building 3
Building 4	No data for building 4
Building 5	No data for building 5

**Additional Information**

Airport Hazard	None
Coastal Zone	None
Farmland	Area Not Mapped
Very High Fire Hazard Severity Zone	No
Fire District No. 1	No
Flood Zone	None
Watercourse	No
Hazardous Waste / Border Zone Properties	No
Methane Hazard Site	Methane Zone
High Wind Velocity Areas	No
Special Grading Area (BOE Basic Grid Map A-13372)	Yes
Oil Wells	None

**Seismic Hazards**

Active Fault Near-Source Zone	
Nearest Fault (Distance in km)	0.36359592
Nearest Fault (Name)	Upper Elysian Park
Region	Los Angeles Blind Thrusts
Fault Type	B
Slip Rate (mm/year)	1.30000000
Slip Geometry	Reverse
Slip Type	Poorly Constrained
Down Dip Width (km)	13.00000000
Rupture Top	3.00000000
Rupture Bottom	13.00000000
Dip Angle (degrees)	50.00000000
Maximum Magnitude	6.40000000

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 (\*) - APN Area is provided "as is" from the Los Angeles County's Public Works, Flood Control, Benefit Assessment.

Alquist-Priolo Fault Zone	No
Landslide	No
Liquefaction	No
Preliminary Fault Rupture Study Area	No
Tsunami Inundation Zone	No
<b>Economic Development Areas</b>	
Business Improvement District	None
Promise Zone	No
Renewal Community	No
Revitalization Zone	Central City
State Enterprise Zone	EAST LOS ANGELES STATE ENTERPRISE ZONE
Targeted Neighborhood Initiative	None
<b>Public Safety</b>	
Police Information	
Bureau	Central
Division / Station	Central
Reporting District	101
Fire Information	
Division	1
Batallion	1
District / Fire Station	3
Red Flag Restricted Parking	No

## CASE SUMMARIES

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

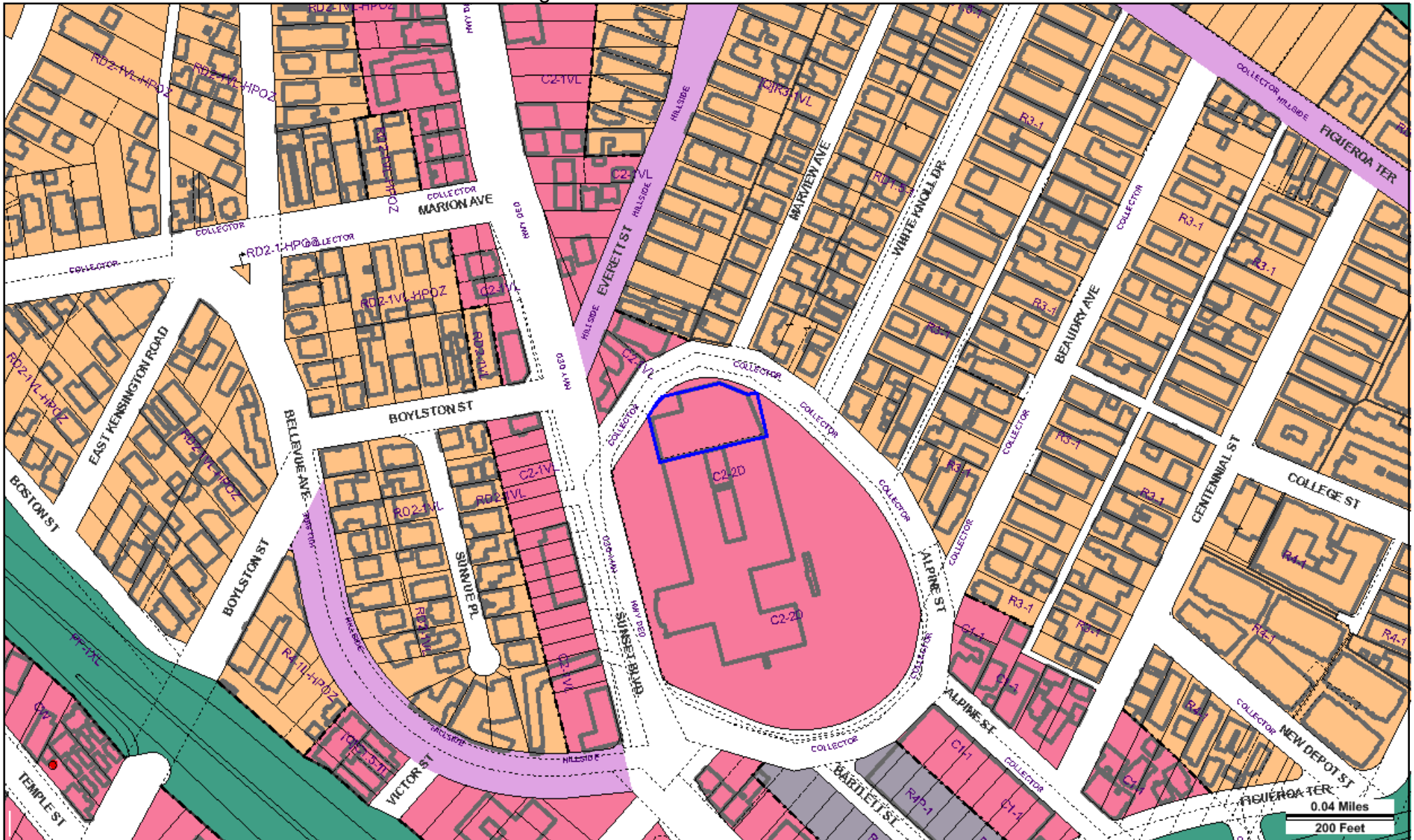
Case Number:	CPC-20526-CU-A
Required Action(s):	CU-CONDITIONAL USE A-PRIVATE STREET MODIFICATIONS (1ST REQUEST)
Project Descriptions(s):	Data Not Available
Case Number:	CPC-1995-352-CPU
Required Action(s):	CPU-COMMUNITY PLAN UPDATE
Project Descriptions(s):	CENTRAL CITY NORTH COMMUNITY PLAN UPDATE PROGRAM (CPU) - THE CENTRAL CITY NORTH COMMUNITY PLAN IS ONE OF TEN COMMUNITY PLANS THAT ARE PART OF THE COMMUNITY PLAN UPDATE PROGRAM PHASE II (7-1-95 TO 12-31-96)
Case Number:	CPC-1986-607-GPC
Required Action(s):	GPC-GENERAL PLAN/ZONING CONSISTENCY (AB283)
Project Descriptions(s):	AB-283 PROGRAM - GENERAL PLAN/ZONE CONSISTENCY - CENTRAL CITYNORTH NORTH 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 (G/GREEN/BOWMAN)
Case Number:	ZA-2015-825-CUB
Required Action(s):	CUB-Conditional Use Beverage-Alcohol
Project Descriptions(s):	PURSUANT TO SECTION 12.24-W.1, A CUB FOR THE SALE AND DISPENSING OF A FULL LINE OF ALCOHOLIC BEVERAGES IN CONJUNCTION WITH AN EXISTING 1,954 SQ FT RESTAURANT HAVING 56 INTERIOR SEATS AND WITH HOURS OF OPERATION FROM 7AM TO 12AM SUN-THURS AND 7AM TO 1AM FRI-SAT.
Case Number:	ZA-2007-4722-CUW
Required Action(s):	CUW-CONDITIONAL USE - WIRELESS
Project Descriptions(s):	A CONDITIONAL USE PERMIT, PURSUANT TO SEC. 12.24-W,49 OF THE LAMC, TO ALLOW THE INSTALLATION OF A WIRELESS TELECOMMUNICATIONS FACILITY CONSISTING OF A 70-FOOT HIGH MONOPALM WITH 12 ANTNNAS AND 6 BTS EQUIPMENT CABINETS WITHIN BLOCK WALL ENCLOSURE LOCATED APPROXIMATELY 50-FEET TO THE NORTH OF THE PROPOSED MONOPALM.  A CONDITIONAL USE PERMIT, PURSUANT TO SEC. 12.24-W,49 OF THE LAMC, TO ALLOW THE PROPOSED EQUIPMENT ENCLOSURE TO BE WITHOUT THE REQUIRED LANDSCAPING AS REQUIRED BY SEC. 12.21-A,20 (A)(6) OF THE LAMC.
Case Number:	ZA-2007-3749-PAD
Required Action(s):	PAD-PLAN APPROVAL ONLY FOR A DEEMED-TO-BE-APPROVED CU
Project Descriptions(s):	Data Not Available
Case Number:	ZA-2004-1323-ZAD-ZAA
Required Action(s):	ZAA-AREA,HEIGHT,YARD,AND BLDG LINE ADJMNTS GT 20% (SLIGHT MODIFICATIONS) ZAD-ZA DETERMINATION (PER LAMC 12.27)
Project Descriptions(s):	CONVERT EXISITING OFFICE BUILDING INTO 71 AIR UNITS, REDUCTION OF PARKING TO 71 PARKING SPACES; ZERO REAR AND SIDE YARD VARIANCES
Case Number:	ZA-2001-1389-CU
Required Action(s):	CU-CONDITIONAL USE
Project Descriptions(s):	
Case Number:	ZA-1997-866-CUZ-ZV
Required Action(s):	CUZ-ALL OTHER CONDITIONAL USE CASES ZV-ZONE VARIANCE
Project Descriptions(s):	Data Not Available
Case Number:	ZA-1995-652-CUZ
Required Action(s):	CUZ-ALL OTHER CONDITIONAL USE CASES
Project Descriptions(s):	TO PERMIT THE CONSTRUCTION, USE AND MAINTENANCE OF A CHURCH SANCTUARY ON C2 ZONED PROPERTY (1,500 MEMBERS) WITH EXISTING ON-SITE PARKING LOCATED IN THE R3-1 ZONE.
Case Number:	AA-1999-3180-PMLA
Required Action(s):	PMLA-PARCEL MAP
Project Descriptions(s):	Data Not Available
Case Number:	ENV-2015-826-CE
Required Action(s):	CE-CATEGORICAL EXEMPTION
Project Descriptions(s):	PURSUANT TO SECTION 12.24-W.1, A CUB FOR THE SALE AND DISPENSING OF A FULL LINE OF ALCOHOLIC BEVERAGES IN CONJUNCTION WITH AN EXISTING 1,954 SQ FT RESTAURANT HAVING 56 INTERIOR SEATS AND WITH HOURS OF OPERATION FROM 7AM TO 12AM SUN-THURS AND 7AM TO 1AM FRI-SAT.
Case Number:	ENV-2013-3392-CE
Required Action(s):	CE-CATEGORICAL EXEMPTION

