

IV. ENVIRONMENTAL IMPACT ANALYSIS

D. CULTURAL RESOURCES

1. INTRODUCTION

Architectural Resources Group (ARG) completed a historic resource assessment of the Weddington Golf and Tennis Club located at 4141 Whitsett Avenue in Studio City, California. This section summarizes information and conclusions of the report, which is included in its entirety as *Appendix E: Historical Resources Report* of this Draft EIR.

The Weddington Golf and Tennis Club was historically called the Studio City Golf and Tennis Club. For the purposes of this analysis, it is referred to by its current name, except when appropriate for historical context.

2. ENVIRONMENTAL CONDITIONS

a. Physical Setting

The Project Site is located within the boundaries of Studio City, which is a part of the City of Los Angeles located in the San Fernando Valley. Residential neighborhoods occupy most of the surrounding land to the north, east and west. The Los Angeles River channel and Ventura Boulevard, a major commercial thoroughfare, are directly south of the Project Site.

More specifically, the Weddington Golf and Tennis Club is located at 4141 Whitsett Avenue, at the southwest corner of Whitsett Avenue and Valley Spring Lane. The triangular site is approximately 16.1 acres with the Los Angeles River forming the diagonal southwestern boundary, Valley Spring Lane the northern boundary, and Whitsett Avenue the eastern boundary. A short length of Bellaire Avenue forms the western boundary. The southernmost section of the Project Site extends into the public right-of-way for Valleyheart Drive and the Los Angeles River. The Project Site's public entrance is oriented to the east along Whitsett Avenue. An asphalt drive with flanking parking spaces serves as entrance and exit. A putting green and clubhouse at the Project Site's northeastern corner are the most visible elements along Whitsett Avenue and mark the gateway to the Project Site. The majority of the Project Site maintains a park-like setting as a result of the landscaping and mature trees. The southeastern corner of the Project Site is dedicated for tennis uses. Previously, a portion of the southeastern corner of the Project Site was given to the City of Los Angeles for use as a fire station. This portion is no longer included as part of the Project Site and is currently the site of City of Los Angeles Fire Station No. 78.

(1) *Site History*

The Project Site formed part of the vast territory in the San Fernando Valley that Pio Pico, the last Mexican governor of *Alta California*, sold to Isaac Lankershim, a farmer who had migrated to California from Pennsylvania, in 1869. Because of the timing of the parcel's purchase by the Weddingtons in 1890, it may have been a portion of the lands subdivided by James Lankershim,

the son of Isaac Lankershim. Wilson Weddington operated a sheep farm on the Project Site, but then switched to wheat and later, casaba melons. The Toluca post office operated out of the Weddington home until it moved to the family's general store in 1894. In 1927, the river portion of the parcel was dedicated to the Municipal Improvement District #61 for the development of a flood control system. The river was lined with concrete during the late 1940s.

In the 1950's, the Weddingtons agreed to enter into a 50-year lease agreement with Joe Kirkwood, Jr. to develop the Project Site as a golf course. Kirkwood, famous for his role as the boxer Joe Palooka in eleven films and a television series, was also a professional on the PGA tour, along with his father, Joe Kirkwood, Sr., a famous trick-shot golfer.¹ Kirkwood modeled the course on par-3 holes from famous golf courses, including the seventh hole from Pebble Beach, the 15th hole from Cypress Point, and three holes from Augusta.² At the 9-hole course, Kirkwood also built a golf shop and clubhouse with a snack bar. Though the course would have appealed to golf history buffs, it proved too challenging for most average players, who also knew little about the history of the game. Because Kirkwood's Golf Center was essentially a neighborhood course, the difficulty of play limited its draw, and it went bankrupt.³

In 1957, Kirkwood, Jr. sold an option to the course to George McCallister, Sr., a golfer and investor in sporting goods and real estate, and his partner and fellow Wilshire Country Club member, Art Andersen, founder of Western Freight and an industrial real estate investor. Along with his groundskeeper Zeke Avila, McCallister Sr. redesigned the course to make play easier—filling in the water and sand traps, and rebuilding the greens—ensuring that the course would be more accessible to players from the neighborhood. McCallister Sr. also provided a forum for people to learn the game, offering individual golf lessons, as well as group swing classes where an instructor demonstrated from a stage. Golf lessons were promoted in local newspapers, and McCallister Sr. was influential in lobbying the Los Angeles city schools to incorporate his form of golf instruction into physical education programs. The Studio City Golf Course, as it was then called, was frequented by film studio workers who lived in the area. While most private clubs were prohibitively expensive for the middle-class, the Studio City course, though private, was open to the public at a reasonable price, and so was positioned to take advantage of the growing popularity of golf in the 1960s following the televising of the PGA Tour and the stardom of Arnold Palmer.⁴

In 1966, McCallister Sr. replaced the maintenance building with a larger structure, and built an enclosure at the driving range, creating 10 sheltered tees. Construction on the tennis courts began in 1974 spurred on by McCallister's partner Art Andersen's interest in tennis. Andersen and McCallister Sr. shortened and slightly repositioned the fifth and sixth golf tees to accommodate the construction of five tennis courts. Later, the width of the driving range was reduced to make room for an additional fifteen courts. Four tennis courts were more recently dismantled to accommodate the new City of Los Angeles fire station (No. 78 adjacent to the southeast corner of the Project Site).⁵

¹ George McCallister, Jr., personal communication, 29 May 2007.

² Charles Curtis, "Golfagraphs: Littler Defends Montebello Title", *Los Angeles Times*, 11 December 1955, B12.

³ George McCallister, Jr., personal communication, 29 May 2007.

⁴ *Ibid.*

⁵ *Ibid.*

Until June of 2007, the Weddington Golf Course had been operated by the McCallister family since 1958, initially by George McCallister Sr., and later by his sons John and then George Jr. when McCallister Sr. passed away in 1990. Having managed another family course in Pomona, and developed a remodeling business, George McCallister, Jr. was brought on by his brother John to refurbish the golf course. McCallister Jr. became manager in 1993, and his brother John left to become a golf course designer. Groundskeeping was also passed to a new generation: Zeke Avila Jr. is the chief groundskeeper for the course.⁶

Most of the trees on the Project Site were planted during or following the development of the golf course, but a row of Eucalyptus trees along Valley Spring Lane predates the course. In the 1960s, the McCallisters entered the tree nursery business, planting small palm trees in pots with an eye towards future revenue streams. Eventually, rather than being sold, the palm trees were planted on the grounds of the course. Including the palm trees, there are reportedly over 400 trees of at least 30 years of age at the Project Site.⁷

(2) *Site Development Chronology*

A summary of the site development activities throughout the modern history of the Project Site is provided below in *Table IV.D-1: Site Development Chronology*.

