



COUNTY OF LOS ANGELES
DEPARTMENT OF PARKS AND RECREATION

"Parks Make Life Better!"

Norma E. García-González, Director

Alina Bokde, Chief Deputy Director

January 14, 2025

ADOPTED

The Honorable Board of Supervisors
County of Los Angeles
383 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, California 90012

BOARD OF SUPERVISORS
COUNTY OF LOS ANGELES

25 January 14, 2025

Dear Supervisors:

Edward Yen
EDWARD YEN
EXECUTIVE OFFICER

**MAGGIE HATHAWAY GOLF COURSE RENEWAL PROJECT
APPROVE PROJECT, SCOPE OF WORK, BUDGET,
AND APPROPRIATION ADJUSTMENT
(SUPERVISORIAL DISTRICT 2) (FY2024-25, 4-VOTES)**

SUBJECT

Approval of the recommended actions will find the proposed Maggie Hathaway Golf Course Renewal Project exempt from the California Environmental Quality Act, approve the proposed project scope and budget for the Maggie Hathaway Golf Course Renewal Project to be implemented through existing golf course contract operator, American Golf of Glendale, in coordination and collaboration with the Department of Parks and Recreation and FORE Youth Golf Foundation, and approve an appropriation adjustment.

IT IS RECOMMENDED THAT THE BOARD:

1. Find that the proposed Maggie Hathaway Golf Course Renewal Project is categorically exempt from the California Environmental Quality Act for the reasons stated in this Board Letter and in the record of the Project.
2. Approve the proposed scope of work and budget in the amount of \$10,200,000 for Phase 1 and \$7,000,000 for Phase 2 of the Maggie Hathaway Golf Course Renewal Project.
3. Approve an appropriation adjustment to increase Services Supplies by \$14,800,000 in the Department of Parks and Recreation's Golf Course Capital Improvement Fund (CA2), funded by net County cost in the amount of \$7,800,000 from the Department's Operating Budget and a donation by Fore Youth Golf Foundation in the amount of \$7,000,000.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

Approval of the recommended actions will find the proposed Maggie Hathaway Golf Course Renewal Project (Project) exempt from the California Environmental Quality Act

(CEQA); approve the proposed Project scope and budget; and, approve the attached appropriation adjustment to increase Services Supplies by \$14,800,000 in the Department of Parks and Recreation's (DPR) Capital Improvement Fund (CA2) funded by net County cost in the amount of \$7,800,000 from the Department's Operating Budget and a donation by Fore Youth Golf Foundation in the amount of \$7,000,000.

Background

First opened in 1962, Maggie Hathaway Golf Course (Golf Course), located at 1921 West 98th St. in Los Angeles, is a 9-hole, 1,008-yard, Par-3 golf course that occupies a roughly 16-acre site and shares parking with the neighboring Jesse Owens Community Regional Park. The site includes a small, 1,200-square-foot office building, 450-square foot concession stand, and a driving range. The Golf Course is operated through a public-private partnership by DPR with American Golf of Glendale (AGG), a contracted private golf operator, Western States Golf Association (WSGA) and the Southern Area Youth Program, Inc. (SAYPI). WSGA and SAYPI focus on providing affordable programming and mentorship to the local community, especially young golfers.

In the racially segregated Los Angeles of the 1950s, the course's namesake Maggie Mae Hathaway was a widely admired African American sports columnist for the Black-owned Los Angeles Sentinel newspaper. In this role, she became a tireless local advocate for desegregating the game of golf and expanding golf access for the Black community at a time when those opportunities did not exist for people of color. In 1997, DPR renamed Jack Thompson Golf Course, where she had served as a director in the 1970s, the Maggie Hathaway Golf Course in her honor before her passing in 2001 at the age of 90.

Currently, AGG operates and maintains the Golf Course pursuant to a 10-year operating lease with the County dated September 2020 (AGG Lease). Under the provisions of this operating lease, AGG is authorized to implement golf course capital improvement projects upon final approval by the DPR of the plans, specifications, and construction cost estimate.

On May 16, 2023, the Board of Supervisors approved a Motion by Supervisor Holly J. Mitchell to instruct DPR to develop the proposed Project and return to the Board for project approvals as necessary. The Motion delegated authority to the Director of DPR, to negotiate and execute a three-party donation agreement (Donation Agreement) among FORE Youth, AGG and Los Angeles County (County), in which, among other things, FORE Youth would initially donate \$7,000,000 to the County with the option to increase the amount to \$15,000,000. AGG will implement construction in coordination with DPR and FORE Youth, and the County will accept the donation and approve the improvements. The Motion also authorized the Director of DPR to execute any other ancillary documentation necessary to implement the Project and Donation Agreement, to accept donation funds from FORE Youth for the proposed Project and deposit the funds into DPR's Capital Improvement Fund for Maggie Hathaway Golf Course.

FORE Youth is a California nonprofit public benefit corporation created to commemorate Los Angeles's June 2023 hosting of the U.S. Open Golf Championship for the first time in 75 years. Southern California Golf Association (SCGA) in collaboration with the U.S.

Golf Association and the 2023 U.S. Open host site, the Los Angeles Country Club, launched the 2023 U.S. Open FORE Youth Campaign to raise funds to expand youth programming and make a significant infrastructure investment to expand golf access to underserved and underrepresented youth in Los Angeles. FORE Youth has already secured generous pledges and commitments and continues to raise additional funds.

The Donation Agreement was executed on October 31, 2023, by FORE Youth, AGG, and DPR (collectively, the Tri-Parties). Thereafter, the FORE Youth and DPR established a joint escrow account (Escrow) to receive funds from FORE Youth and use those funds to support Project expenses, including consultants hired directly by FORE Youth. Escrow also establishes a process to transfer donated funds to DPR's Golf Capital Improvement Fund (CA2) for Maggie Hathaway Golf Course. FORE Youth has already deposited funds into the Escrow as an initial donation to allow planning, design, and public outreach work to proceed. Using those funds, AGG hired a dedicated project manager to lead Project implementation. Pursuant to the Donation Agreement, the Tri-Parties have developed a Project scope of work, budget, and timeline described below.

Proposed Project

The proposed Project scope of work will be split into two phases. Phase 1 design is substantially complete and includes:

- Complete restoration of the entire golf course, including new tee boxes, turf, greens, sand traps, and landscaping, all designed by the renowned firm Hanse Golf Course Design
- Upgrades to the existing driving range, including pole/netting replacement, turf, new tee line, and related improvements
- Enhanced practice areas for putting and chipping
- Sustainability initiatives such as water-saving turf varieties and a new computer-controlled irrigation system linked to an onsite weather station
- Demolition of existing building(s) and renovation of ancillary areas such as the parking lot, maintenance areas, adjacent fencing and landscaping, street entrance signage, street frontage enhancements, and related improvements

The estimated Phase 1 Project budget, including construction, project management, design plans and specifications, and permits is \$10,200,000. This figure is based on both AGG project manager and third-party cost estimates; the final construction costs will be determined through a competitive bid process as required in the AGG Lease.

The County provided \$7,800,000 during the Fiscal Year 2024-25 Supplemental Budget in one-time net County cost to DPR's Operating Budget which will fund the majority of Phase 1 capital improvements for the proposed Project. This County funding will be supplemented by the FORE Youth donation to fully fund Phase 1 improvements. Phase 1 design and construction will also be supported with donated goods and services provided to the County by FORE Youth in accordance with the Donation Agreement. Phase 1 construction is scheduled to begin in early 2025 and be completed by the end of 2025.