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(\*) - APN Area is provided "as is" from the Los Angeles County's Public Works, Flood Control, Benefit Assessment.

Project Descriptions(s):	THE PROPOSED ORDINANCE MODIFIES SECTION 22.119 OF THE LOS ANGELES ADMINISTRATIVE CODE TO ALLOW ORIGINAL ART MURALS ON LOTS DEVELOPED WITH ONLY ONE SINGLE-FAMILY RESIDENTIAL STRUCTURE AND THAT ARE LOCATED WITHIN COUNCIL DISTRICTS 1, 9, AND 14.
Case Number:	ENV-2013-2619-CE
Required Action(s):	CE-CATEGORICAL EXEMPTION
Project Descriptions(s):	CONVERT EXISTING OFFICE BUILDING INTO 71 AIR UNITS, REDUCTION OF PARKING TO 71 PARKING SPACES; ZERO REAR AND SIDE YARD VARIANCES
Case Number:	ENV-2007-2565-MND
Required Action(s):	MND-MITIGATED NEGATIVE DECLARATION
Project Descriptions(s):	A CONDITIONAL USE PERMIT TO ALLOW THE INSTALLATION OF A WIRELESS TELECOMMUNICATIONS FACILITY CONSISTING OF 70-HIGH MONOPALM WITH 12 ANTENNAS AND SIX BTS EQUIPMENT CABINETS WITHIN BLOCKWALL ENCLOSURE LOCATED APPROXIMATELY 50-FEET NORTH OF THE PROPOSED MONOPALM.  A CONDITIONAL USE PERMIT TO ALLOW THE PROPOSED BLOCKWALL ENCLOSURE TO BE WITHOUT LANDSCAPING REQUIRED BY SEC. 12.21-A,20(A)(6) OF THE LAMC.
Case Number:	ENV-2004-1324-CE
Required Action(s):	CE-CATEGORICAL EXEMPTION
Project Descriptions(s):	CONVERT EXISTING OFFICE BUILDING INTO 71 AIR UNITS, REDUCTION OF PARKING TO 71 PARKING SPACES; ZERO REAR AND SIDE YARD VARIANCES
Case Number:	ENV-2001-1390-CE
Required Action(s):	CE-CATEGORICAL EXEMPTION
Project Descriptions(s):	REQUEST FOR WIRELESS ROOFTOP ANTENNAS FOR A COLLOCATED WTF ON EXISTING 8-STORY BUILDING.
Case Number:	ENV-1995-328-MND
Required Action(s):	MND-MITIGATED NEGATIVE DECLARATION
Project Descriptions(s):	CENTRAL CITY NORTH COMMUNITY PLAN UPDATE PROGRAM (CPU) - THE CENTRAL CITY NORTH COMMUNITY PLAN IS ONE OF TEN COMMUNITY PLANS THAT ARE PART OF THE COMMUNITY PLAN UPDATE PROGRAM PHASE II (7-1-95 TO 12-31-96)
Case Number:	MND-95-237-CUZ
Required Action(s):	CUZ-ALL OTHER CONDITIONAL USE CASES
Project Descriptions(s):	Data Not Available
Case Number:	MND-97-392-CUZ-ZV
Required Action(s):	CUZ-ALL OTHER CONDITIONAL USE CASES ZV-ZONE VARIANCE
Project Descriptions(s):	Data Not Available
Case Number:	MND-99-3179-PM
Required Action(s):	PM-PARKING MANAGEMENT
Project Descriptions(s):	Data Not Available

## DATA NOT AVAILABLE

ORD-174327-SA12  
ORD-164855-SA495  
ORD-164855-SA490  
ZA-9668  
ZA-8407  
ZA-15541  
ZA-10107  
BZA-5571  
PKG-2339



Address: 1115 W SUNSET BLVD  
 APN: 5406020002  
 PIN #: 136-5A211 439

Tract: P M 1999-3180  
 Block: None  
 Lot: A  
 Arb: None

Zoning: C2-2D  
 General Plan: General Commercial





# City of Los Angeles Department of City Planning

## 9/13/2015 PARCEL PROFILE REPORT

### PROPERTY ADDRESSES

1040 W ALPINE ST

### ZIP CODES

90012

### RECENT ACTIVITY

None

### CASE NUMBERS

CPC-20526-CU

CPC-1995-352-CPU

ORD-83089

ZA-1995-652-CUZ

AA-1999-3180-PMLA

ENV-2013-3392-CE

ENV-1995-328-MND

MND-95-237-CUZ

### Address/Legal Information

PIN Number	135A211 64
Lot/Parcel Area (Calculated)	6,515.4 (sq ft)
Thomas Brothers Grid	PAGE 634 - GRID F2
Assessor Parcel No. (APN)	5406030904
Tract	BEAUDRY TRACT NO. 2
Map Reference	M R 59-84
Block	12
Lot	FR 19
Arb (Lot Cut Reference)	None
Map Sheet	135A211

### Jurisdictional Information

Community Plan Area	Central City North
Area Planning Commission	Central
Neighborhood Council	Historic Cultural
Council District	CD 1 - Gilbert Cedillo
Census Tract #	1977.00
LADBS District Office	Los Angeles Metro

### Planning and Zoning Information

Special Notes	None
Zoning	C1-1
Zoning Information (ZI)	ZI-2427 Freeway Adjacent Advisory Notice for Sensitive Uses ZI-1084 Chinatown Redevelopment Project ZI-2129 EAST LOS ANGELES STATE ENTERPRISE ZONE
General Plan Land Use	General Commercial
General Plan Footnote(s)	Yes
Hillside Area (Zoning Code)	No
Baseline Hillside Ordinance	No
Baseline Mansionization Ordinance	No
Specific Plan Area	None
Special Land Use / Zoning	None
Design Review Board	No
Historic Preservation Review	No
Historic Preservation Overlay Zone	None
Other Historic Designations	None
Other Historic Survey Information	None
Mills Act Contract	None
POD - Pedestrian Oriented Districts	None
CDO - Community Design Overlay	None
NSO - Neighborhood Stabilization Overlay	No
Streetscape	No
Sign District	No
Adaptive Reuse Incentive Area	None
CRA - Community Redevelopment Agency	Chinatown Redevelopment Project
Central City Parking	No
Downtown Parking	No
Building Line	None

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(\* ) - APN Area is provided "as is" from the Los Angeles County's Public Works, Flood Control, Benefit Assessment.