TABLE IV.D-1
SITE DEVELOPMENT CHRONOLOGY¹

DATE	SITE DEVELOPMENT MILESTONE OR ACTIVITY
April 1955	Zone Variance filed by Joe Kirkwood, Jr. to permit use of property “as a privately operated recreations center consisting of a golf driving range and a nine-hole pitch-and-putt golf course. (LA Times April 4, 1955, 36.)
January 1956	Driving range opened
May 1956	Joe Kirkwood, Jr. Golf Center officially opened with a celebrity gala hosted by Maurie Luxford.
November 1957	George McCallister assumes operations and management of Studio City Golf Course (LA Times 11/16/1957; A4)
May 1973	Studio City Golf Course, Inc. signs lease with County of Los Angeles for use of 2.5 acres of flood control land just north of the Los Angeles River between Whitsett & Bellaire Avenues. (LA Times, May 20, 1973, SF_B4)
1974	Original four tennis courts constructed
2007	Los Angeles County Fire Station begins construction at southeast corner of site
2008	Name changed to Weddington Golf and Tennis Club

⁶ *Ibid.*

⁷ George McCallister, Jr., personal communication, 29 May 2007.

(3) *Weddington Golf and Tennis Club Components*

Cultural Landscape Elements - According to the current property manager, virtually all design elements of the Project Site were explicitly outlined in a Conditional Use Permit.⁸ The recreational Project Site is composed of multiple contributing elements. Golf-related resources on the Project Site include: a one-story clubhouse; a 24-stand, 230-yard driving range; a 9-hole, par-3 pitch-and-putt golf course; and a putting green. Tennis-related resources on the Project Site include: a small tennis house and 16 concrete courts located in staggered rows at the southeast portion of the Project Site, adjacent to the existing fire station. Other elements on the Project Site include: a maintenance structure east of the tennis courts at the southern property line.

Golf Clubhouse - The Weddington Golf and Tennis Club features a one-story clubhouse building near the southwest corner of Whitsett Avenue and Valley Spring Lane, on the northwest corner of the Project Site. The building sits at an angle facing the street corner. Its front lawn is a putting green, with a low, non-original brick wall with weeping mortar, that borders the street and which replaced an earlier split rail fence. A walkway parallel to the front of the building approaches the entrance from the parking lot to the south.

The clubhouse is of wood frame construction on a concrete slab-on-grade foundation. It has a wood shingle-clad, side-gabled roof with deep eaves along the front and rear of the building to create generous overhangs. The front overhang is sheltered by square wood posts. The exterior cladding of the building is painted board and batten siding. The north side contains utility uses, with a shed-roofed garage (its roof parallel to the main gable) and a small shed (its roof perpendicular to the main gable, attached to the wall) and an exterior vestibule at the back of the pro shop enclosed with chain link fencing.

The recessed entrance is sheltered beneath the overhang, with the entrance and the glass wall of the front of the building recessed from the eave line. Large, low planters to the north and south of the entrance hold shrubs and small trees that pass upwards through rectangular cut-outs in the front slope of the roof. The entrance is on grade, with aluminum-frame glass doors and full-height plate glass windows to either side. It is not clear whether these expanses of glass are original or alterations. Inside the entrance, the main interior space is a reception room. The tile and carpet floor of the clubhouse is not original, nor is the wallpaper above the paneling or large mirror on the south wall, but most other features of the interior have changed very little, leaving the clubhouse with high interior integrity. Knotty pine paneling covers the walls up to a datum line set by the east (entrance) and west (rear) walls. The major feature of the reception room is a slab fireplace wall extending from floor to ceiling and clad in variegated brick. The rectangular cutout of the fireplace box is surrounded by two wrought iron six-arm light fixtures that carry shaded hurricane lanterns. A matching four-arm fixture hangs near the pro shop desk. The reception space is flanked by offices to the north, and restrooms to the south. The rear entrance

⁸ Refer to *Appendix M: Historical Planning Cases for the Project Site* of this Draft EIR for a compilation of all Conditional Use approvals and extensions issued by the City of Los Angeles to maintain operation of the golf course and appurtenances. It should be noted that the Conditional Use approval appears to have expired. As part of the entitlements requested in connection with this Draft EIR, the applicant is requesting issuance or renewal of a Conditional Use approval to continue operation of the golf course facilities on the project site.

to the greens is on axis with the front door, with an enclosed coffee shop to the south and a pro shop to the north.

The coffee shop is enclosed with wood-framed glass panels on the north side and at the entrance, directly north of the fireplace. The space has an open painted wood beamed ceiling with diagonal tongue and groove boards. The open kitchen on the south wall has a large copper hood, and an L-shaped laminate counter with built-in stools provides seating. Windows along the west wall look out to the rear of the building, including a window for walk-up service.

The pro shop area, adjacent to the rear entrance, is marked by a high, L-shaped counter with wood paneling on the front similar to that seen in the rest of the interior. A small decorative corbelled shelf lines the opening. The rear patio of the clubhouse is partly shaded by the deep overhang of the roof. Extending from the south end of the rear patio of the clubhouse is a long open structure that serves as a shelter for golfers using the driving range. This structure has a shed roof that slopes upwards toward the west (i.e., toward the driving range). Its roof has a slight fan shape, with the beams converging toward the concave front of the structure. Each column bay has three berths for golfers using the driving range, separated with ground-mounted metal mesh dividers.

The golf clubhouse was designed by architect William M. Bray, AIA. Bray practiced architecture in Southern California for over sixty years, with an office located in Encino. Aspects of Bray's residential designs were periodically featured in the home décor columns in the Los Angeles Times throughout the 1950s and 1960s. Bray was responsible for two of the residential designs for the Aladowney Homes subdivision in Downey (1951) and Brighton Hills in Montebello (1961), where he employed the popular Ranch style. He also designed a retirement community in Palm Desert, called "Palm City."⁹ In 1994, Bray was awarded a lifetime achievement award from the San Fernando Valley chapter of the American Institute of Architects. His son and business partner, Roger W. Bray, AIA, continues the practice today as William M. Bray, AIA, Architect & Associates (WMBA).