Phase 2 design work is underway and is planned to include:

- New clubhouse building that includes a golf pro shop, café, offices, restrooms, and community room with youth enrichment lab
- Interpretive elements to highlight the contributions of Maggie Hathaway
- Demolition of existing golf course entrance and existing building(s)
- Outdoor gathering areas, entrance and park perimeter enhancements, and related improvements

The Phase 2 Project budget, including demolition of existing structures, construction, project management, design plans and specifications, and permits is estimated at \$7,000,000. The final design will be based on third-party cost estimates and available funding through FORE Youth and DPR's Capital Improvement Fund for Maggie Hathaway Golf Course. Final construction costs will be determined through a competitive bid process as required in the AGG Lease. FORE Youth will deposit funds into Escrow and provide donated goods and services to support the Phase 2 work. The Phase 2 construction is anticipated to start in late 2025 and complete in late 2026.

On August 7, 2024, the Tri-Parties collaboratively hosted a large community meeting at neighboring Jesse Owens Park to present the proposed Project scope of work and design, including the golf course design, trees and other landscaping, driving range, practice areas, and concepts for the clubhouse building. The community response was overwhelmingly positive.

The proposed Project is consistent with DPR's equity goals, detailed in the 2020-2025 Golf System Strategic Plan, which include expanding strategic partnerships, investing in development-based facilities, and expanding equity-focused programming. The campaign and partnership present a significant opportunity to support County-owned golf courses, like Maggie Hathaway, in expanding access and affordability to the sport and ensuring public golf facilities are available for youth and players of all levels across the County's diverse communities. DPR's commitment has been demonstrated through its work to launch their first competitive golf sports program for middle-school youth and its free *Golf in the Park* program. DPR also has a long-standing partnership with the SCGA to provide youth with golf programs at County golf courses, including the Maggie Hathaway Golf Course.

According to the 2016 Park Needs Assessment, the proposed Project is in the Gramercy Park community of South Los Angeles, Study Area 119, an area with Very High Park Need. The proposed Project will be the first major overhaul to the facility in several decades and will result in improved recreational opportunities for the surrounding community.

IMPLEMENTATION OF STRATEGIC PLAN GOALS

The proposed recommendations will further the County Strategic Plan Goals to Realize Tomorrow's Government Today (North Star 3) through Equity-Centered Policies and Practices (Strategy 3.C.i) by implementing projects that are equity-based and seek racial,

social, and economic equity in County parks and through Internal Controls and Processes (Strategy 3.G.ii) by effectively managing County park assets in ways that are fiscally responsible and align with the County's highest priority needs.

Implementation of County Sustainability Goals

Our County Sustainability Plan, adopted in 2019, establishes goals to address the environmental impacts of climate change and the subsequent social challenges. The proposed Project will support Goal 5A, by preserving and enhancing open space, waterways, and prioritizing ecological areas; Goal 6, Strategy 6A, by improving access to parks, public lands, and public spaces so that all visitors may enjoy their benefits; and Goal 9B, by implementing strong water conservation measures using climate appropriate, water conserving turf and plantings.

FISCAL IMPACT/FINANCING

The total estimated cost for the proposed Project is \$17,200,000 which includes plans and specifications, project management, consultant services, jurisdictional review and permits, construction, change order/contingency, Civic Art, and County services. Of this amount, the estimated cost for Phase 1 is \$10,200,000 and \$7,000,000 for Phase 2.

During the Fiscal Year 2024-25 Supplemental Budget, \$7,800,000 in one-time net County cost was allocated to DPR's Operating Budget to fund a majority of Phase 1 costs for the proposed Project. This County funding, supplemented by the FORE Youth donation, will fully fund Phase 1 improvements. The remaining balance after Phase 1 completion, along with additional anticipated donated funds from FORE Youth, will fully fund Phase 2.

Per the executed Donation Agreement, FORE Youth will deposit funds that cumulatively total a minimum of \$7,000,000 into Escrow within 30 days from Board approval of the proposed Project. Thereafter, FORE Youth may contribute additional funds up a maximum total donation of \$15,000,000. Donated funds will be transferred from Escrow to DPR's Capital Improvement Fund (CA2) for Maggie Hathaway Golf Course, as needed, to support the proposed Project.

Approval of the attached appropriation adjustment will increase Services Supplies appropriation in the Golf Course Capital Improvement Fund (CA2) by \$14,800,000 to allow reimbursement to AGG for Phase I and Phase 2 Project costs, pursuant to the terms of the AGG Lease and Donation Agreement. Additional Services Supplies appropriation for Phase 2 of the proposed Project, which will be funded by additional donation from FORE Youth, will be requested by DRP as part of the County's annual budget process.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

In September 2020 DPR executed the AGG Lease with AGG to manage, operate, and maintain Chester Washington and Maggie Hathaway Golf Courses. The AGG Lease provides a comprehensive range of obligations and responsibilities for operating the facilities, including minor and major maintenance projects as well as construction of

capital improvements. AGG is required to comply with the AGG Lease terms and conditions for capital improvement projects, including those related to performance bonds, bidding, scheduling, and DPR approval of plans and specifications.

On May 16, 2023, the Board of Supervisors approved a Motion by Supervisor Holly J. Mitchell to initiate the proposed Project. The Motion also required DPR to return to the Board for project approvals as necessary and to negotiate and execute a three-party donation agreement among FORE Youth, AGG and the County. The Donation Agreement was executed on October 31, 2023.

Approval of the recommended actions will find the proposed Project exempt from the CEQA, approve the proposed project scope and budget, and approve an appropriation adjustment.

In accordance with the Board's Civic Art Policy, adopted on December 7, 2004, and last amended on August 4, 2020, the proposed Project budget includes 1 percent (1%) of the eligible design and construction costs of the County's contributed funding, in the amount not to exceed \$78,000 to be allocated to the Civic Art Special Fund and used on artistic and cultural works and services in the Second Supervisorial District.

ENVIRONMENTAL DOCUMENTATION

The proposed Project is categorically exempt from CEQA. The proposed Project, which includes a complete restoration of the entire golf course, landscaping and irrigation, upgrades to the existing driving range, enhanced practice areas, renovation of ancillary areas such as the parking lot, maintenance areas, perimeter fencing, entrance signage, demolition of existing structures, new clubhouse building, outdoor gathering areas, and interpretive exhibit elements is within certain classes of projects that have been determined not to have a significant effect on the environment in that they meet the criteria set forth in sections 15301, 15302, and 15303, of the State CEQA Guidelines and Classes 1, 2, and 3 of the County's Environmental Document Reporting Procedures and Guidelines, Appendix G. The proposed Project involves minor alterations to existing public facilities, replacement of an existing facility involving negligible or no expansion of capacity, installation of small new structures, and minor alterations to the land.

Based on the proposed Project records, it will comply with all applicable regulations and is not located in a sensitive environment. There are no cumulative impacts, unusual circumstances, damage to scenic highways, listing on hazardous waste sites compiled pursuant to Government Code Section 65962.5, or indications that it may cause a substantial adverse change in the significance of a historical resource that would make the exemption inapplicable. This determination is based on an October 2024 Assessment of Eligibility for a Categorical Exemption prepared by Envicom Corporation at the request of FORE Youth. The assessment report is included as Attachment I.

Upon your Board's approval of the recommended actions, DPR will file a Notice of Exemption with the County Clerk in accordance with section 21152 of the California Public Resources Code.

CONTRACTING PROCESS

Under the terms of the AGG Lease, AGG will provide all services required for the successful completion of the proposed Project, including construction plans and specifications, obtaining all required permits and approvals, soliciting a minimum of three bids, contracting for the actual construction of the proposed Project, enforcing contract requirements related to licensing and bonding, completion of as-built drawings, and proper close-out of the contract. All contractors providing labor for the Project will be required to pay not less than the specified general prevailing wage rates as established by the state of California. FORE Youth may also donate services and products that will be used to advance the Project.