500 Ft School Zone	No
500 Ft Park Zone	No

#### Assessor Information

Assessor Parcel No. (APN)	5406030904
APN Area (Co. Public Works)*	1.500 (ac)
Use Code	2700 - Parking Lot (Patron or Employee)
Assessed Land Val.	\$1,374,895
Assessed Improvement Val.	\$0
Last Owner Change	01/16/14
Last Sale Amount	\$9
Tax Rate Area	13
Deed Ref No. (City Clerk)	583
	548
	546
	543764
	534
	508
	495-499
	485930
	472
	462
	440
	402-404
	329
	311717
	2216

#### Building 1

Year Built	1961
Building Class	CX
Number of Units	0
Number of Bedrooms	0
Number of Bathrooms	0
Building Square Footage	170,892.0 (sq ft)

Building 2 No data for building 2

Building 3 No data for building 3

Building 4 No data for building 4

Building 5 No data for building 5

#### Additional Information

Airport Hazard	None
Coastal Zone	None
Farmland	Area Not Mapped
Very High Fire Hazard Severity Zone	No
Fire District No. 1	No
Flood Zone	None
Watercourse	No
Hazardous Waste / Border Zone Properties	No
Methane Hazard Site	Methane Zone
High Wind Velocity Areas	No
Special Grading Area (BOE Basic Grid Map A-13372)	Yes
Oil Wells	None

#### Seismic Hazards

##### Active Fault Near-Source Zone

Nearest Fault (Distance in km)	0.42879264
Nearest Fault (Name)	Upper Elysian Park

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 (\*) - APN Area is provided "as is" from the Los Angeles County's Public Works, Flood Control, Benefit Assessment.

Region	Los Angeles Blind Thrusts
Fault Type	B
Slip Rate (mm/year)	1.30000000
Slip Geometry	Reverse
Slip Type	Poorly Constrained
Down Dip Width (km)	13.00000000
Rupture Top	3.00000000
Rupture Bottom	13.00000000
Dip Angle (degrees)	50.00000000
Maximum Magnitude	6.40000000
Alquist-Priolo Fault Zone	No
Landslide	No
Liquefaction	No
Preliminary Fault Rupture Study Area	No
Tsunami Inundation Zone	No
<b>Economic Development Areas</b>	
Business Improvement District	None
Promise Zone	No
Renewal Community	No
Revitalization Zone	Central City
State Enterprise Zone	EAST LOS ANGELES STATE ENTERPRISE ZONE
Targeted Neighborhood Initiative	None
<b>Public Safety</b>	
Police Information	
Bureau	Central
Division / Station	Central
Reporting District	101
Fire Information	
Division	1
Batallion	1
District / Fire Station	3
Red Flag Restricted Parking	No

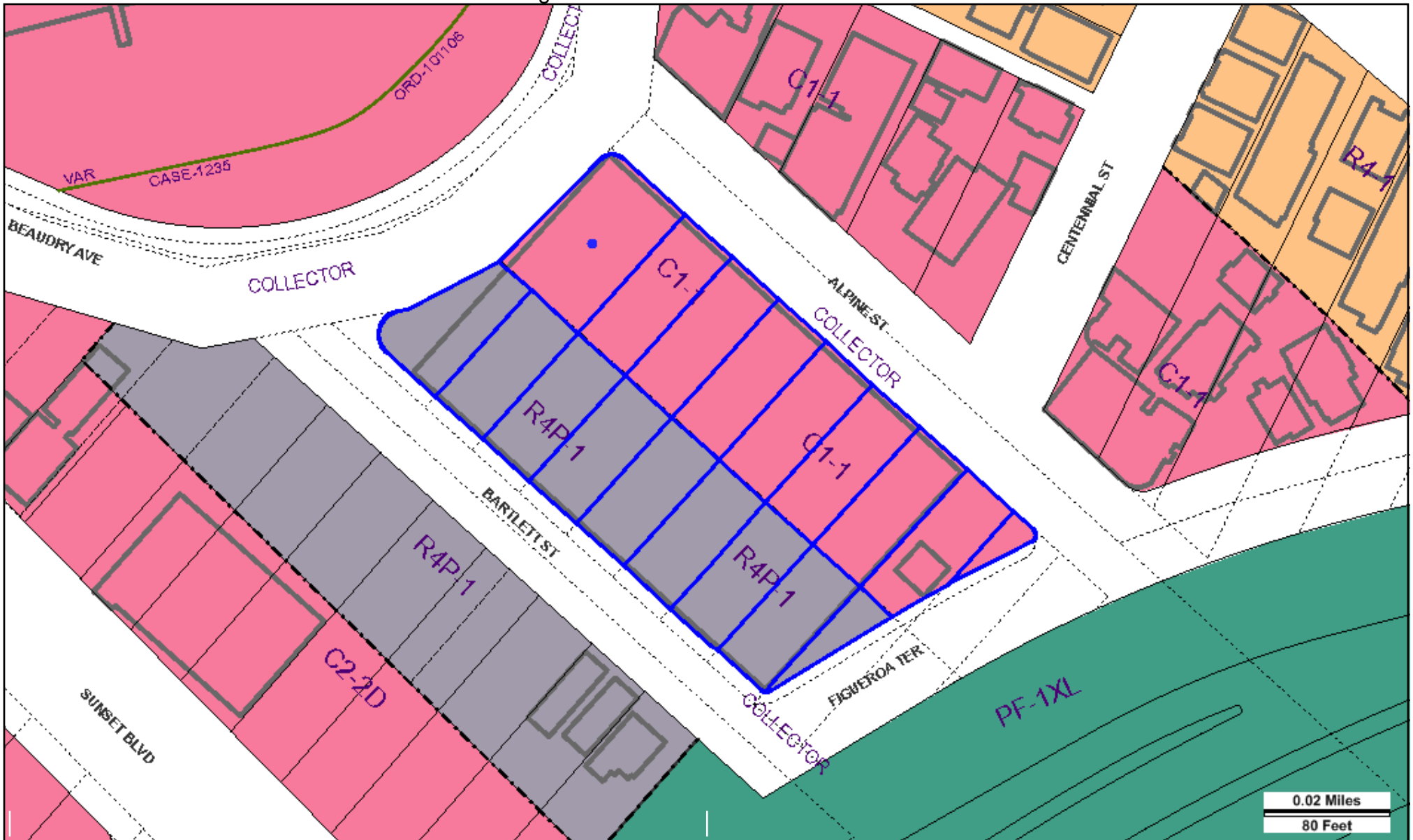
## CASE SUMMARIES

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

Case Number:	CPC-20526-CU
Required Action(s):	CU-CONDITIONAL USE
Project Descriptions(s):	Data Not Available
Case Number:	CPC-1995-352-CPU
Required Action(s):	CPU-COMMUNITY PLAN UPDATE
Project Descriptions(s):	CENTRAL CITY NORTH COMMUNITY PLAN UPDATE PROGRAM (CPU) - THE CENTRAL CITY NORTH COMMUNITY PLAN IS ONE OF TEN COMMUNITY PLANS THAT ARE PART OF THE COMMUNITY PLAN UPDATE PROGRAM PHASE II (7-1-95 TO 12-31-96)
Case Number:	ZA-1995-652-CUZ
Required Action(s):	CUZ-ALL OTHER CONDITIONAL USE CASES
Project Descriptions(s):	TO PERMIT THE CONSTRUCTION, USE AND MAINTENANCE OF A CHURCH SANCTUARY ON C2 ZONED PROPERTY (1,500 MEMBERS) WITH EXISTING ON-SITE PARKING LOCATED IN THE R3-1 ZONE.
Case Number:	AA-1999-3180-PMLA
Required Action(s):	PMLA-PARCEL MAP
Project Descriptions(s):	Data Not Available
Case Number:	ENV-2013-3392-CE
Required Action(s):	CE-CATEGORICAL EXEMPTION
Project Descriptions(s):	THE PROPOSED ORDINANCE MODIFIES SECTION 22.119 OF THE LOS ANGELES ADMINISTRATIVE CODE TO ALLOW ORIGINAL ART MURALS ON LOTS DEVELOPED WITH ONLY ONE SINGLE-FAMILY RESIDENTIAL STRUCTURE AND THAT ARE LOCATED WITHIN COUNCIL DISTRICTS 1, 9, AND 14.
Case Number:	ENV-1995-328-MND
Required Action(s):	MND-MITIGATED NEGATIVE DECLARATION
Project Descriptions(s):	CENTRAL CITY NORTH COMMUNITY PLAN UPDATE PROGRAM (CPU) - THE CENTRAL CITY NORTH COMMUNITY PLAN IS ONE OF TEN COMMUNITY PLANS THAT ARE PART OF THE COMMUNITY PLAN UPDATE PROGRAM PHASE II (7-1-95 TO 12-31-96)
Case Number:	MND-95-237-CUZ
Required Action(s):	CUZ-ALL OTHER CONDITIONAL USE CASES
Project Descriptions(s):	Data Not Available

## DATA NOT AVAILABLE

ORD-83089



Address: 1040 W ALPINE ST  
 APN: 5406030904  
 PIN #: 135A211 64

Tract: BEAUDRY TRACT NO. 2  
 Block: 12  
 Lot: FR 19  
 Arb: None

Zoning: C1-1  
 General Plan: General Commercial





Lambert Giessinger &lt;lambert.giessinger@lacity.org&gt;

---

**request to reconsider!!!!**

1 message

**Annie Sperling** <213annie@gmail.com>

Mon, Jul 11, 2016 at 2:09 AM

To: lambert.giessinger@lacity.org

Cc: councilmember.cedillo@lacity.org, gerald.gubatan@lacity.org, james.detchmendy@lacity.org

Dear Mr. Giessinger

I understand that the iconic William Pereira designed building and surrounding gardens and pools located at 1111 Sunset Blvd. are in jeopardy of being demolished and that a nomination for Historic Cultural Monument has been submitted to the Cultural Heritage Commission. I fully support the nomination of both 1111 and 1115 Sunset Blvd. (formerly the MWD campus) and I encourage you to act swiftly and ensure that the application is reviewed by the Commission \*before\* the demolition permit No. 16019-10000-02512 is granted.