The clubhouse is patterned in scale, style and type of materials on the residences in the surrounding suburban settings. The L-shaped lunch counter and the knotty pine interior of the pro shop are typical of the profile of other mid-1950s community golf centers. Aside from the course itself, the pro shop and the coffee shop or grill were important elements of a golf facility from this period. The Weddington Golf Course represents the essential characteristics of this property type from the period. It has high associative value and very effectively communicates the character and feeling of a local community golf course of the post-war era.

Golf Course - The Weddington Golf Course is characteristic of the small courses that became popular nationwide in the 1950s. The Weddington Golf Course has always been a private facility but it is popular for its public accessibility and community orientation. The combination of greenery, open spaces, social outlets, and community recreation provided by golf courses were valued in the 1950s and were considered a valuable use of land that still allowed for the open spaces that were rapidly disappearing as urban and suburban landscapes developed.

⁹ (Los Angeles Times, 7/29/1951; 7/21/1961)

The 9-hole, par-3, pitch-and-putt golf course is laid out within the Project Site along the property lines that abut Valley Spring Lane on the north, Bellaire Avenue on the west, and the river channel on the south. The course loops around the Project Site, partially encircling the driving range, and winds its way back to the clubhouse. Concrete pads mark tees on each of the holes.

Upon exiting the clubhouse's eastern door, the first tee of the golf course is located a few yards due west of the clubhouse exit, immediately adjacent (north) of the driving range fence. The fairway extends roughly 105 yards west of the concrete tee. Mature trees line both sides of the fairway, visually separating the first hole from the driving range to the south and the ninth hole to the north.

The second hole runs along the northern property line with the tee located on a northeasterly diagonal from the first green. The second fairway extends 130 yards to the second green, which is located on a small rise close to the northwestern corner of the property. A row of mature eucalyptus trees buffers the second fairway from the property line to the north.

With a tee located at the northwest corner of the Project Site, the third hole runs parallel to the western property line. The short, 75-yard fairway drops gently down to the green at the southwestern corner of the Project Site, which is partially surrounded by a low decorative split rail fence. A row of mature Canary Island and Aleppo pine trees, with a few interspersed olive trees, lines the western edge of the third fairway, along Bellaire Avenue.

The fourth hole tees off just east of the third green and runs parallel to the Los Angeles River channel's path, roughly 105 yards. The fourth green is located at the approximate midpoint of the Project Site's southern boundary along the edge of the river channel.

The fifth and sixth holes have been reconfigured from their original 1958 design. Originally, the fifth hole followed a dog-leg pattern with the tee located adjacent to a wider driving range. The fairway opened to a wide triangle, its base lined with mature eucalyptus trees that still stand and currently separate the Project Site from Whittsett Avenue. Originally, the oval-shaped fifth green was located at the southeastern corner of the Project Site. Following the addition of tennis courts and the division of the driving range in the 1970s, the fifth hole now runs along the south fence of the driving range for approximately 115 yards. The sixth hole, originally positioned parallel to the river wash, now runs parallel to the fifth hole but in the opposite direction, with its green located at the edge of the Property along the river. The sixth fairway measures 105 yards.

From the sixth green, a player reaches the seventh tee by walking a short northwesterly diagonal between the fourth green and the fifth tee. A tall row of mature Mexican fan palm trees separates the seventh fairway from the fourth immediately to the south. The seventh green sits atop a short hill, directly east of the third green near the Project Site's southwest corner. The fairway extends 115 yards to the green, located on a short rise above and immediately east of the third green.

From the course's eastern end, the eighth and ninth holes direct the player back to the clubhouse and the Project Site's northeastern corner. The eighth tee is adjacent to the third fairway, between the seventh and second greens. The fairway extends 135 yards, lined on both sides by a

row of mature palms, culminating at the kidney-shaped green immediately adjacent to the driving range's northwestern corner.

The ninth tee is reached by traveling a short northeasterly diagonal between the second tee and the first green. The ninth tee has been moved slightly east from its original location (which is still visible), foreshortening the ninth fairway to just 90 yards. A row of mature eucalyptus trees and Mexican fan palms line the northern property line along the ninth fairway. The green is located atop a slight rise. The length of the hole parallels the Project Site's northern property line, returning the player to the clubhouse entrance.

Driving Range - A 24-stand driving range is located between the clubhouse and the tennis area. A wood, shed-style canopy shelters the northern half of the stands. Temporary awnings provide shelter to the stands on the south end. Extending 230 yards, the driving range is located directly south of the golf clubhouse and is enclosed by a high fence.

Light Standards - When the driving range was reduced in size to accommodate new tennis courts, the lights at the southern end of the row were retained within the expanded parking lot adjacent to the tennis courts. Eight original light standards, designed in the form of a golf ball set atop a tee, line the fence along the Whitsett Avenue parking lot and provide light to the driving range. The parking lot has not changed from the original configuration and so, presumably, the light standards are in their original locations. According to the current property manager, one of the historic standards has been removed. These standards have been retrofitted with new 1000-watt stadium style lights that replaced 750-watt incandescent lights that are no longer manufactured.

Tennis House - The small tennis office was constructed in 1974, when tennis courts were added to the facility. The style of the building was patterned after that of the main clubhouse. It has a front-gabled roof clad in wood shingles facing west toward the tennis courts. A separate flat canopy of open beams for a shade structure is attached to the front façade and supported on metal posts. The exterior siding is board and batten, and the fenestration, concentrated at the west end, consists of large, square aluminum sliding windows. The front door and a side door on the north side have large single lights over an inset panels with a cross-timber details. The tennis house and the adjoining courts were constructed outside of the period of significance for the site, and so are not considered historic features of the site.

Tennis Courts - Sixteen concrete tennis courts are situated, in a staggered pattern, at the southeastern corner of the Project Site. Four courts of the original twenty were demolished in 2006 to accommodate construction of Fire Station No. 78.