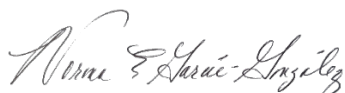
IMPACT ON CURRENT SERVICES (OR PROJECTS)

The recommended actions will result in temporary closures to the facility. AGG and DPR will minimize and mitigate disruption by providing sufficient notification to the public and phasing portions of the work whenever possible.

CONCLUSION

Upon approval by the Board, please instruct the Executive Officer-Clerk of the Board to forward one adopted copy of this letter to the Chief Executive Office, Capital Programs Division, and three copies to the Department of Parks and Recreation. Should you have any questions, please contact Chester Kano at (626) 588-5316 or ckano@parks.lacounty.gov or Johanna Hernandez at (626) 588-5370 or bll@parks.lacounty.gov.

Respectfully submitted,



Norma E. García-González
Director

NEGG:AB:JS:ck

Attachments

c: Chief Executive Office
County Counsel
Executive Office, Board of Supervisors
Arts and Culture (Civic Art Division)
Parks and Recreation

The Honorable Board of Supervisors

January 14, 2025

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ATTACHMENT I

**MAGGIE HATHAWAY GOLF COURSE RENEWAL PROJECT
APPROVE PROJECT, SCOPE OF WORK AND BUDGET
(SUPERVISORIAL DISTRICT 2) (FY2024-25, 4-VOTES)
ENVICOM CORPORATION
ASSESSMENT OF ELIGIBILITY FOR A CATEGORICAL EXEMPTION**

ATTACHMENT II

**MAGGIE HATHAWAY GOLF COURSE RENEWAL PROJECT
APPROVE PROJECT, SCOPE OF WORK AND BUDGET
(SUPERVISORIAL DISTRICT 2) (FY2024-25, 4-VOTES)
APPROPRIATION ADJUSTMENT**



MEMORANDUM

Date: October 2024

To: Fore Youth Golf Foundation, Attn: Kevin Gigax, Secretary of the Foundation

From: Envicom Corporation, Attn: Laura Kaufman, VP, Environmental Services

Subj: Assessment of the Maggie Hathaway Golf Course Renewal Project Eligibility for a Categorical Exemption (*Envicom Project #2024-079-01*)

This assessment was drafted by Envicom Corporation (Envicom) to evaluate whether the proposed renewal of the Maggie Hathaway Golf Course at Los Angeles County's Jesse Owens Community Regional Park (Park), (project) qualifies for a Categorical Exemption under the California Environmental Quality Act (CEQA).

Exemptions Criteria

CEQA defines categorical exemptions for various types of projects the Secretary of the Resources Agency of the State of California has determined do not have a significant effect on the environment, and therefore are not subject to further environmental review under the State CEQA Guidelines. As evaluated in this document, CEQA's Class 3, 1, and 2 exemptions (listed in the order they are discussed) were found to pertain to the project:

- **Class 3 - New Construction or Conversion of Small Structures Exemption** (CEQA Guidelines Section 15303), exempts construction and location of limited numbers of new, small facilities or structures; installation of small new equipment and facilities in small structures; and conversion of existing small structures from one use to another where only minor modifications are made in the exterior of the structure.
- **Class 1 - Existing Facilities Exemption** (CEQA Guidelines Section 15301), exempts repair or minor alteration of existing structures involving negligible expansion of existing use.
- **Class 2 - Replacement or Reconstruction** (CEQA Guidelines Section 15302), exempts replacement or reconstruction of existing structures and facilities where the new structure will be located on the same site as the structure replaced and will have substantially the same purpose and capacity as the structure replaced.

In addition to meeting the definitions above, projects seeking Categorical Exemptions must comply with specified exceptions criteria, provided in Section 15300.2 of the State CEQA Guidelines, as paraphrased below.



Exceptions Criteria

Projects may not qualify for a Categorical Exemption, if one or more of the following apply:

- (a) Classes 3, 4, 5, 6, and 11 are qualified by consideration of where the project is to be located.¹
- (b) The project and successive projects of the same type in the same place will result in cumulative impacts.
- (c) There are unusual circumstances creating the reasonable possibility of significant effects.
- (d) The project may result in damage to scenic resources, including, but not limited to, trees, historic buildings, rock outcroppings, or similar resources, within an officially designated scenic highway.
- (e) The project is located on a site that the Department of Toxic Substances Control and the Secretary of the Environmental Protection have identified, pursuant to Government code section 65962.5, as being affected by hazardous wastes or clean-up problems.
- (f) The project may cause a substantial adverse change in the significance of an historical resource.

The justification and findings that the project is exempt from CEQA, pursuant to the Class 3, 1 and 2 Categorical Exemptions, are provided below in the following format: I. Project Description, II. Evaluation of Exemption Criteria, III. Consideration of Exemptions, and IV. Conclusion.

I. PROJECT DESCRIPTION

The Maggie Hathaway Golf Course, located at 1921 W. 98th Street in Los Angeles, is a nine-hole, 1,008-yard, Par-3 golf course that occupies a roughly 16-acre site operated by American Golf. The course is a "pitch and putt" course, which is an amateur form of golf where the distances to each hole are much shorter and only the smaller golf clubs are used. The golf course site includes a small, 1,200-square-foot office building and 450-square foot concession stand. The facility also includes a driving range and practice facilities. The course shares parking with the Park.

Based on communications with the project team, the proposed project includes a complete restoration of the entire golf course, landscaping and irrigation, upgrades to the existing driving range, enhanced practice areas, renovation of ancillary areas such as the parking lot, maintenance areas, perimeter fencing, entrance signage, demolition of existing structures, new clubhouse building, outdoor gathering areas, and interpretive exhibit elements. Specific improvements would occur in two phases and would include the following:

¹ A project that is ordinarily insignificant in its impact on the environment may in a particularly sensitive environment be significant. Therefore, these classes are considered to apply all instances, except where the project may impact on an environmental resource of hazardous or critical concern where designated, precisely mapped, and officially adopted pursuant to law by federal, state, or local agencies.

Phase 1:

- Complete restoration of the entire golf course, including new tee boxes, turf, greens, sand traps, and landscaping, all designed by the renowned firm Hanse Golf Course Design.
- Upgrades to the existing driving range, including pole/netting replacement, turf, new tee line, and related improvements.
- Enhanced practice areas for putting and chipping.
- Sustainability initiatives such as water-saving turf varieties and a new computer-controlled irrigation system linked to an onsite weather station.
- Demolition of existing building(s) and renovation of ancillary areas such as the parking lot, maintenance areas, adjacent fencing and landscaping, entrance signage, street frontage enhancements, and related improvements.

Phase 2:

- New clubhouse building that includes a golf pro shop, cafe, offices, restrooms, and community room with youth enrichment lab.
- Interpretive elements to highlight the contributions of Maggie Hathaway.
- Demolition of existing entrance and existing building(s).
- Outdoor gathering areas, entrance and park perimeter enhancements, and related improvements.

As shown on The Fore Youth Golf Concept Site Plans (Option 3)² (**Attachment A**), calls for demolition of three small, ancillary structures, an existing Office building, Concession Stand, and storage shed, as well as a planter, and some walkways. Removal and replacement of fencing in the demolition area will also occur. The Maggie Hathaway Bronze Plaque on the planter will be retained and used elsewhere on site. Project construction would then entail the addition of a one new approximately 4,300-square foot (sf) Clubhouse building, which has two portions (2,328 sf and 1,535 sf each) under one roof, with a breezeway (420 sf) between them. The Clubhouse would include a combined pro shop and lounge area, restrooms, offices, an enrichment center, and storage. A patio outside the Clubhouse would include outdoor tables and chairs, some new walkways, fence replacement, and some golf course improvements to the north and northwest of the Clubhouse.