William Pereira is one of the most famous and prolific Los Angeles architects responsible for such LA Landmarks as the dome at LAX, LACMA and CBS. This pair of buildings on Sunset Blvd. embody the essence of his mid-century futuristic works. To eliminate one-half of the building, originally designed together as the campus for the Metropolitan Water District in 1963, would be senseless. The owners of 1111 Sunset are able to build an infill project at the site while also preserving the original Pereira work and its context.

The developer has claimed that the 1111 Sunset buildings became "damaged" after being vacant for many years and now should be torn down. However, the Elysian tower at 1115 Sunset, a Pereira building of the same era that shares the lot, was also vacant and abandoned for many years and has been gloriously resurrected as a testament to the success that adaptive reuse can bring.

As a stakeholder in this community, I ask that the application be given full review by the commission prior to the approval of any demolition work at the property, including by-hand demolition.

Please include me on the list of interested parties to be notified of any hearings regarding this property. My mailing address is 832 Merwin St. LA, CA 90026

thank you and please DO NOT DESTROY this piece of history .

Annie Sperling



Lambert Giessinger &lt;lambert.giessinger@lacity.org&gt;

## SAVE iconic Pereira on Sunset

1 message

ed hunt &lt;edvhunt@earthlink.net&gt;

Mon, Jul 11, 2016 at 5:26 AM

To: lambert.giessinger@lacity.org, cedillo@lacity.org, gerald.gubatan@lacity.org, james.detchmendy@lacity.org

Cc: MITCH O'FARRELL &lt;councilmember.ofarrell@lacity.org&gt;, kevin.keller@lacity.org, Alpha Design &lt;alphadesignpartnership@yahoo.com&gt;

Lambert Giessinger of the Cultural Heritage Commission 213-978-1183 —  
 lambert.giessinger@lacity.org  
 Gilbert Cedillo, Councilmember District 1—  
 councilmember.cedillo@lacity.org  
 Gerald Gubatan, planning deputy for CD1 — gerald.gubatan@lacity.org  
 James Detchmendy, LADBS Demo Inspector — james.detchmendy@lacity.org

Dear Lambert and decision makers:

We understand that the iconic William Pereira designed building and surrounding gardens and pools located at 1111 Sunset Blvd. are in jeopardy of being demolished and that a nomination for Historic Cultural Monument has been submitted to the Cultural Heritage Commission. We fully support the nomination of both 1111 and 1115 Sunset Blvd. (formerly the MWD campus) and I encourage you to act swiftly and ensure that the application is reviewed by the Commission \*before\* the demolition permit No. 16019-10000-02512 is granted.

William Pereira is one of the most famous and prolific Los Angeles architects responsible for such LA Landmarks as the dome at LAX, LACMA and CBS. This pair of buildings on Sunset Blvd. embody the essence of his mid-century futuristic works. To eliminate one-half of the building, originally designed together as the campus for the Metropolitan Water District in 1963, would be senseless. The owners of 1111 Sunset are able to build an infill project at the site while also preserving the original Pereira work and its context.

The developer has claimed that the 1111 Sunset buildings became "damaged" after being vacant for many years and now should be torn down. However, the Elysian tower at 1115 Sunset, a Pereira building of the same era that shares the lot, was also vacant and abandoned for many years and has been gloriously resurrected as a testament to the success that adaptive reuse can bring.

As a stakeholders in this community, we ask that the application be given full review by the commission prior to the approval of any demolition work at the property, including by-hand demolition.

Please include us on the list of interested parties to be furnished any reports and to be notified of any hearings regarding this property. Please add our letter to the official file. Sincerely,

Edward Villareal Hunt, AIA, ASLA  
 Chair, Planning Committee, Melrose Hill Neighborhood Association  
 4928 West Melrose Hill, LA, CA 90029, 323-646-6287



Lambert Giessinger &lt;lambert.giessinger@lacity.org&gt;

---

**SAVE Iconic Pereira Buildings at 1111 & 1115 Sunset Blvd.**

1 message

---

**Karen Smalley** <karen.smalley@gmail.com>

Mon, Jul 11, 2016 at 7:43 AM

To: lambert.giessinger@lacity.org

Cc: gerald.gubatan@lacity.org, councilmember.cedillo@lacity.org, james.detchmendy@lacity.org

Dear Mr. Giessinger,

I understand that the iconic William Pereira designed building and surrounding gardens and pools located at 1111 Sunset Blvd. are in jeopardy of being demolished and that a nomination for Historic Cultural Monument has been submitted to the Cultural Heritage Commission. I fully support the nomination of both 1111 and 1115 Sunset Blvd. (formerly the MWD campus) and I encourage you to act swiftly and ensure that the application is reviewed by the Commission \*before\* the demolition permit No. 16019-10000-02512 is granted.

William Pereira is one of the most famous and prolific Los Angeles architects responsible for such LA Landmarks as the dome at LAX, LACMA and CBS. This pair of buildings on Sunset Blvd. embody the essence of his mid-century futuristic works. To eliminate one-half of the building, originally designed together as the campus for the Metropolitan Water District in 1963, would be senseless. The owners of 1111 Sunset are able to build an infill project at the site while also preserving the original Pereira work and its context.

The developer has claimed that the 1111 Sunset buildings became "damaged" after being vacant for many years and now should be torn down. However, the Elysian tower at 1115 Sunset, a Pereira building of the same era that shares the lot, was also vacant and abandoned for many years and has been gloriously resurrected as a testament to the success that adaptive reuse can bring.

As a stakeholder in this community, I ask that the application be given full review by the commission prior to the approval of any demolition work at the property, including by-hand demolition.

Please include me on the list of interested parties to be notified of any hearings regarding this property. My mailing address is

Karen Smalley  
1212 S.Orlando Ave  
Los Angeles, CA 90035

Thank you.

Karen Smalley

karen.smalley@gmail.com  
310-994-2515



Lambert Giessinger &lt;lambert.giessinger@lacity.org&gt;

---

**Re: William Pereira buildings on W. Sunset Boulevard**

1 message

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**Kathleen Klein-Wakefield** <wakefieldklein@gmail.com>

Mon, Jul 11, 2016 at 7:54 AM

To: lambert.giessinger@lacity.org

Cc: councilmember.cedillo@lacity.org, gerald.gubatan@lacity.org, james.detchmندی@lacity.org

Dear Lambert Giessinger,

I understand that the iconic William Pereira designed building and surrounding gardens and pools located at 1111 Sunset Blvd. are in jeopardy of being demolished and that a nomination for Historic Cultural Monument has been submitted to the Cultural Heritage Commission. I fully support the nomination of both 1111 and 1115 Sunset Blvd. (formerly the MWD campus) and I encourage you to act swiftly and ensure that the application is reviewed by the Commission \*before\* the demolition permit No. 16019-10000-02512 is granted.

William Pereira is one of the most famous and prolific Los Angeles architects responsible for such LA Landmarks as the dome at LAX, LACMA and CBS. This pair of buildings on Sunset Blvd. embody the essence of his mid-century futuristic works. To eliminate one-half of the building, originally designed together as the campus for the Metropolitan Water District in 1963, would be senseless. The owners of 1111 Sunset are able to build an infill project at the site while also preserving the original Pereira work and its context.

The developer has claimed that the 1111 Sunset buildings became "damaged" after being vacant for many years and now should be torn down. However, the Elysian tower at 1115 Sunset, a Pereira building of the same era that shares the lot, was also vacant and abandoned for many years and has been gloriously resurrected as a testament to the success that adaptive reuse can bring.

As a stakeholder in this community, I ask that the application be given full review by the commission prior to the approval of any demolition work at the property, including by-hand demolition.