Maintenance Structure - A temporary maintenance building has been constructed at the southern end of the Project Site, south and west (behind) of the tennis courts. A previous maintenance structure, constructed in 1966, was demolished when the adjacent fire station was constructed. The current maintenance structure is essentially a fenced yard with a roof; chain link fence with a windscreen form the structure's "walls." This structure does not contribute to the significance of the Project Site as a historic resource.

Maintenance Green - A small maintenance green, used to grow and harvest patch sod, is located at the southeastern corner of the tennis area and behind the fire station.

b. Regulatory and Policy Setting

(1) National Register of Historic Places

The National Register of Historic Places (National Register) is the nation's master inventory of known historic resources. The National Register is administered by the National Park Service (NPS) and includes listings of buildings, structures, sites, objects, and districts that possess historic, architectural, engineering, archaeological, or cultural significance at the national, State or local level. The National Register criteria and associated definitions are outlined in *National Register Bulletin Number 15: How to Apply the National Register Criteria for Evaluation*. The following is a summary of *Bulletin 15*:

Resources (structures, sites, buildings, districts, and objects) over 50 years of age can be listed on the National Register. However, properties under 50 years of age that are of exceptional importance or are contributors to a district can also be included on the National Register. The following list of definitions is relevant to any discussion of the National Register:

- A **structure** is a work made up of interdependent and interrelated parts in a definite pattern of organization. Generally constructed by humans, it is often an engineering object large in scale.
- A **site** is defined as the location of a significant event, a prehistoric or historic occupation or activity, or a building or structure, whether standing, ruined, or vanished, where the location itself maintains historical or archaeological value regardless of the value of any existing structure.
- A **building** is defined as a structure created to shelter human activity.
- A **district** is a geographically definable area—urban or rural, small or large—possessing a significant concentration, linkage, or continuity of sites, buildings, structures, and/or objects united by past events or aesthetically by plan or physical development. A district may also comprise individual elements separated geographically but linked by association or history.
- An **object** is a material thing of functional, aesthetic, cultural, historical, or scientific value that may be, by nature or design, moveable yet related to a specific setting or environment such as a historic vessel.

There are four criteria under which a structure, site, building, district, or object can be considered significant for listing on the National Register. These include resources that are one or more of the following:

- *Criterion A:* associated with events that have made a significant contribution to the broad patterns of history (such as a Civil War battlefield or a Naval Ship building Center);
- *Criterion B:* associated with the lives of persons significant in our past (such as Thomas Jefferson's Monticello or the Susan B. Anthony birthplace);
- *Criterion C:* embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction (such as Frank Lloyd Wright's Taliesin or the Midwestern Native American Indian Mounds) or;
- *Criterion D:* have yielded or may likely yield information important in prehistory or history (such as prehistoric ruins in Arizona or the archaeological sites of the first European settlements in St. Augustine, Florida or at the Presidio of San Francisco).

A resource can be considered significant in American history, architecture, archaeology, engineering, and culture. When nominating a resource to the National Register, one must evaluate and clearly state the significance of that resource. A resource can be individually eligible for listing on the National Register for any of the above four reasons. A resource can also be listed as contributing to a group of resources that are listed on the National Register (i.e., the resource is part of a historic district).

Districts are comprised of resources that are identified as contributing and non-contributing. Some resources within the boundaries of the district may not meet the criteria for contributing to the historic character of the district even though the resource is located within the district boundaries. Contributing resources add to the historic association, historic architectural qualities, or archaeological values for which the district is significant because the resource was present during the period of significance, relates to the documented significant contexts, and possesses integrity. Non-contributing resources do not add to the historic associations, historic architectural qualities, or archaeological values for which the district is significant because the resource was not present during the period of significance, does not relate to the documented significant contexts, or does not possess integrity.

Resources that meet the above criteria and have been determined eligible for the National Register are subject to Section 106 of the National Historic Preservation Act when a federal undertaking is involved. Section 106 of the National Historic Preservation Act does not generally apply to resources where private funding is used to alter or change those resources.

(2) California Register of Historical Resources

The California Register of Historical Resources (CRHR) is a listing of State of California resources that are significant within the context of California's history. The California Register criteria are modeled after National Register criteria. However, the California Register focuses more closely on resources that have contributed to the development of California.

All resources listed in or formally determined eligible for the National Register are eligible for the California Register. In addition, properties designated under municipal or county ordinances are also eligible for listing in the California Register. The primary difference between the National Register and the California Register is that the latter allows a lower level of integrity. The property must be significant at the local, State, or national level under one or more of the following criteria:

- *Criterion 1:* it is associated with events or patterns of events that have made a significant contribution to the broad patterns of local or regional history and cultural heritage of California or the United States.
- *Criterion 2:* it is associated with the lives of persons important to the nation or to California's past.
- *Criterion 3:* it embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values.
- *Criterion 4:* it has yielded, or has the potential to yield, information important to the prehistory or history of the State or the nation.

The California Register criteria are linked to the California Environmental Quality Act (CEQA). Under CEQA, resources are considered historically significant "if the resource meets the criteria for listing on the California Register" [Title 14 California Code of Regulations 15064.5 (3)].

Pursuant to CEQA Guidelines Section 15064.5, a historical resource is presumed significant if it is listed on the CRHR or has been determined to be eligible for listing by the State Historical Resources Commission (SHRC). An historical resource may also be considered significant if the lead agency determines, based on substantial evidence, that the resource meets the criteria for inclusion in the CRHR. CEQA also contains the following additional guidelines for defining a historical resource:

- California properties formally determined eligible for, or listed in the National Register of Historic Places (NRHP) (Section 5024.1.d.1);
- Those resources included in a local register of historical resources, as defined in Section 5020.1(k) of the *Public Resources Code*, or identified as significant in a historical resources survey meeting the requirements of Section 5024.1(g) of the *Public Resources Code*;
- Those resources that a lead agency determines to be historically significant (generally, if it meets criteria for listing on the CRHR), provided the determination is supported by substantial evidence; or
- Those resources a local agency believes are historical for more broadly defined reasons than identified in the preceding criteria.