The golf course improvements include the listed items above. Sustainability features would be added, such as the use of water-saving turf varieties and use of computer controlled irrigation systems linked to an onsite weather station.

Conceptual project components are depicted in the presentation Slide Deck for the Maggie Hathaway Golf Course Renewal Project³ (**Attachment B**), which provides a broader overview of the golf course. These components include additional golf course reconfigurations and re-

² RAW International, Maggie Hathaway Club House Proposed Draft Plans, July 1, 2024.

³ Hanse Golf Course Design for Fore Youth Foundation (and additional partners), Maggie Hathaway Golf Course Renewal Project, 2024.

landscaping components. The relandscaping components will involve removal of trees and replacement at a greater than 1:1 ratio. Removed trees have not been identified as protected by state or federal listing or by County designation, and many of the trees to be removed are date. As with the current land use, existing lighting will be used to light pathways and activity areas. The project improvements are intended to enhance the users experience, but do not change the overall capacity or operation of the Golf Course.

II. EVALUATION OF EXEMPTION CRITERIA

The following subsections provide discussion and analysis of the project's consistency with the criteria listed in Sections 15303, 15301 and 15302 of the State CEQA Guidelines for a project to be eligible for a Categorical Exemption under Classes 3, 1 and 2, respectively.

Class 3 - New Construction or Conversion of Small Structures, consists of construction and location of limited numbers of new, small facilities or structures; installation of small new equipment and facilities in small structures; and/or the conversion of existing small structures from one use to another where only minor modifications are made in the exterior of the structure.

Discussion: The CEQA Guidelines cite examples of Class 3 projects in urban areas as up to four commercial buildings not exceeding 10,000 sf in floor area that do not involve significant amounts of hazardous materials, public services are available to the site, and area in which the project is located is not environmentally sensitive. The project site is within an urbanized area that has been developed for decades, with all urban public services available. The proposed Clubhouse would be approximately 4,300 sf, well below the 10,000 sf example. The clubhouse will have indoor activity areas, a pro-shop and a food purchase area, none of which would involve significant amounts of hazardous materials. As a landscaped and developed site surrounded by older subdivisions, the project is not located in an environmentally sensitive area.

The examples also include accessory structures such as patios and fences, which are proposed by the project, and project-related utility and street improvements, which would generally be more impactful than the project's proposed walkways, Clubhouse Patio, and golf course improvements (e.g., new tee boxes, turf greens, sand traps, and driving range improvements), as well as other items noted in the Project Description. The proposed landscape plans would include the removal and replacement of trees, for a net increase of approximately 39 trees, would support the main function of the project site use and of the new construction. All of the project improvements would occur within the boundaries of the existing, developed and urbanized site. Based on this discussion, the proposed project, including all its component parts, would qualify as exempt from CEQA under the Class 3 New Construction or Conversion of Small Structures exception.

Class 1 - Existing Facilities, consists of the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of existing or former use. The key consideration is whether the project involves negligible or no expansion of use. As an example, the Guidelines cite additions to structures that encompass up to 10,000 sf of floor area.

Discussion: Taken as a whole, the project is a minor alteration of an existing public facility, namely the Maggie Hathaway Golf Course, and would include a structural addition, i.e., the Clubhouse, that would total approximately 4,300 sf, well below the cited 10,000 sf floor area in the exemption description. The project would make improvements to the golf course (e.g., new tee boxes, turf greens, sand traps, and driving range improvements) to maintain their intended function. The remaining project components, such as updated landscaping, including the removal and replacement of trees (for a net increase of approximately 39 trees), removal and replacement and/or upgrade of fences, lighting, limited hardscape areas (Clubhouse patio and walkaways), and the other items noted in the project description. All of these components support the golf course facility use and purpose, as intended in the exemption, and all of the project improvements would occur within the boundaries of the existing, developed and urbanized site. In addition to fact that the project consists of minor alternations to an existing public facility, it will add sustainable features (e.g., water-saving turf and "smart" irrigation system) that would reduce the project's environmental impact, and would add a net increase of 39 new trees, which add shade for localized temperature moderating effects, which is beneficial to the localized environment and to users of the golf course. Based on these findings, the proposed project improvements would also qualify as exempt from CEQA under the Class 1 Existing Facilities exemption.

Class 2 - Replacement or Reconstruction, consists of replacement or reconstruction of existing structures and facilities where the new structure(s) will be located on the same site as the structure replaced and will have substantially the same purpose and capacity as the structure replaced.

Discussion: The CEQA Guidelines provides several examples of Class 2 exemption projects, including replacement of a commercial structure with a new structure of substantially the same size, purpose, and capacity, and replacement or reconstruction of existing utility systems or facilities involving negligible or no expansion of capacity. The project proposes to replace and reconstruct a new clubhouse that will serve the same purpose of a pro shop, indoor activity areas, and a food purchase area, that would total approximately 4,300 sf. The new building would be sited within a similar location and serve the same general purpose as the existing facilities to be removed, which are an office building, and a concession stand building. Both the existing and proposed facilities provide office space and concessions/food sales within and serving the Maggie Hathaway Golf Course. The replacement and reconstruction of the clubhouse is not a substantial change in use or change in site area utilized. The project components, which include golf course improvements (e.g., new tee boxes, turf greens, sand traps, and driving range improvements); updated landscaping, including the removal and replacement of trees (for a net increase of approximately 39 trees); removal and replacement and/or upgrading of fences, limited hardscape areas (clubhouse patio and walkaways); and the other items noted in the project description, are all components that support the existing golf course, replace comparable facilities and retain the golf course's intended purpose and service capacity. Further, the project would improve sustainability over existing conditions with the project's water conservation elements and shade trees. Based on these findings, the proposed project improvements would also qualify as exempt from CEQA under the Class 2 Replacement and Reconstruction exemption.

III. CONSIDERATION OF EXCEPTIONS

Section 15300.2 of the CEQA Statutes and Guidelines provides a list of exceptions for consideration of a project as categorically exempt. These are listed and discussed below:

(a) Location. Classes 3, 4, 5, 6, and 11 are qualified by consideration of where the project is to be located. A project that is ordinarily insignificant in its impact on the environment may in a particularly sensitive environment be significant. Therefore, these classes are considered to apply all instances, except where the project may impact on an environmental resource of hazardous or critical concern where designated, precisely mapped, and officially adopted pursuant to law by federal, state, or local agencies.

Out of the applicable exceptions to be used for the proposed project, the location exception, applies only to Class 3. For use of the Class 3 Categorical Exemption, the following analysis is provided to evaluate whether any potential environmental issues would be of concern related to the project's location.

Geology and Seismicity. The project site is not located within an Alquist-Priolo Earthquake Fault zone and the nearest zoned fault is the Newport - Inglewood Fault Zone (Onshore), approximately 0.2 miles from the project site.⁴ Additionally, the project site is not located in a landslide or liquefaction zone.⁵ As with all of southern California, the project site is in a seismically active area, has experienced previous earthquakes from regional faults, and may be subject to strong ground shaking during seismic activity. Hazards associated with ground-shaking can be reduced by designing and constructing the Project in conformance with California Building Code.

Flooding. Based on the Federal Emergency Management Agency, the project site is located within Zone X, which is defined as an "Area of Minimal Flood Hazard."⁶

Fire Hazards. The project site is not within or near a Very High Fire Hazard Severity Zone⁷ The project land use would not change, and the site is served by existing firefighting infrastructure, including local fire stations, water service, and fire hydrants. the project would not increase the severity of this hazard.