The original Metropolitan Water District campus was beautifully designed for this specific and unique property and it was well built. Personally I would have to hear of some pretty drastic "damage" that has occurred while vacant that it is now completely not possible to be renovated. As this property is on my weekly walks to our bank, I am especially asking for you to please include me on the list of interested parties to be notified of any hearings regarding this property. My mailing address is 1418 Sutherland Street, Los Angeles CA 90026.

Very Sincerely,

Kathleen Wakefield

--  
Kathleen Klein-Wakefield

(213) 481-1441 t

(213) 247-0611 c

wakefieldklein@gmail.com

kathleenkleinwakefield.com



Lambert Giessinger &lt;lambert.giessinger@lacity.org&gt;

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**Building demolition permit No. 16019-10000-02512**

1 message

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**Ran Boytner** <rboytner@gmail.com>

Mon, Jul 11, 2016 at 8:05 AM

To: lambert.giessinger@lacity.org

Cc: councilmember.cedillo@lacity.org, gerald.gubatan@lacity.org, james.detchmendy@lacity.org

Lambert Giessinger

Cultural Heritage Commission

Via email: lambert.giessinger@lacity.org

Dear Cultural Heritage Commission members:

It is my understanding that the William Pereira designed building and surrounding gardens and pools located at 1111 Sunset Blvd. are in jeopardy of being demolished and that a nomination for Historic Cultural Monument has been submitted to the Cultural Heritage Commission. It will be a great shame if the building is demolished before the committee can review and engage in all necessary preservation efforts. I fully support the nomination of both 1111 and 1115 Sunset Blvd. (formerly the MWD campus) as historically significant buildings and I encourage you to act swiftly and ensure that the application is reviewed by the Commission before the demolition permit No. 16019-10000-02512 is granted.

William Pereira is one of the best known and prolific Los Angeles architects. This pair of buildings he designed on Sunset Blvd. embody the essence of his mid-century futuristic works. To eliminate one-half of the building, originally designed together as the campus for the Metropolitan Water District in 1963, would be senseless.

The developer has claimed that the 1111 Sunset buildings became damaged after being vacant for many years and now should be torn down. However, the Elysian tower at 1115 Sunset, a Pereira building of the same era that shares the lot, was also vacant and abandoned for many years and has been gloriously resurrected as a testament to the success that adaptive reuse can bring.

As a stakeholder in this community, I ask that the application be given full review by the commission prior to the approval of any demolition work at the property, including by-hand demolition.

Please include me on the list of interested parties to be notified of any hearings regarding this property. My mailing address is 3425 S. Bentley Ave. Los angeles CA. 90034.

Sincerely,

Ran Boytner

Cc:

Gilbert Cedillo, Councilmember District 1— councilmember.cedillo@lacity.org

Gerald Gubatan, planning deputy for CD1 — gerald.gubatan@lacity.org

James Detchmendy, LADBS Demo Inspector — james.detchmendy@lacity.org

—  
Co-Founder, USC Institute for Shared Heritage  
Co-Director, Tarapaca Valley Archaeological Project

**Ran Boytner**

Director

Institute for Field Research

2999 Overland Ave. #103

Los Angeles CA. 90064

Toll Free: +1 (877) 839-4374 Ext. 101

Direct: +1 (424) 209-1173



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**INSTITUTE FOR  
FIELD RESEARCH**





Lambert Giessinger &lt;lambert.giessinger@lacity.org&gt;

---

**Nomination of 1111 and 1115 Sunset Boulevard**

1 message

Joseph Klein &lt;kleinsasb@sbcglobal.net&gt;

Mon, Jul 11, 2016 at 8:39 AM

To: lambert.giessinger@lacity.org

Cc: councilmember.cedillo@lacity.org, gerald.gubatan@lacity.org, james.detchmendy@lacity.org

Dear Mr. Gessinger,

I understand that the iconic William Pereira designed building and surrounding gardens and pools located at 1111 Sunset Blvd. are in jeopardy of being demolished and that a nomination for Historic Cultural Monument has been submitted to the Cultural Heritage Commission. I fully support the nomination of both 1111 and 1115 Sunset Blvd. (formerly the MWD campus) and I encourage you to act swiftly and ensure that the application is reviewed by the Commission *\*before\** the demolition permit No. 16019-10000-02512 is granted.

***Time is of the essence!***

William Pereira is one of the most famous and prolific Los Angeles architects responsible for such LA Landmarks as the dome at LAX, LACMA and CBS. This pair of buildings on Sunset Blvd. embody the essence of his mid-century futuristic works. To eliminate one-half of the building, originally designed together as the campus for the Metropolitan Water District in 1963, would be senseless. The owners of 1111 Sunset are able to build an infill project at the site while also preserving the original Pereira work and its context.

The developer has claimed that the 1111 Sunset buildings became "damaged" after being vacant for many years and now should be torn down. However, the Elysian tower at 1115 Sunset, a Pereira building of the same era that shares the lot, was also vacant and abandoned for many years and has been gloriously resurrected as a testament to the success that adaptive reuse can bring.

As a stakeholder in this community, I ask that the application be given full review by the commission prior to the approval of any demolition work at the property, including by-hand demolition.

Please include me on the list of interested parties to be notified of any hearings regarding this property. My mailing address is:

Joseph Klein  
1418 Sutherland St.  
Los Angeles, CA 90026



Lambert Giessinger <lambert.giessinger@lacity.org>

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## 1111 and 1115 Sunset Blvd.

1 message

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**Karen Schwartzman** <creativeaxisintl@gmail.com>

Mon, Jul 11, 2016 at 10:24 AM

To: [lambert.giessinger@lacity.org](mailto:lambert.giessinger@lacity.org)

Cc: [councilmember.cedillo@lacity.org](mailto:councilmember.cedillo@lacity.org), [gerald.gubatan@lacity.org](mailto:gerald.gubatan@lacity.org), [james.detchmendy@lacity.org](mailto:james.detchmendy@lacity.org)

Dear Mr. Giessenger,

LA has some of the finest mid-century architecture in the country and the world. Both 1111 and 1115 Sunset Blvd are treasures of our community and every effort must be made to protect this wonderful heritage and landmark contribution to our city. Quick, cheap and easy developments will be seen in years to come as a blight on our community not an enhancement. Adaptive reuse to protect, preserve and revive such exquisite buildings must be a priority for all of us. There are clearly plenty of investors that would see that advantage. Photos attached.

I understand that the iconic William Pereira designed building and surrounding gardens and pools located at 1111 Sunset Blvd. are in jeopardy of being demolished and that a nomination for Historic Cultural Monument has been submitted to the Cultural Heritage Commission. I fully support the nomination of both 1111 and 1115 Sunset Blvd. (formerly the MWD campus) and I encourage you to act swiftly and ensure that the application is reviewed by the Commission \*before\* the demolition permit No. 16019-10000-02512 is granted.

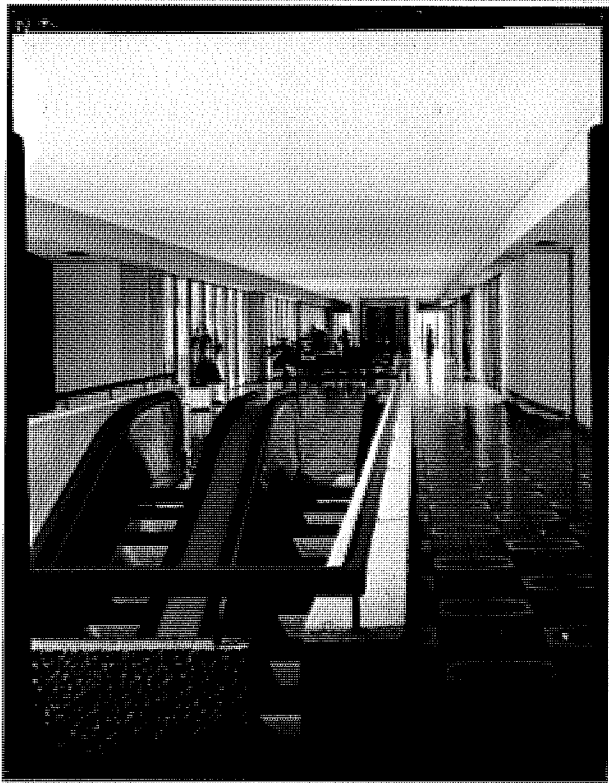
William Pereira is one of the most famous and prolific Los Angeles architects responsible for such LA Landmarks as the dome at LAX, LACMA and CBS. This pair of buildings on Sunset Blvd. embody the essence of his mid-century futuristic works. To eliminate one-half of the building, originally designed together as the campus for the Metropolitan Water District in 1963, would be senseless. The owners of 1111 Sunset are able to build an infill project at the site while also preserving the original Pereira work and its context.