(3) *Eligibility Factors and Resource Integrity*

To be eligible for either the National or California Registers, a resource must not only be historically or architecturally significant, it must also retain integrity or the ability to convey its significance. Integrity is grounded in an understanding of a property's physical features and how they relate to its significance within one or more contexts. Integrity involves seven aspects: location, design, setting, materials, workmanship, feeling, and association. These aspects closely relate to the resource's significance. For example, if the property is significant for architecture, the setting and association may not be as important as workmanship and materials. Integrity, particularly in the aspects important to the area of significance, must be primarily intact for National or California Register eligibility. Resources that have lost a great deal of their integrity are generally not eligible for the National Register. However, the California Register regulations have specific language regarding integrity, which note the following:

It is possible that historical resources may not retain sufficient integrity to meet the criteria for listing in the National Register, but they may still be eligible for listing in the California Register. A resource that has lost its historic character or appearance may still have sufficient integrity for the California Register [California Code of Regulations Title 15, 11.5 (c)].

Integrity - The National Register Bulletin series provides guidance in regard to eligibility, integrity, period of significance and resource type. Essentially, for a property to qualify as an historic resource, it must represent a significant part of the history, architecture, archeology, engineering, or culture of an area, and it must have the characteristics that make it a good representative of properties associated with that aspect of the past (National Park Service, National Register Bulletin 15, 2002).

Bulletin 15 notes that an historic property derives its importance from its association with an important historic context and its retention of historic integrity of those features necessary to convey its significance. Insensitive modifications to an historic property can have a negative impact on that building's integrity. The evaluation of integrity is sometimes a subjective judgment, but it must always be grounded in an understanding of a property's physical features and their relation to its significance.

Integrity is based on significance: why, where, and when a property is important. Only after significance is fully established can you proceed to the issue of integrity. The steps in assessing integrity are:

- Define the essential [or character-defining] physical features that must be present for a property to represent its significance;
- Determine whether the essential physical features are visible enough to convey their significance;
- Determine whether the property needs to be compared with similar properties; and

- Determine, based on the significance and essential physical features, which aspects of integrity are particularly vital to the property being nominated and if they are present.

Within the concept of integrity, the National Register criteria recognize seven aspects or qualities that, in various combinations, define integrity. To retain historic integrity, a property must always possess several, and usually most, of the aspects: location, design, setting, materials, workmanship, feeling, and association. Ultimately, a property either does or does not have integrity.

Character-Defining Features - All properties change over time. It is not necessary for a property to retain all its historic physical features or characteristics; however, the property must retain the essential physical features that enable it to convey its historic identity. The essential physical features are those features that define both *why* a property is significant (Applicable Criteria and Areas of Significance) and *when* it was significant (Periods of Significance.)

(4) *Secretary of the Interior's Standard for Rehabilitation*

The purpose of the *Secretary of the Interior's Standards for the Treatment of Historic Properties* (The Standards) is to promote responsible preservation practices that help to protect irreplaceable cultural resources. The Standards are meant to provide philosophical consistency in the preservation component of a development project and to guide essential decisions about the treatments to these properties. The preamble to the Standards states that they "are to be applied to specific rehabilitation projects in a reasonable manner, taking into consideration economic and technical feasibility."

There are four overriding treatments discussed in The Standards: preservation, rehabilitation, restoration, and reconstruction. For the proposed Project, the rehabilitation standards are particularly relevant for guidance. The *Rehabilitation Standards* are a set of 10 guidelines intended to guide the rehabilitation process of an historical resource. Rehabilitation is defined as "the process of returning a property to a state of utility, through repair or alteration, which makes possible an efficient contemporary use while preserving those portions and features of the property which are significant to its historic, architectural, and cultural values." The 10 Rehabilitation Standards are listed and discussed below under the impact analysis.

(5) *Sherman Oaks-Studio City-Toluca Lake-Cahuenga Pass Community Plan*

In the Sherman Oaks-Studio City-Toluca Lake-Cahuenga Pass Community Plan (Community Plan) Area, preservation of historic and cultural resources are encouraged through the following goals, objectives, and policies:

Goal 16: Preservation and restoration of cultural resources, neighborhoods, and landmarks which have historical and/or cultural significance.

Objective 16-1: To ensure that the community's historically significant resources are protected, preserved, and/or enhanced.

Policy 16-1.1: Encourage the preservation, maintenance, enhancement, and reuse of existing historically significant buildings and the restoration of original facades.

Objective 16-2: To encourage private owners of historic properties/resources to conserve the integrity of such resources.

Policy 16-2.1: Assist private owners of existing and future historic resources to maintain and/or enhance their properties in a manner that will preserve the integrity of such resources in the best possible condition.

3. ENVIRONMENTAL IMPACTS

a. Methodology

Evaluation and understanding of the proposed Project by ARG was based on documents, including a project description and site plan prepared by the architect, Franco & Associates, Inc. and dated January 23, 2008 (updated December 23, 2011). On May 29, 2007, ARG representatives visited the Property to document existing conditions. Research was conducted at the Los Angeles Public Library and at the Los Angeles Department of Building and Safety. In addition, an informal interview was conducted with George McCallister, Jr. on May 29, 2007 to gather oral history.

ARG initially evaluated the significance of the property in 2007 in order to provide and identify potential areas of historic concern. Earlier versions of the proposed development plans have since been modified to avoid demolition of key historic components and address community concerns.

b. Thresholds of Significance

The CEQA Guidelines (Section 15064.5) define substantial adverse change in the significance of a resource as the physical demolition, destruction, relocation, or alteration of the resource or its immediate surroundings such that the significance of the resource is materially impaired. Under CEQA, the significance of an historical resource is considered to be materially impaired when a project demolishes or materially alters in an adverse manner those characteristics that convey its historical significance and account for its inclusion on an historical resource list.

CEQA Guidelines Section 15065 mandates a finding of significance if a project would eliminate important examples of major periods of California history or prehistory. In addition, pursuant to Section 15064.5, a project could have a significant effect on the environment if it “may cause a substantial adverse change in the significance of an historical resource.” A “substantial adverse change” means “physical demolition, destruction, relocation, or alteration of the resource or its immediate surroundings such that the significance of a historical resource is impaired.” Material impairment means altering “in an adverse manner those characteristics of an historical resource that convey its historical significance and its eligibility for inclusion in the California Register of Historical Resources.”