Farmland. The project site is the Maggie Hathaway Golf Course, which is located in an urbanized area. The project is not located on "Important Farmland" and would not convert "Important Farmland" to non-agricultural use.⁸

⁴ City of Los Angeles, ZIMAS, Accessed August 9, 2024 at: <https://zimas.lacity.org/>

⁵ Ibid.

⁶ FEMA, National Flood Hazard Layer FIRMette, Map Exported on August 9, 2024.

⁷ CalFire, High Fire Hazard Severity Zone website, Accessed August 15, 2024 at: <https://osfm.fire.ca.gov/what-we-do/community-wildfire-preparedness-and-mitigation/fire-hazard-severity-zones>

⁸ Department of Conservation, California Important Farmland Finder, Accessed on August 9, 2024 at: <https://maps.conservation.ca.gov/DLRP/CIFF/>

(b) Cumulative Impact. All exemptions for these classes are inapplicable when the cumulative impact of successive projects of the same type in the same place, over time is significant.

As discussed above, the project site is a minor improvement project to existing facilities adding minor new construction. The project itself would have no significant impacts (as evaluated in this memorandum), and as such, it would not add to cumulative impacts. Therefore, no cumulative impacts would occur.

(c) Significant Effect. A categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances.

The project site is a minor improvement project within portions of the Maggie Hathaway Golf Course. As discussed earlier, the project was found to have no significant biological resources or significant areas of impact. Beyond the issues addressed, there are no known unusual circumstances on or around the project site, that would warrant environmental analysis.

(d) Scenic Highways. A categorical exemption shall not be used for a project which may result in damage to scenic resources, including but not limited to, trees, historic buildings, rock outcroppings, or similar resources, within a highway officially designated as a state scenic highway.

Based on Caltrans California State Highways Map, there are no designated Scenic Highways in the project vicinity.⁹ In addition, the project area has no resources, and therefore would not damage mature, scenic trees, historic buildings, or scenic rock outcroppings.

(e) Hazardous Waste Sites. A categorical exemption shall not be used for a project located on a site which is included on any list compiled pursuant to Section 65962.5 of the Government Code.

The project is not located within a site which is included in any list compiled pursuant to Section 65962.5 of the Government Code, commonly referred to as the Cortese List, as shown below:

- The California Department of Toxic Substances Control EnviroStor Hazardous Waste and Substances Site List;¹⁰
- The State Water Resources Control Board GeoTracker;¹¹

⁹ Caltrans, California State Scenic Highway System Map, Accessed on August 9, 2024 at: <https://caltrans.maps.arcgis.com/apps/webappviewer/index.html?id=465dfd3d807c46cc8e8057116f1aaca>

¹⁰ Department of Toxic Substance Control, EnviroStor, Accessed on August 9, 2024 at: https://www.envirostor.dtsc.ca.gov/public/search?cmd=search&reporttype=CORTESE&site_type=CSITES,FUDS&status=ACT,BKLG,COM&reporttitle=HAZARDOUS+WASTE+AND+SUBSTANCES+SITE+LIST+%28CORTESE%29

¹¹ State Water Resources Control Board, GeoTracker, Accessed on August 9, 2024 at: https://geotracker.waterboards.ca.gov/map/?global_id=T0607302824

- Solid waste disposal sites identified by State Water Resources Control Board with waste constituents above hazardous waste levels outside the waste management unit;¹²
- The State Water Resources Control Board list of Cease-and-Desist Orders and Cleanup and Abatement Orders;¹³ and
- Hazardous waste facilities subject to corrective action pursuant to Section 25187.5 of the Health and Safety Code, as identified the California Department of Toxic Substances Control.¹⁴

Therefore, the project is not identified as a hazardous waste site, or in the vicinity of a hazardous waste site, and would not be in conflict with this exception for a Class 3, 1 and 2 Categorical Exemption.

(f) Historical Resources. A categorical exemption shall not be used for a project which may cause a substantial adverse change in the significance of a historical resource. The test for determining whether or not a proposed project will have a significant impact on an identified historical resource is whether or not the project will alter in an adverse manner the physical integrity of the historical resource such that it would no longer be eligible for listing in the National or California Registers or other programs such as the list of Historic-Cultural Monuments. As detailed in the Historic Resources Assessment prepared by Historic Resources, Group¹⁵ (**Attachment C**), the "proposal to renew the Maggie Hathaway Golf Course to renovate the existing golf course, enhance the driving range and practice facilities, install new landscaping, and replace the existing buildings with a new clubhouse with a community center, youth enrichment lab, and golf shop will retain all of the Course's dominant and primary character-defining features, and the Course will remain eligible for listing in the California Register or as Los Angeles County Landmark following the work." Accordingly, the project will not cause a substantial adverse change in the significance of historic resources and would not be in conflict with this exception for a Class 3, 1 and 2 Categorical Exemption.

¹² CalEPA, List of Solid Waste Disposal with Waste Constituents Above Hazardous Waste Levels Outside the Waste Management Unit, Accessed on August 9, 2024 at: <https://calepa.ca.gov/wp-content/uploads/sites/6/2016/10/SiteCleanup-CorteseList-CurrentList.pdf>

¹³ CalEPA, List of "Active" CDO and CAO from Water Board, Excel Available at: <https://calepa.ca.gov/SiteCleanup/CorteseList/>

¹⁴ CalEPA, Cortese List: Section 65962.5(a), List of Hazardous Waste Facilities Subject to Corrective Action Pursuant to Section 25187.5 of the Health and Safety Code, Identified by DTSC, Accessed on August 9, 2024 at: <https://calepa.ca.gov/sitecleanup/corteseList/section-65962-5a/>

¹⁵ Historic Resources Group, Historic Resources Assessment & Project Evaluation, Maggie Hathaway Golf Course, Los Angeles, September 2024.

IV. CONCLUSION

Based on the above information and attached documentation, this analysis shows that development of the proposed Maggie Hathaway Golf Course Renewal Project would be consistent with the criteria for both the Class 3, 1 and 2 Categorical Exemptions under CEQA Guidelines Sections 15303 and 15301, and thus exempt from CEQA.

ATTACHMENTS:

Attachment A: RAW International, Maggie Hathaway Club House, Proposed Draft Plans, July 1, 2024

Attachment B: Hanse Golf Course Design for Fore Youth Foundation (and partners), Slide Deck, Maggie Hathaway Golf Course Renewal Project, 2024

Attachment C: Historic Resources Group, Historic Resources Assessment & Project Evaluation, Maggie Hathaway Golf Course, September 2024