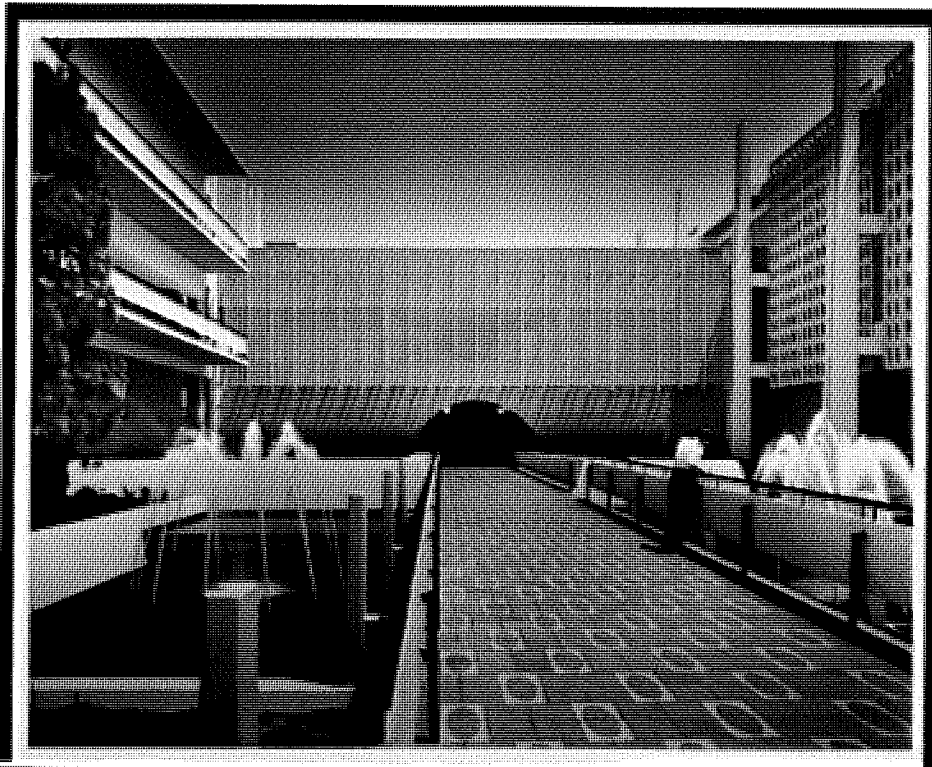
The developer has claimed that the 1111 Sunset buildings became "damaged" after being vacant for many years and now should be torn down. However, the Elysian tower at 1115 Sunset, a Pereira building of the same era that shares the lot, was also vacant and abandoned for many years and has been gloriously resurrected as a testament to the success that adaptive reuse can bring.

As a stakeholder in this community, I ask that the application be given full review by the commission prior to the approval of any demolition work at the property, including by-hand demolition.

Please include me on the list of interested parties to be notified of any hearings regarding this property. My mailing address is: 1536 1/2 Rosalia Road, Los Angeles, CA 90027.

Thank you for your prompt action,  
Karen Schwartzman







Lambert Giessinger &lt;lambert.giessinger@lacity.org&gt;

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## Nomination for Historic Cultural Monument at 1111 and 1115 Sunset Blvd

1 message

esrehs\_93@yahoo.com &lt;esrehs\_93@yahoo.com&gt;

Mon, Jul 11, 2016 at 10:37 AM

To: "lambert.giessinger@lacity.org" &lt;lambert.giessinger@lacity.org&gt;

Cc: "councilmember.cedillo@lacity.org" &lt;councilmember.cedillo@lacity.org&gt;, "gerald.gubatan@lacity.org" &lt;gerald.gubatan@lacity.org&gt;, "james.detchmendy@lacity.org" &lt;james.detchmendy@lacity.org&gt;

Dear Mr. Giessinger:

I have enjoyed my residence in Echo Park since 1961 because I was raised in a community where culture was key to many community activities and neighborhoods. The historical architecture observed in Victor Heights, Angeleno Heights, China Town, Filipino Town, et.al., adds to the cultural heritage that so many are drawn to, not only from other parts of the nation, but other countries as well.

It is my understanding that the iconic William Pereira designed building and surrounding gardens and pools located at 1111 Sunset Blvd. are in jeopardy of being demolished and that a nomination for Historic Cultural Monument has been submitted to the Cultural Heritage Commission. I fully support the nomination of both 1111 and 1115 Sunset Blvd. (formerly the Metropolitan Water District Campus) and I encourage you to act swiftly to ensure that the application is reviewed by the Commission **\*before\*** the demolition permit No. 16019-10000-02512 is granted.

William Pereira is one of the most famous and prolific Los Angeles architects responsible for such L.A. Landmarks as the dome at LAX, LACMA, and CBS. This pair of buildings on Sunset Blvd., embody the essence of his mid-century futuristic works. To eliminate one-half of the building, originally designed together as the campus for the Metropolitan water District in 1963, would be senseless. The owners of 1111 Sunset Blvd. are able to build an infill project at the site while also preserving the original Pereira work and its context.

The developer has claimed that the 1111 Sunset buildings became "damaged" after being vacant for many years and should be tom down. However, the Elysian tower at 1115 Sunset Blvd., a Pereira building of the same era that shares the lot, was also vacant and abandoned for may years and has been gloriously resurrected as a testament to the success that adaptive reuse can bring.

As a stakeholder in this community, I ask that the application be given full review by the commission prior to the approval of any demolition work at the property, including by-hand demolition.

Please include me on the list of interested parties to be notified of any hearings regarding this property. My mailing address is: 602 Belmont Avenue, Los Angeles, CA 90026.

Regards,

7/12/2016

City of Los Angeles Mail - Nomination for Historic Cultural Monument at 1111 and 1115 Sunset Blvd

Elena Stephens, REHS

Sent from Mail for Windows 10



Lambert Giessinger <lambert.giessinger@lacity.org>

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## PLEASE SAVE PEREIRA ON SUNSET

1 message

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**CHRISTINE KANTNER** <christinekantner@mac.com>

Mon, Jul 11, 2016 at 10:51 AM

To: Lambert Giessinger <lambert.giessinger@lacity.org>

Cc: councilmember.cedillo@lacity.org, Gerald Gubatan <gerald.gubatan@lacity.org>, james.detchmendy@lacity.org

Dear Mr. Giessinger,

Please do not allow the demolition of the iconic landmark at 1111 Sunset Blvd.

This property can be resurrected into a world class show piece for the city (THE ELYSIAN).

If this property is destroyed it will be replaced by another cheaply build "boxtrocity" a la Geoff Palmer

The influential trend setters and mavens in this city want historical context, culture and uniqueness.

Please....we have lost so much already.

<http://la.curbed.com/2014/11/25/10017950/7-awful-stories-about-the-man-destroying-downtown-la>

Sincerely,

Christine Kantner  
2123 Valentine St.  
Los Angeles, CA 90026



Lambert Giessinger &lt;lambert.giessinger@lacity.org&gt;

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**CHC-2016-2438-HCM MWD Headquarters**

1 message

**Steven Luftman** <sluftman@yahoo.com>

Mon, Jul 11, 2016 at 11:46 AM

Reply-To: Steven Luftman &lt;sluftman@yahoo.com&gt;

To: "lambert.giessinger@lacity.org" &lt;lambert.giessinger@lacity.org&gt;, "melissa.jones@lacity.org" &lt;melissa.jones@lacity.org&gt;

Cc: "councilmember.cedillo@lacity.org" &lt;councilmember.cedillo@lacity.org&gt;, "gerald.gubatan@lacity.org" &lt;gerald.gubatan@lacity.org&gt;

&lt;gerald.gubatan@lacity.org&gt;, "james.detchmendy@lacity.org" &lt;james.detchmendy@lacity.org&gt;

Dear Lamber Giessinger,

This wonderful mid-century William Pereira masterpiece needs to be preserved.

It is prime for a historic adaptive reuse like the Elysian tower at 1115 Sunset. The Elysian tower, also a Pereira building of the same era that shares the lot, it was also vacant and abandoned for many years and has been gloriously resurrected as a testament to the success that adaptive reuse can bring.

Please give the application a full review by the CHC prior to the approval of any demolition work at the property. This Pereira building is an illustration of the need of ordinance 183312– to give the city a chance to preserve historic buildings like just like this.