Impacts to historical resources not determined to be significant according to any of the significance criteria are not considered significant for the purposes of CEQA. Generally, under CEQA (CEQA Guidelines Section 15064.5), a project that follows *The Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings* or *The Secretary of Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Structures* is considered to have mitigated impacts to an historical resource to a less-than-significant level.

Under CEQA Guidelines Section 15064.5(b)(3), conformity with the Standards in a development project is considered to mitigate impacts to historical resources to a less-than-significant level. Although compliance with the Standards is presumed to constitute a less-than-significant impact on historical resources, compliance with the Standards is not the sole criteria for determining whether a project would cause a substantial adverse change in the significance of an historic resource, and a failure to comply with the Standards may or may not constitute a significant impact or substantial adverse change under CEQA Guidelines.

In accordance with Appendix G to the State CEQA Guidelines, the Project would have significant impact on historic and cultural resources if it would cause any of the following conditions to occur:¹⁰

- a) Cause a substantial adverse change in the significance of a historical resource as defined in CEQA Guidelines Section 15064.5.
- b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to CEQA Guidelines Section 15064.5.
- c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature.
- d) Disturb any human remains, including those interred outside of formal cemeteries.

Furthermore, as set forth in the City of Los Angeles CEQA Thresholds Guide, the determination of significance shall be made on a case-by-case basis, considering the following:

Paleontological Resources

- Whether, or the degree to which, the project might result in the permanent loss of, or loss of access to, a paleontological resource; and
- Whether the paleontological resource is of regional or statewide significance.

Archaeological Resources

- Is associated with an event or person of recognized importance in California or American prehistory or of recognized scientific importance in prehistory;

¹⁰ State of California, *California Environmental Quality Act: Guidelines*, http://ceres.ca.gov/topic/env_law/ceqa/guidelines (May 2008).

- Can provide information which is both of demonstrable public interest and useful in addressing scientifically consequential and reasonable archaeological research questions;
- Has a special or particular quality, such as the oldest, best, largest, or last surviving example of its kind;
- Is at least 100-years-old and possesses substantial stratigraphic integrity; or
- Involves important research questions that historical research has shown can be answered only with archaeological methods.

Historical Resources

- Demolition of a significant resource;
- Relocation that does not maintain the integrity and significance of a significant resource;
- Conversion, rehabilitation, or alteration of a significant resource which does not conform to the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings; or
- Construction that reduces the integrity or significance of important resources on the site or in the vicinity.

c. Project Impacts

(1) Evaluation of Eligibility

For CEQA purposes, a historical resource is a resource listed in, or determined to be eligible for listing in, the California Register of Historical Resources or a qualified local register. The Weddington Golf and Tennis Club has not been previously listed on or determined eligible for the CRHR (California Register of Historical Resources) or the NRHP (National Register of Historical Resources), nor has it been designated as a City of Los Angeles Historic-Cultural Monument. The Property was not evaluated for National Register or Los Angeles Historic-Cultural Monument eligibility; however, the evaluation of significance under the California Register establishes a reasonable benchmark for national and local eligibility.

Significance Under the California Register

The Weddington Golf and Tennis Club appears to be eligible for the CRHR under criteria 1 and 3, as discussed below:

Criterion 1. It is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States.

The Weddington Golf & Tennis Club appears to be locally significant in the area of recreation and entertainment as a community recreation center. Specifically, the 9-hole golf course and driving range were constructed in the mid-1950s and developed over the next ten years to provide the growing Studio City community with a publicly-accessible facility where children and adults alike could learn and practice the sport. The clubhouse, course, and driving range were a community draw, particularly for many patrons at all levels of the entertainment industry.

The course and driving range reflects the broad popularity of golf in the 1950s and 1960s, and how such recreational facilities were valuable amenities to serve the rapidly growing suburban population base in the San Fernando Valley during its most significant period of community development.

Criterion 3. It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values.

The Weddington Golf Course represents the essential characteristics of a local, community golf course in the mid-1950s. It has high associative value and it effectively communicates the features of such a facility. Its setting has high integrity, as do the component elements including the low-slung, ranch style clubhouse (and its compatible, adjoining driving range shelter) that echo the preferred residential forms of the San Fernando Valley in that era, the golf course with its fairways lined in palm, eucalyptus, and pine trees, and associated features such as the golf ball-shaped light standards and putting green.

Character-Defining Features

The character-defining features of the Weddington Golf and Tennis Club include:

- 9-hole golf course, composed of fairways, greens, and tees (fifth & sixth holes altered).
- Park-like setting on the Project Site created by extensive trees and open space.
- Clubhouse: including board-and-batten siding, shake roof with rectangular cut-outs at planters, brick fireplace and chimney, knotty-pine interior paneling, and lunch counter.
- Driving range (altered) with shed-roof canopy with shake roof.
- Putting green in front of clubhouse.
- Golf ball light standards.

Integrity

To retain historic integrity, a property must always possess several, and usually most, of these aspects: location, design, setting, materials, workmanship, feeling, and association. Ultimately, a property either does or does not have integrity. The following is an analysis of each of the seven aspects of integrity in relation to the Property.

Location: The place where the historic property was constructed or the place where the historic event occurred.

The historic property remains in its original location. The proposed Project would retain the location aspect of integrity, thus resulting in a less-than-significant impact.

Design: The combination of elements that create the form, plan, space, structure, and style of a property.

The Weddington Golf Course has been partially altered in terms of design. The northern portion retains its 1958 design in terms of golf course layout, location, and design of the putting green and clubhouse. Alterations completed in 1974 to accommodate tennis courts required the realignment of two holes (five and six) and the reduction in size (by nearly half) of the driving range. However, the alterations reflect the evolution of the property as a community recreation center. These alterations have the potential of becoming significant and, therefore, do not substantially subtract from the Project Site's integrity of design.

A 1966 maintenance building was demolished, but it was located in a part of the Project Site that was removed from the clubhouse, as well as the starting and ending points of the course, and did not contribute to the historic design.

The more recent construction of the fire station to the southeast of and adjacent to the Project Site is not associated with the Project Site's historic significance as a community recreation center. However, its siting at the southeast corner of the Project Site minimizes the impact of the proposed Project on the Project Site's integrity of design as the golf course layout would remain unaffected, thus resulting in a less-than-significant impact.