ATTACHMENT A

**RAW International, Maggie Hathaway Club House
Proposed Draft Plans, July 1, 2024**

MAGGIE HATHAWAY CLUB HOUSE



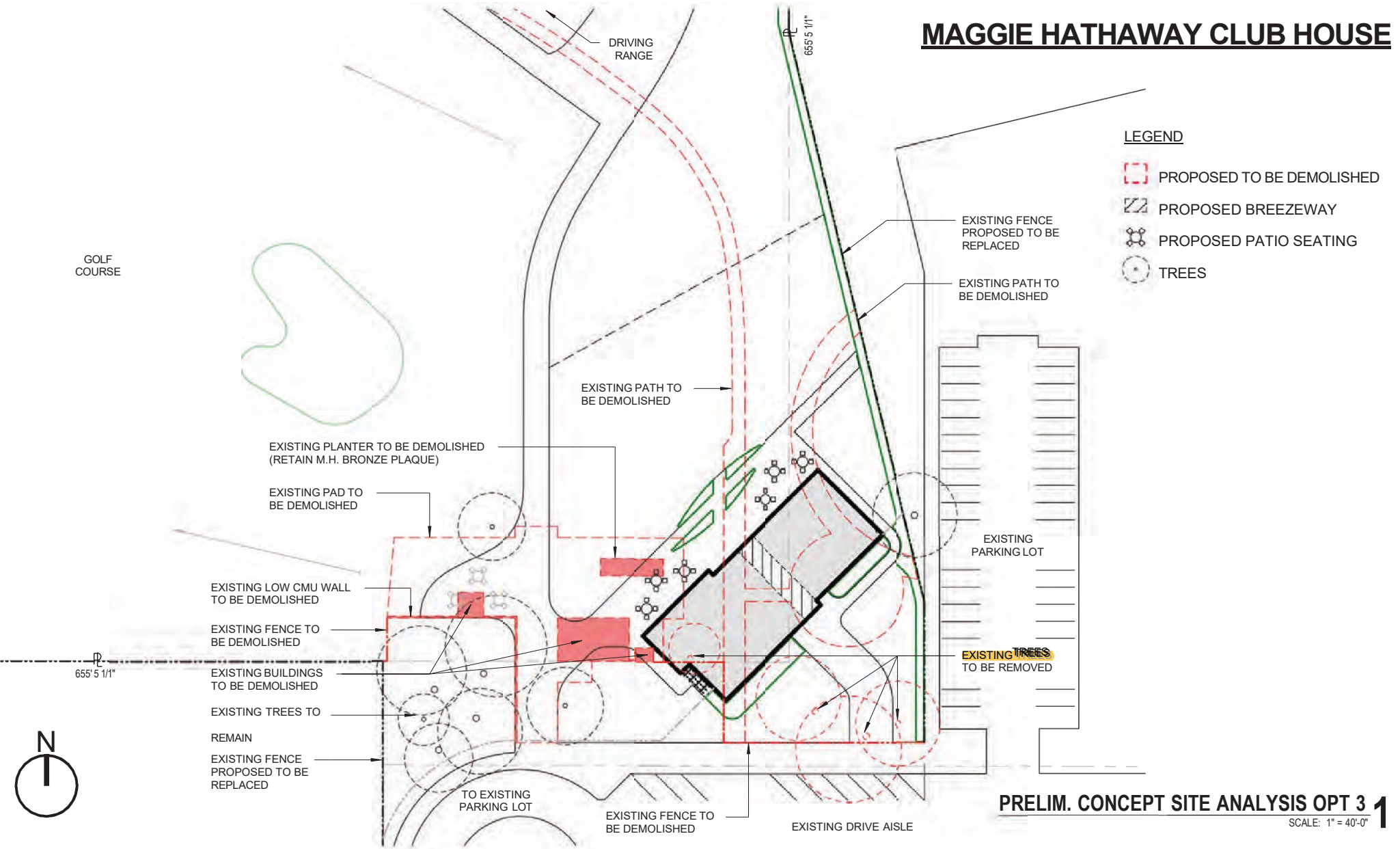
GOLF COURSE CONCEPT OVERLAY OPT 3 1
SCALE: 1" = 100'-0"



PROPOSED DRAFT

S-000

MAGGIE HATHAWAY CLUB HOUSE



- LEGEND**
- PROPOSED TO BE DEMOLISHED
 - PROPOSED BREEZEWAY
 - PROPOSED PATIO SEATING
 - TREES

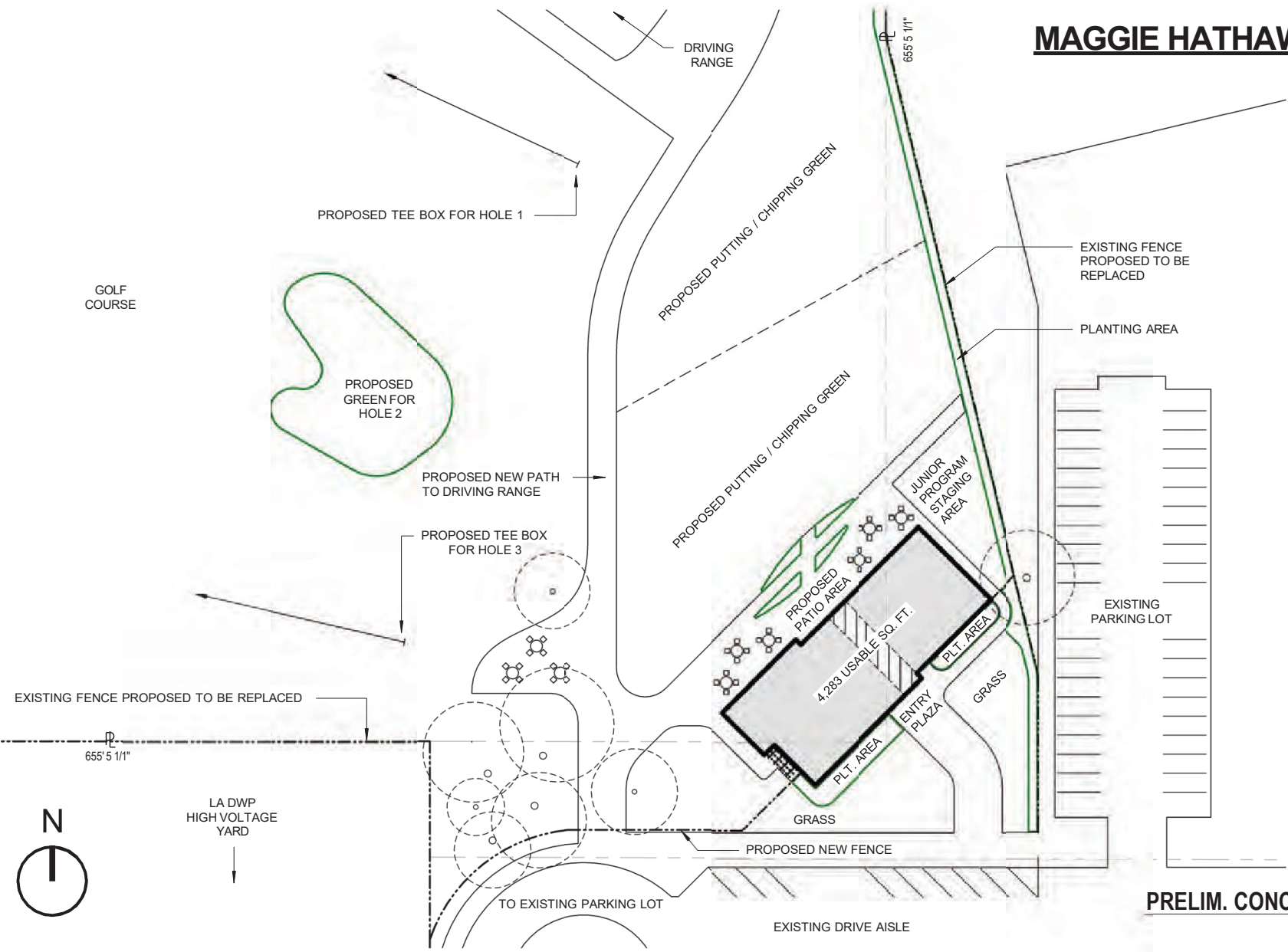
PRELIM. CONCEPT SITE ANALYSIS OPT 3 1
SCALE: 1" = 40'-0"

PROPOSED DRAFT

S-001



MAGGIE HATHAWAY CLUB HOUSE



PRELIM. CONCEPT SITING PLAN OPT 3 1
SCALE: 1" = 40'-0"