Thank you,

Steven Luftman  
Los Angeles, CA



Lambert Giessinger &lt;lambert.giessinger@lacity.org&gt;

---

**Support for Historic Cultural Monument - 1111 and 1115 Sunset Blvd.**

1 message

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**Barbara Ringuette** <lrbab@att.net>

Mon, Jul 11, 2016 at 11:47 AM

Reply-To: Barbara Ringuette &lt;lrbab@att.net&gt;

To: "lambert.giessinger@lacity.org" &lt;lambert.giessinger@lacity.org&gt;

Cc: CouncilmemberCedillo@lacity.org, Gerald Gubatan &lt;gerald.gubatan@lacity.org&gt;, "james.detchmندی@lacity.org" &lt;james.detchmندی@lacity.org&gt;

Dear Mr. Giessinger,

I am writing in regards to the building at 1111 Sunset Blvd. My husband and I have owned our property in Silver Lake, just off Sunset Blvd. for 28 years. I frequently leave City Hall to drive home along Sunset Blvd. where the William Pereira designed building is prominent.

I serve as a Neighborhood Council Budget Advocate, and 6 members of our group recently had the opportunity to meet with the Budget and Finance Committee of the Los Angeles City Council regarding the Budget for 2016-2017. I asked the Committee add into the budget two staff positions to address HPOZ's. As you know – once the historic treasures of our City are lost, they are gone forever. Councilmember Koretz responded to our Budget Advocates that he hoped to add the two staff positions and the Budget and Finance Committee did so.

Now I understand that the iconic building and surrounding gardens and pools located at 1111 Sunset Blvd. are in jeopardy of being demolished and that a nomination for Historic Cultural Monument has been submitted to the Cultural Heritage Commission. I fully support the nomination of both 1111 and 1115 Sunset Blvd. (formerly the MWD campus) and I encourage you to act swiftly and ensure that the application is reviewed by the Commission *\*before\** the demolition permit No. 16019-10000-02512 is granted.

*William Pereira is one of the most famous and prolific Los Angeles architects responsible for such LA Landmarks as the dome at LAX, LACMA and CBS. This pair of buildings on Sunset Blvd. embody the essence of his mid-century futuristic works. To eliminate one-half of the building, originally designed together as the campus for the Metropolitan Water District in 1963, would be senseless. The owners of 1111 Sunset are able to build an infill project at the site while also preserving the original Pereira work and its context.*

The developer has claimed that the 1111 Sunset buildings became "damaged" after being vacant for many years and now should be torn down. However, the Elysian tower at 1115 Sunset, a Pereira building of the same era that shares the lot, was also vacant and abandoned for many years and has been gloriously resurrected as a testament to the success that adaptive reuse can bring.

As a stakeholder in this community, I ask that the application be given full review by the commission prior to the approval of any demolition work at the property, including by-hand demolition.

**Please include me on the list of interested parties to be notified of any hearings regarding this property. My mailing address is 816 Parkman Avenue, Los Angeles, CA 90026.**

Sincerely yours,

Barbara Ringuette

Region 2 Representative, Silver Lake Neighborhood Council\* for identification purposes only  
Member, Urban Design & Preservation Advisory Committee, Silver Lake Neighborhood Council\* for  
identification purposes only  
Neighborhood Council Budget Advocate\* for identification purposes only



Lambert Giessinger <lambert.giessinger@lacity.org>

---

## William Pereira

1 message

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Yasmine <benzine@pacbell.net>

Mon, Jul 11, 2016 at 11:55 AM

Reply-To: Yasmine <benzine@pacbell.net>

To: lambert.giessinger@lacity.org

Cc: councilmember.cedillo@lacity.org, gerald.gubatan@lacity.org, james.detchmندی@lacity.org

11 July 2016

Dear Mr. Giessinger  
Cultural Heritage Commission

It has been brought to my attention that the William Pereira building at 1111 Sunset blvd is in danger of being demolished. It has been nominated for Historic Cultural Monument designation and I beg you act swiftly before demolition permit is No. 16019-10000-02512 is issued.

William Pereira is a revered angeleno architect responsible for LA Landmarks that embody mid-century optimism. Let's celebrate our past and honor Pereira's work. Please act on this Historic Cultural Monument petition. Perhaps the developers can take inspiration from the other Pereira structure on the block and practice adaptive reuse.

As a stakeholder in this community, I ask that the application be given full review by the commission prior to the approval of any demolition work at the property, including by-hand demolition.

Please include me on the list of interested parties to be notified of any hearings regarding this property. My mailing address is address is:

Yasmine Ross  
1542 N. Commonwealth Ave.  
Los Angeles, CA 90027

Thank you.

Sincerely,

Yasmine Ross



Lambert Giessinger &lt;lambert.giessinger@lacity.org&gt;

---

**Time-sensitive: Support the HCM Designation for 1111-1115 Sunset Blvd.**

1 message

ninotchka &lt;nregets@gmail.com&gt;

Mon, Jul 11, 2016 at 12:50 PM

To: lambert.giessinger@lacity.org

Cc: "councilmember.cedillo" &lt;councilmember.cedillo@lacity.org&gt;, gerald.gubatan@lacity.org, james.detchmendy@lacity.org

Dear Mr. Giessinger,

I understand that the iconic William Pereira-designed building and surrounding gardens and pools located at 1111 Sunset Blvd. are in jeopardy of being demolished, and that a nomination for Historic Cultural Monument has been submitted to the Cultural Heritage Commission in an effort to preserve them. I fully support the nomination of both 1111 and 1115 Sunset Blvd. (formerly the MWD campus), and encourage you to act swiftly to ensure that the application is reviewed by the Commission before demolition permit No. 16019-10000-02512 is granted.

William Pereira is one of the most famous and prolific Los Angeles architects responsible for such LA Landmarks as the dome at LAX, LACMA and CBS. This pair of buildings on Sunset Blvd. embody the essence of his mid-century futuristic works. To eliminate one-half of the building, originally designed together as the campus for the Metropolitan Water District in 1963, would be senseless. The owners of 1111 Sunset are able to build an infill project at the site while also preserving the original Pereira work and its context.

The developer claims that the 1111 Sunset buildings became "damaged" after being vacant for many years and now should be torn down. However, the Elysian tower at 1115 Sunset, a Pereira building of the same era that shares the lot, was also vacant and abandoned for many years. Its resurrection is a testament to the phenomenal success that adaptive reuse can bring.

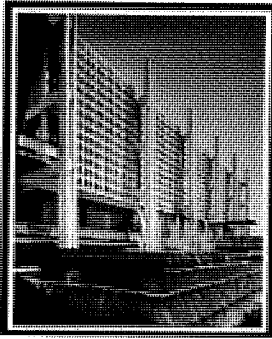
As a concerned member of our community, I ask that the application be given full review by the commission prior to the approval of any demolition work at the property, including by-hand demolition.

Thank you.

Ninotchka Regets  
1830 Lucile Avenue  
Los Angeles, CA 90026

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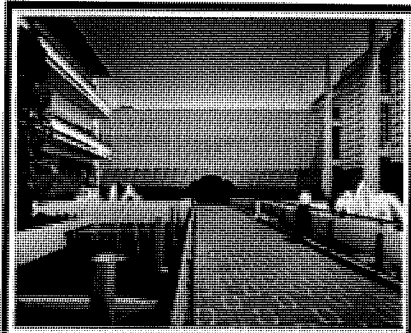
**4 attachments**



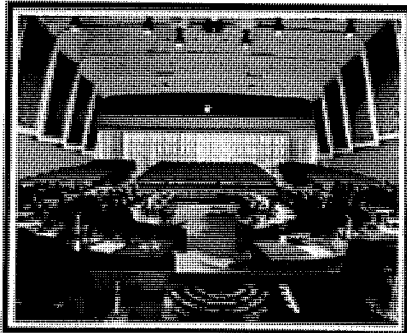
**Screen Shot 2016-07-07 at 8.24.09 AM.png**  
153K



**Screen Shot 2016-07-07 at 8.29.37 AM.png**  
281K



**Screen Shot 2016-07-07 at 8.24.36 AM.png**  
205K



**Screen Shot 2016-07-07 at 8.25.24 AM.png**  
225K



Lambert Giessinger &lt;lambert.giessinger@lacity.org&gt;

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**SAVE THE PEREIRA BUILDING!!!**

1 message

**Michelle Carr** <velvetbattleaxe23@yahoo.com>

Mon, Jul 11, 2016 at 1:04 PM

To: "lambert.giessinger@lacity.org" &lt;lambert.giessinger@lacity.org&gt;

I understand that the iconic William Pereira designed building and surrounding gardens and pools located at 1111 Sunset Blvd. are in jeopardy of being demolished and that a nomination for Historic Cultural Monument has been submitted to the Cultural Heritage Commission. I fully support the nomination of both 1111 and 1115 Sunset Blvd. (formerly the MWD campus) and I encourage you to act swiftly and ensure that the application is reviewed by the Commission \*before\* the demolition permit No. 16019-10000-02512 is granted.

William Pereira is one of the most famous and prolific Los Angeles architects responsible for such LA Landmarks as the dome at LAX, LACMA and CBS. This pair of buildings on Sunset Blvd. embody the essence of his mid-century futuristic works. To eliminate one-half of the building, originally designed together as the campus for the Metropolitan Water District in 1963, would be senseless.