Setting: The physical environment of a historic property.

Unlike location, setting refers to the character of the place in which the property played a historic role. It involves how, not just where, the property is situated, and its relationship to surrounding features and open space. Examples of features that create setting are: topographic features, vegetation, simple manmade features, and relationships between buildings and other features or open spaces.

The Weddington Golf and Tennis Club largely retains its integrity of setting. Setting is a particularly important aspect of integrity for the Project Site, and refers both to the Project Site's surroundings and the setting created within the Project Site by the arrangement and integrity of its component parts, combining buildings, outdoor spaces and hardscape, and landscaped areas, all with a particular purpose that contributes to the recognition of the property type and the associated use. The clubhouse is the nexus of all of the golf-related uses on the Project Site, including the putting green, the starting and ending points of the golf course, and the driving range. The setting of the Project Site is defined not just by the functional interrelationships of elements, but also by the sense of open space created by the design and location of the golf course. The site is buffered from Ventura Boulevard by its location along the Los Angeles River channel, and along each of the boundaries (as well as within the site), mature trees act as windbreaks, visual buffers, and markers of open space within the neighborhood and on the Project Site.

The southeast corner of the original Project Site boundary was acquired by the City and developed with Fire Station No. 78; however, the station is oriented

away from the historic focus of the Project Site. Furthermore, the fire station removed maintenance structures that were secondary to the significance of the Project Site and partially removed the tennis elements of the Project Site. (The tennis courts are not considered contributing features.) Therefore, the overall impact of the new construction for the Studio City Senior Living Center on proposed Lot 2 on the historic setting has been limited, thus resulting in a less-than-significant impact.

Materials: The physical elements that were combined or deposited during a particular period of time and in a particular pattern or configuration to form a historic property.

The site retains its integrity of materials. This aspect of integrity refers mainly to building materials and to whether the original materials from the period of significance continue to compose the significant structures, objects, and hardscape of the grounds. The substantially unaltered clubhouse retains the characteristic materials of the interior and exterior, such as the board-and-batten siding, shingled roof, and knotty pine paneling. The concrete patios that lie between the driving range, clubhouse, and first and last golf holes also contribute to the setting and design of the Project Site. The driving range shelter is also unaltered and composed of its original materials. As the Project will not completely remove these structures and original materials, a less-than-significant impact would result.

Workmanship: The physical evidence of the crafts of a particular culture or people during any given period in history or prehistory.

Workmanship is not a significant aspect of integrity for the Project Site. Most of the building materials of the structures were mass-produced and do not reflect either traditional building crafts or significant new materials or methods. Workmanship for the Project Site is best exhibited in the superior maintenance of the fairways and greens. In this respect, the skilled craft of golf course maintenance reflects the Project Site's workmanship and the Weddington Golf and Tennis Club retains its integrity of workmanship. Since the Project does not remove the golf course, a less-than-significant impact would result.

Feeling: A property's expression of the aesthetic or historic sense of a particular period of time.

As a result of the Project retaining all material aspects of integrity, in whole or in part, the Weddington Golf and Tennis Club retains its integrity of feeling, thus resulting in a less-than-significant impact.

Association: The direct link between an important historic event or person and a historic property.

As a result of the Project retaining all material aspects of integrity, in whole or in part, the Weddington Golf and Tennis Club retains its integrity of association, thus resulting in a less-than-significant impact.

(2) Compliance with the Secretary of the Interior's Standard for Rehabilitation

The compatibility of the new design as a whole has been reviewed with respect to the Standards. Each of the Standards is listed below, followed by discussion of any potential for impacts in italicized text. Under CEQA Guidelines Section 15064.5(b)(3), conformity with the Standards in a development project is considered to mitigate impacts to historical resources to a less-than-significant level.

Standard #1: A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces and spatial relationships.

The proposed Project meets Standard #1. The majority of the Project Site will be used as it was historically, which is a driving range and golf course (Lot 1). The portion of the Project Site that will be used for the Studio City Senior Living Center currently accommodates the tennis courts (Lot 2), which were constructed outside of the period of significance of the site and are therefore not considered historic features. Therefore, the Project would result in a less-than-significant impact.

Standard #2: The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces and spatial relationships that characterize the property will be avoided.

The proposed Project meets Standard #2. As proposed, all character defining features of the Project Site will be retained. Proposed Lot 1, which is the portion of the site that includes the golf course, clubhouse, driving range, putting green, and light standards, will be retained with only minor alterations. Should any of the golf ball light standards be removed from the Project Site in the process of removing part of the surface parking lot located at the eastern boundary of the Project Site, the Project may result in a significant impact. However, implementation of a Mitigation Measure to retain and relocate any removed golf ball light standards onsite would reduce the impact to a less-than-significant level.

Standard #3: Each property will be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.

The proposed Project meets Standard #3. The Project would not suggest conjectural features or elements from other historic properties, thus resulting in a less-than-significant impact.

Standard #4: Changes to a property that have acquired historic significance in their own right will be retained and preserved.

The proposed Project meets Standard #4. No changes that have acquired historic significance were identified, thus resulting in a less-than-significant impact.

Standard #5: Distinctive materials, features, finishes and construction techniques or examples of craftsmanship that characterize a property will be preserved.

The proposed Project meets Standard #5. Those elements that were determined to be character defining features will be retained in Lot 1. Therefore, a less-than-significant impact would result

Standard #6: Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.

The proposed Project meets Standard #6. It does not include the modification or replacement of elements that were determined to be character defining features, thus resulting in a less-than-significant impact.

Standard #7: Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.

The proposed Project meets Standard #7. The Project would not indicate chemical or physical treatments will be used. If any treatments that could cause damage to historic materials are used, a significant impact could result. As such, a Mitigation Measure with a requirement that usage of any possibly damaging treatments would be reviewed by a qualified professional in order to ensure conformance with this Standard would reduce the impact to a less-than-significant level.

Standard #8: Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.

Compliance Measures imposed by the City of Los Angeles require that a qualified archeological monitor will be present during construction to observe for potential archaeological resources and take appropriate measures to evaluate and process any archeological resources encountered during construction.