PROPOSED DRAFT

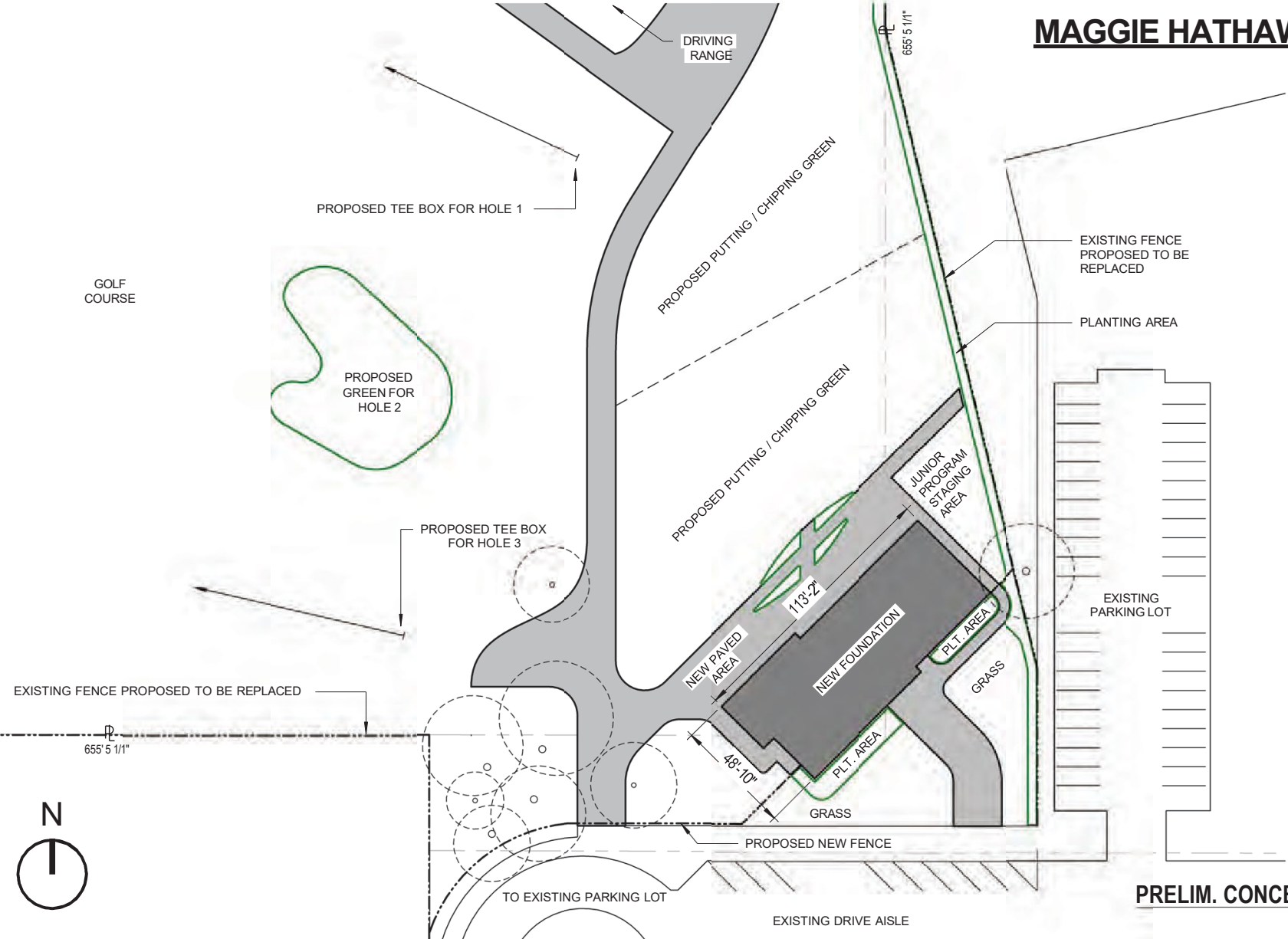
S-002

2402

07/01/2024



MAGGIE HATHAWAY CLUB HOUSE



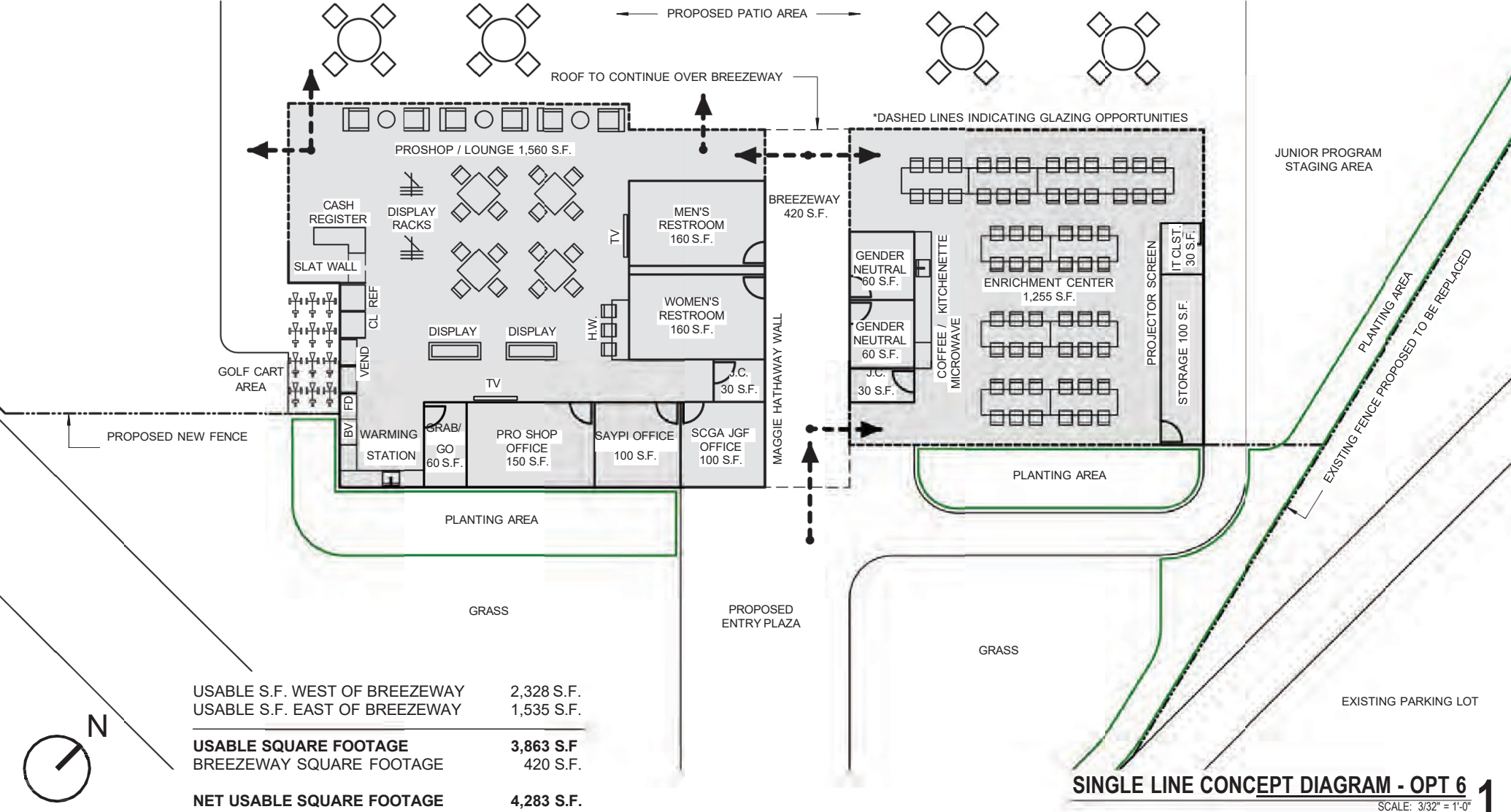
PRELIM. CONCEPT PAVING PLAN OPT 2 1
SCALE: 1" = 40'-0"

PROPOSED DRAFT

S-003



MAGGIE HATHAWAY CLUB HOUSE



USABLE S.F. WEST OF BREEZEWAY	2,328 S.F.
USABLE S.F. EAST OF BREEZEWAY	1,535 S.F.
USABLE SQUARE FOOTAGE	3,863 S.F.
BREEZEWAY SQUARE FOOTAGE	420 S.F.
NET USABLE SQUARE FOOTAGE	4,283 S.F.