The owners of 1111 Sunset are able to build an infill project at the site while also preserving the original Pereira work and its context.

The developer has claimed that the 1111 Sunset buildings became "damaged" after being vacant for many years and now should be torn down.

However, the Elysian tower at 1115 Sunset, a Pereira building of the same era that shares the lot, was also vacant and abandoned for many years and has been gloriously resurrected as a testament to the success that adaptive reuse can bring.

As a stakeholder in this community, I ask that the application be given full review by the commission prior to the approval of any demolition work at the property, including by-hand demolition.

Please include me on the list of interested parties to be notified of any hearings regarding this property. My mailing address is:

1568 1/2 Parmer Ave.  
Los Angeles , Ca. 90026

Sincerely,  
Michelle Carr  
Native Angeleno

<http://la.curbed.com/2016/7/6/12108224/echo-park-william-pereira-water-district>

Sent from the recesses of Michelle Carr's mind...



Lambert Giessinger <lambert.giessinger@lacity.org>

---

## PEREIRA ON SUNSET

1 message

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**Alexandra Kondracke** <kondracke@me.com>  
To: lambert.giessinger@lacity.org

Mon, Jul 11, 2016 at 2:05 PM

Dear Mr. Giessinger,

Please do not allow the demolition of the iconic landmark at 1111 Sunset Blvd.  
This property could be restored and turned into a world class show piece for the city (THE ELYSIAN).  
If this property is destroyed it will be replaced by another cheaply build "boxtrocity" a la Geoff Palmer  
What makes Los Angeles unique is it's historical context not more  
hideous, cheaply made boxes.

Thank you,

Alex Kondracke



Lambert Giessinger &lt;lambert.giessinger@lacity.org&gt;

---

**William Pereira**

1 message

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**molly schiot** <mollyacom@gmail.com>

Mon, Jul 11, 2016 at 2:14 PM

To: lambert.giessinger@lacity.org

Cc: james.detchmendy@lacity.org, gerald.gubatan@lacity.org, councilmember.cedillo@lacity.org

Hello!

I understand that the iconic William Pereira designed building and surrounding gardens and pools located at 1111 Sunset Blvd. are in jeopardy of being demolished and that a nomination for Historic Cultural Monument has been submitted to the Cultural Heritage Commission. I fully support the nomination of both 1111 and 1115 Sunset Blvd. (formerly the MWD campus) and I encourage you to act swiftly and ensure that the application is reviewed by the Commission \*before\* the demolition permit No. 16019-10000-02512 is granted.

William Pereira is one of the most famous and prolific Los Angeles architects responsible for such LA Landmarks as the dome at LAX, LACMA and CBS. This pair of buildings on Sunset Blvd. embody the essence of his mid-century futuristic works. To eliminate one-half of the building, originally designed together as the campus for the Metropolitan Water District in 1963, would be senseless. The owners of 1111 Sunset are able to build an infill project at the site while also preserving the original Pereira work and its context.

The developer has claimed that the 1111 Sunset buildings became "damaged" after being vacant for many years and now should be torn down. However, the Elysian tower at 1115 Sunset, a Pereira building of the same era that shares the lot, was also vacant and abandoned for many years and has been gloriously resurrected as a testament to the success that adaptive reuse can bring.

As a stakeholder in this community, I ask that the application be given full review by the commission prior to the approval of any demolition work at the property, including by-hand demolition.

Please include me on the list of interested parties to be notified of any hearings regarding this property.

kindly Molly Schiot





Lambert Giessinger <lambert.giessinger@lacity.org>

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## please prevent losing our city's history at 1111 Sunset Blvd.

1 message

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jesse monsour <jessemonsour@gmail.com>

Mon, Jul 11, 2016 at 2:21 PM

To: lambert.giessinger@lacity.org

Cc: "councilmember.cedillo@lacity.org" <councilmember.cedillo@lacity.org>, gerald.gubatan@lacity.org, james.detchmendy@lacity.org

Dear Mr. Giessinger,

I understand that the iconic William Pereira designed building and surrounding gardens and pools located at 1111 Sunset Blvd. are in jeopardy of being demolished and that a nomination for Historic Cultural Monument has been submitted to the Cultural Heritage Commission. I fully support the nomination of both 1111 and 1115 Sunset Blvd. (formerly the MWD campus) and I encourage you to act swiftly and ensure that the application is reviewed by the Commission \*before\* the demolition permit No. 16019-10000-02512 is granted.

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As a stakeholder in this community, I ask that the application be given full review by the commission prior to the approval of any demolition work at the property, including by-hand demolition.

Please include me on the list of interested parties to be notified of any hearings regarding this property. My mailing address is:

924 Sanborn Ave.  
Los Angeles, CA 90029

Thank you,  
Jesse Monsour



Lambert Giessinger &lt;lambert.giessinger@lacity.org&gt;

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## Please save the Historic William Pereira Building and pools at 1111 Sunset Boulevard in Echo Park!!

1 message

Amber &lt;activeclicker@roadrunner.com&gt;

Tue, Jul 12, 2016 at 10:45 AM

To: "lambert.giessinger@lacity.org" &lt;lambert.giessinger@lacity.org&gt;

Cc: "councilmember.cedillo@lacity.org" &lt;councilmember.cedillo@lacity.org&gt;, gerald.gubatan@lacity.org, james.detchmendy@lacity.org

Dear Mr. Lambert Giessinger,

Please do not allow the historic preservation process of 1111 Sunset Boulevard to be delayed so that demolition can take place first.. We cannot allow our cultural heritage to be destroyed in the name of profit for developers and the people whose pockets they line.

The iconic William Pereira designed building and surrounding gardens and pools located at 1111 Sunset Blvd. are in jeopardy of being demolished and a nomination for Historic Cultural Monument has been submitted to the Cultural Heritage Commission. I fully support the nomination of both 1111 and 1115 Sunset Blvd. (formerly the MWD campus) and I encourage you to act swiftly and ensure that the application is reviewed by the Commission \*before\* the demolition permit No. 16019-10000-02512 is granted.

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As a stakeholder in this community, I ask that the application be given full review by the commission prior to the approval of any demolition work at the property, including by-hand demolition.

Please include me on the list of interested parties to be notified of any hearings regarding this property. My mailing address is:

Amber Cannon  
2528 Reservoir Street  
LA, CA 90026

Thank you!!



Lambert Giessinger <lambert.giessinger@lacity.org>

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## William Pereira/ 1111 Sunset Blvd.

1 message

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Richard Courtney <richardwcourtney@me.com>

Wed, Jul 13, 2016 at 11:24 AM

To: Lambert Giessinger <lambert.giessinger@lacity.org>

Cc: james.detchmendy@lacity.org, Gerald Gubatan <Gerald.Gubatan@lacity.org>, Councilmember.cedillo@lacity.org

Mr. Giessinger,

I am please to learn that the William Pereira Building on 1111 Sunset is being heard in consideration of a Cultural Monument. He is responsible for such places as LAX, LACMA and CBS and those are three examples of iconic Los Angeles influence. I am disturbed that they are set to demolish this Los Angeles history. Why can't they refurbish this and make this part of their project, such as The Elysian Towers that are next door? This is a beautiful example of the great structures that can be rehabilitated. I look at that building each day from my home and everyone that sees this is impressed with how Yuval has refurbished and worked with that building to make it a success!

I urge you to consider this building and I support the refurbish and rehabilitation of all historic buildings. It is sad that only 500 feet away we lost the 1899 home next to my HCM Restovich Home but I am hoping that is the last of many structures in this neighborhood.

Please include me on the list of interested parties to be notified of any hearings regarding this property.

My mailing address is 1001 Everett Street Los Angeles, CA 90026

Thank you,

Richard Courtney

richardwcourtney@mac.com



Lambert Giessinger &lt;lambert.giessinger@lacity.org&gt;

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**1111 Sunset - William Pereira**

1 message

**Anthony Carfello** <acarfello@makcenter.org>

Thu, Jul 14, 2016 at 11:50 AM

To: Lambert Giessinger &lt;lambert.giessinger@lacity.org&gt;

Cc: councilmember.cedillo@lacity.org, gerald.gubatan@lacity.org, james.detchmendy@lacity.org

Dear Lambert Giessinger,

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As a stakeholder in this community, I ask that the application be given full review by the commission prior to the approval of any demolition work at the property, including by-hand demolition.

Please include me on the list of interested parties to be notified of any hearings regarding this property. My mailing address is acarfello@makcenter.org

Kindly,

Anthony Carfello  
Interim Director  
**MAK Center for Art and Architecture  
at the Schindler House**  
makcenter.org