Standard #9: New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

The proposed Project meets Standard #9. The proposed new senior housing development will occur apart from those features that have been determined to characterize the Project Site. None of the buildings, landscape elements, or site features that were determined to be character-defining features will be destroyed by the proposed Project, thus resulting in a less-than-significant impact.

The lot subdivision, including the proposed siting of Building 4 and a necessary fire lane, necessitates the relocation of the sixth tee and fifth hole, which will be moved approximately 90 feet and 25 feet, respectively, to the northwest along the Project Site's south boundary. The fifth and sixth holes are not in their historic locations, owing to the 1970s reconfiguration of the southeastern portion of the course to make room for the construction of the tennis courts. No major landscape features (such as stands of trees) would be removed due to the development's encroachment. Similarly, the fence of the driving range may be moved north by approximately 21 feet to accommodate a proposed and necessary fire lane, thus possibly eliminating three existing driving range tee stands. However, the driving range has previously been altered to make room for the existing tennis courts, and the proposed change does not constitute a significant change to the driving range in that the driving range will not be demolished and the general size and character of the driving range and Project Site will be largely maintained, thus resulting in a less-than-significant impact.

Because the Project is located to the southeast of the existing golf course and driving range on what will become a separate parcel (Lot 2), the proposed Studio City Senior Living Center would appear separate from the adjacent historic features left undisturbed on proposed Lot 1. In order to physically distinguish and differentiate between the two parcels, the Project Applicant is including as a Project Design Feature, that appropriate landscaping be used to create a buffer between the two parcels, such as the placement of trees or shrubs at the parcel boundary to act as a natural screen between the two properties.

The proposed Project also calls for the elimination of some of the surface parking spaces at the eastern edge of the Project Site. The golf ball light standards, which are located at this parking lot and were determined to be character-defining features, are intended to be retained in place. If they must be removed for the Project, a significant impact may result. However, if they are relocated within the Project Site and retained onsite, the potential significant impact would be reduced to a less-than-significant level.

Standard #10: New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

The proposed Project meets Standard #10. If in the future the Studio City Senior Living Center were to be removed, the adjacent driving range, golf course and

associated buildings in Lot 1 would remain unimpaired, thus resulting in a less-than-significant impact.

(3) Consistency with Adopted Plans and Policies

The Project is consistent with the objectives and policies of the Community Plan, which encourages private owners of historic properties/resources to conserve the integrity of such resources. Because the Project is proposed to be developed on Lot 2, removing only the non-historic tennis courts, the integrity of the Weddington Golf Course, including its potentially historic eligible components of the golf course, clubhouse, and driving range, will remain intact.

d. Cumulative Impacts

The Project will not have an incremental effect on historic resources.

4. COMPLIANCE MEASURES, PDFS, AND MITIGATION PROGRAM

a. Compliance Measures

The following Compliance Measure is a reasonably anticipated standard condition that is based on local, State, and federal regulations or laws that serves to offset or prevent specific cultural resource impacts. This Compliance Measure is applicable to the proposed Project and shall be incorporated to ensure that the Project has minimal impacts to surrounding uses:

- Standard conditions imposed by the City of Los Angeles require that a qualified archeological monitor will be present during construction to observe for potential archeological resources and take appropriate measures to evaluate and process any archeological resources encountered during construction.

b. Project Design Features (PDFs)

The following PDFs are specific design and/or operational characteristics included to avoid or reduce potential cultural resource impacts.

PDF CUL-1: In order to physically distinguish and differentiate between the two proposed parcels, appropriate landscaping, such as the placement of trees or shrubs at the parcel boundary to act as a natural screen between the two properties, shall be used to create a buffer between Lot 1 and Lot 2.

c. Mitigation Measures

The Studio City Senior Living Center has been designed specifically to limit development to Lot 2, thus avoiding disturbance of the potential historic components associated with the golf course on Lot 1. It should be noted that the siting of Building 4 and a necessary fire lane for the Project, necessitates the relocation of the sixth tee and fifth hole, which will be moved approximately 90 feet and 25 feet, respectively, to the northwest along the Project Site's south boundary, as well as

removal of three tee stands in the driving range and the movement of the driving range fence to the north. However, these components have been previously altered and will not be removed from the Project Site. The overall look, character. And size of the golf course, driving range, and mature foliage/trees would be maintained. Because the proposed Project has been designed to avoid disturbance of the potentially historic golf course components, and in general would comply with *The Secretary of the Interior's Standards*, potential impacts are already reduced to less-than-significant levels. Although the Project design would ensure that cultural resource impacts are less-than-significant, the following Mitigation Measures are required to ensure that any unforeseen potential adverse impacts are avoided or minimized. It should also be noted that the Project may require removal of golf ball light standards in the surface parking lot. As such, a Mitigation Measure below is required to ensure that any removed light standards are retained and relocated onsite.

MM CUL-1: To the extent feasible, all of the golf ball light standards, which are located in the existing surface parking lot and are a character defining feature, shall be retained in place. If any light standard must be moved, it shall be retained and relocated to an unaffected portion of Lot 1.

MM CUL-2: Any modifications to the Project design and layout shall be reviewed to confirm compliance with the *Secretary of the Interior's Standards*.

MM CUL-3: Any treatments that could cause damage to historic materials shall require review by a qualified professional in order to ensure conformance with the *Secretary of the Interior's Standards*.

5. LEVEL OF SIGNIFICANCE AFTER MITIGATION

Under CEQA, resources that meet the criteria for listing on the California Register and National Register of Historic Places are considered historic resources. The Weddington Golf Course appears to be eligible for the California Register under Criterion 1, as a privately-owned community recreation (golf) center built to serve the growing community of Studio City in the mid-1950s; and under Criterion 3, as a property that embodies the distinctive characteristics of a type as a typical example of a post-war community golf course. Therefore, the Weddington Golf Course appears to be significant at the local level and an historic resource under CEQA. Because the Project has been designed to avoid significant impacts to the eligible historic components of the Weddington Golf and Tennis Club, as established per the *Secretary of the Interior's Standards for Rehabilitation*, and Mitigation Measures have been required to ensure that all golf ball light standards are retained onsite and building materials will not be deteriorated, the Project will not result in a significant adverse effect under CEQA and thus impacts are less-than-significant. Implementation of the Compliance Measures and additional PDFs and Mitigation Measures would ensure that impacts remain less-than-significant.