



LOS ANGELES CULTURAL HERITAGE COMMISSION

200 North Spring Street, Room 272, Los Angeles, California, 90012-4801, (213) 978-1300

www.planning.lacity.org

LETTER OF DETERMINATION

MAILING DATE: APR 26 2021

Case No. CHC-2020-7764-HCM

Council District: 2 – Krekorian

CEQA: ENV-2020-7765-CE

Plan Area: Sherman Oaks-Studio City-Toluca Lake- Cahuenga Pass

Proposed Monument: STUDIO CITY GOLF AND TENNIS CLUB

Property Address: 4047-4155 North Whitsett Avenue; 12506-12630 West Valley Spring Lane

Owner: 4141 Whitsett LLC c/o David Weil

At its meeting of **April 15, 2021**, the Cultural Heritage Commission took the actions below to include the Studio City Golf and Tennis Club in the list of Historic-Cultural Monuments, subject to adoption by the City Council:

1. **Determined** that the proposed designation is categorically exempt from the California Environmental Quality Act (CEQA), pursuant to Article 19, Section 15308, Class 8 and Article 19, Section 15331, Class 31 of the State CEQA Guidelines;
2. **Determined** that the property conforms with the definition of a Monument pursuant to Section 22.171.7 of the Los Angeles Administrative Code;
3. **Recommended** that the City Council consider the Studio City Golf and Tennis Club for inclusion in the list of Historic-Cultural Monuments; and
4. **Adopted** the attached Findings as amended by the Commission

The Commission vote was as follows:

Moved: Milofsky

Seconded: Barron

Ayes: Buelna

Nays: Kanner

Absent: Kennard

Vote: 4 – 0

James K. Williams, Commission Executive Assistant II
Cultural Heritage Commission

Time for Council to Act: The Commission action will be transmitted to the City Council for consideration. Pursuant to Section 22.171.10(f) of the Los Angeles Administrative Code, the Council may approve or disapprove in whole or in part an application or initiation for a proposed designation of a Monument. The Council shall act in 90-days of the public hearing held before the Commission on the proposed designation. The City Council may unilaterally extend the 90-day time limit to act for a maximum of 15 days for good cause. With written consent of the owner, the time for the City Council to act may be extended by up to an additional 60 days. If the Council does not act on the application or initiation within this specified time limit, the application or initiation to designate a Monument shall be deemed to have been denied.

For further information regarding the scheduling of this matter before the City Council please call the Office of the City Clerk, Planning and Land Use Management Committee at (213) 978-1074.

Attachment: Amended Findings

- c: Karo Torossian, Chief of Staff, Second Council District
- Ken Bernstein, Principal City Planner, Office of Historic Resources
- Lambert Giessinger, Architect, Office of Historic Resources
- Shannon Ryan, Senior City Planner
- Melissa Jones, City Planning Associate
- Victor Cuevas, Assistant Deputy Superintendent, Department of Building and Safety
- Pascal Challita, Chief, Department of Building and Safety, Inspection Bureau

STUDIO CITY GOLF AND TENNIS CLUB
4047-4155 N. Whitsett Avenue; 12506-12630 W. Valley Spring Lane
CHC-2020-7764-HCM
ENV-2020-7765-CE

FINDINGS

(As Amended by the Cultural Heritage Commission on April 15, 2021)

The Commission voted to change the proposed monument name of the subject property to the "Studio City Golf and Tennis Club," to reflect the original, historic name with which it was associated for 50 years.

- Studio City Golf and Tennis Club "exemplifies significant contributions to the broad cultural, economic or social history of the nation, state, city or community" as an excellent example of a 1950s private recreational facility and golf club in Studio City.
- Studio City Golf and Tennis Club "embodies the distinctive characteristics of a style, type, period, or method of construction" as an excellent example of a 1950s community golf course.

DISCUSSION OF FINDINGS

Studio City Golf and Tennis Club meets two of the Historic-Cultural Monument criteria, with the primary character-defining feature being recreational open space. Other characteristic features include the clubhouse, golf ball light standards, putting green, and brick wall with weeping mortar surrounding the front lawn at the northeast edge of the property.

The subject property "exemplifies significant contributions to the broad cultural, economic or social history of the nation, state, city or community" as an excellent example of a 1950s private recreational facility and golf club in Studio City. The suburbanization of the middle class and the boom in home and automobile ownership during the 1950s and 1960s enabled larger populations to live near and access golf courses. The golf course and driving range were developed to provide the growing Studio City community with a publicly accessible facility where visitors of all ages could learn and practice the game of golf. Previously a sport reserved for elites, golf began to attract middle-class suburban players and enjoy popular appeal in the postwar period. The televising of golf tournaments greatly increased the sport's profile and audience and contributed to its popularization. Facilities like the subject property opened to the public to serve this growing demand for the sport. In addition, the subject property reflects the value of recreational amenities to the suburban population base in the San Fernando Valley during a significant period of growth.

Furthermore, the subject property "embodies the distinctive characteristics of a style, type, period, or method of construction" as an excellent example of a 1950s community golf course. It retains many essential characteristics of the small, local community golf courses that became popular nationwide in the 1950s. As open spaces were rapidly disappearing in light of the increased development of urban and suburban landscapes, the combination of greenery, open spaces, social outlets, and community recreation provided by golf courses were valued throughout the mid-20th century. In addition, the golf course retains associative value with the post-World War II era in the San Fernando Valley: the golf ball-shaped lights are a form of programmatic architecture, a type of roadside attraction contemporaneous with the popularity of car culture, and the clubhouse reflects the Ranch architectural style, the preferred residential forms of the San Fernando Valley during that period.

While the property has experienced some alterations, they are all related to its evolution as a community golf course over time. As such, the subject property retains a high level of integrity of location, design, setting, materials, workmanship, feeling, and association to convey its significance.

CALIFORNIA ENVIRONMENTAL QUALITY ACT ("CEQA") FINDINGS

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

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

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

The City of Los Angeles has determined based on the whole of the administrative record, that substantial evidence supports that the Project is exempt from CEQA pursuant to CEQA Guidelines Section Article 19, Section 15308, Class 8 and Class 31, and none of the exceptions to a categorical exemption pursuant to CEQA Guidelines Section 15300.2 applies. The project was found to be exempt based on the following:

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

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

Categorical Exemption ENV-2020-7765-CE was prepared on February 26, 2021.