SINGLE LINE CONCEPT DIAGRAM - OPT 6
SCALE: 3/32" = 1'-0"



PROPOSED DRAFT

S-101

ATTACHMENT B

**Hanse Golf Course Design for Fore Youth Foundation (and partners), Slide Deck, Maggie
Hathaway Golf Course Renewal Project, 2024**



Welcome to Your Community Meeting!



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American Golf





The Renewal Project

Since it opened in 1962, the Maggie Hathaway Golf Course has thrived as a center for aspiring golfers and building community. This proposed project will provide new and improved facilities and resources, while honoring the trailblazing legacy of performing artist, community activist, and golf pioneer, Maggie Hathaway.

THE PROPOSED RENEWAL PROJECT:

- Renovated Golf Course, Enhanced Driving Range, Practice Facilities, and new Landscaping
- New Clubhouse with Community Center + Youth Enrichment Lab + Golf Shop
- Expanded Junior Golf Programming

Maggie Hathaway Golf Course

Turf Reduction and New Sand Areas for Sustainability

Expanded Practice Facilities (Driving Range, Pitching Area, Putting Green)

New Hole Numbering

HOLE	1	2	3	4	5	6	7	8	9	
PAR	3	3	3	3	3	3	3	3	3	27
FRONT	90	81	65	80	70	57	95	72	44	654 yards
BACK	125	129	89	101	112	106	134	98	59	904 yards

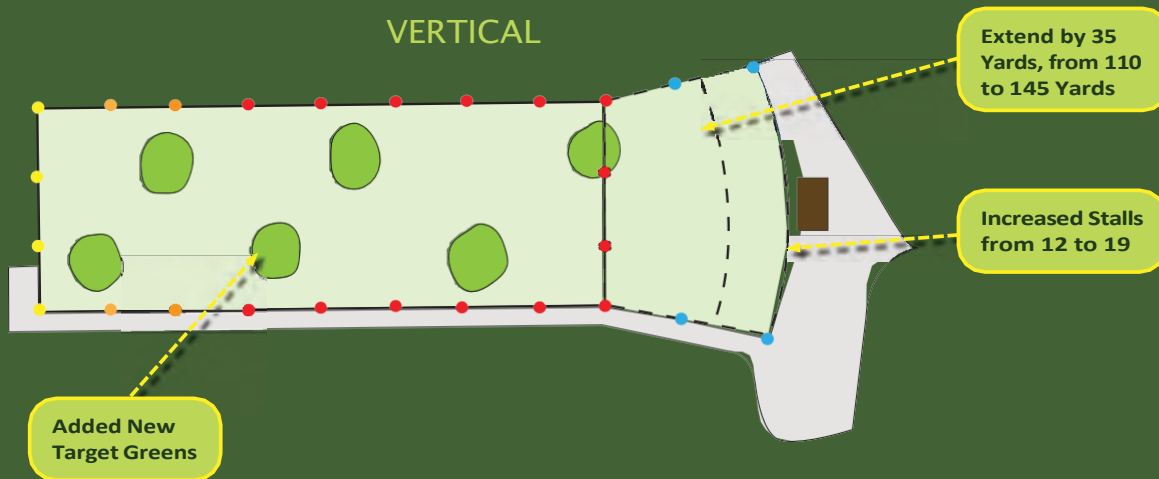
Larger Greens with Varied Hole Locations

New Grasses for Better Play and Less Water Use

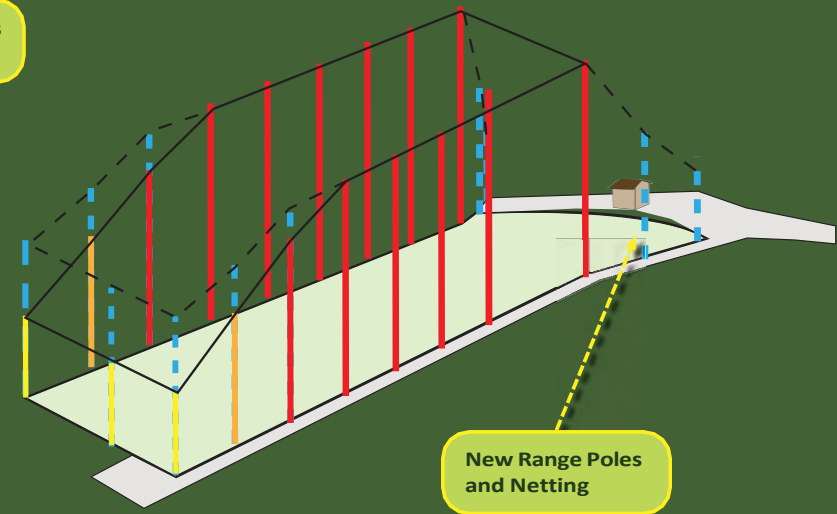
Improved Views

Improved Driving Range

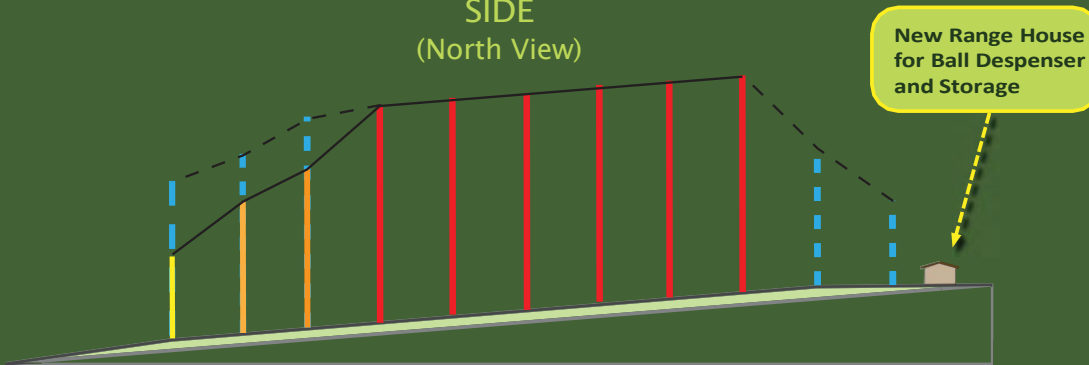
VERTICAL



BIRDS EYE VIEW
(North East)



SIDE
(North View)



- 75'
- 65'
- 50'
- 33'
- New, extended or relocated pole
- Proposed range changes

New Sand Walkways
to Greens

New Mulch Beds for
Better Tree Health

Hole #1



HOLLY J. MITCHELL
LOS ANGELES COUNTY SUPERVISOR • 2ND DISTRICT



American Golf



FORE YOUTH
GOLF FOUNDATION



SCGA



USGA



New Perimeter
Hedges and Shrubs

Larger Greens for a
Better Golf Experience

Hole #2



HOLLY J. MITCHELL
LOS ANGELES COUNTY SUPERVISOR - 2ND DISTRICT



American Golf



FORE YOUTH
GOLF FOUNDATION



SCGA



USGA



Additional Tree
Plantings including
Flowering Trees

Additional Sandy Areas
Reducing Turf Needs

New Flowering
Shrubs for a More
Appealing Aesthetic

Hole #8



HOLLY J. MITCHELL
LOS ANGELES COUNTY SUPERVISOR - 2ND DISTRICT



FORE YOUTH
GOLF FOUNDATION



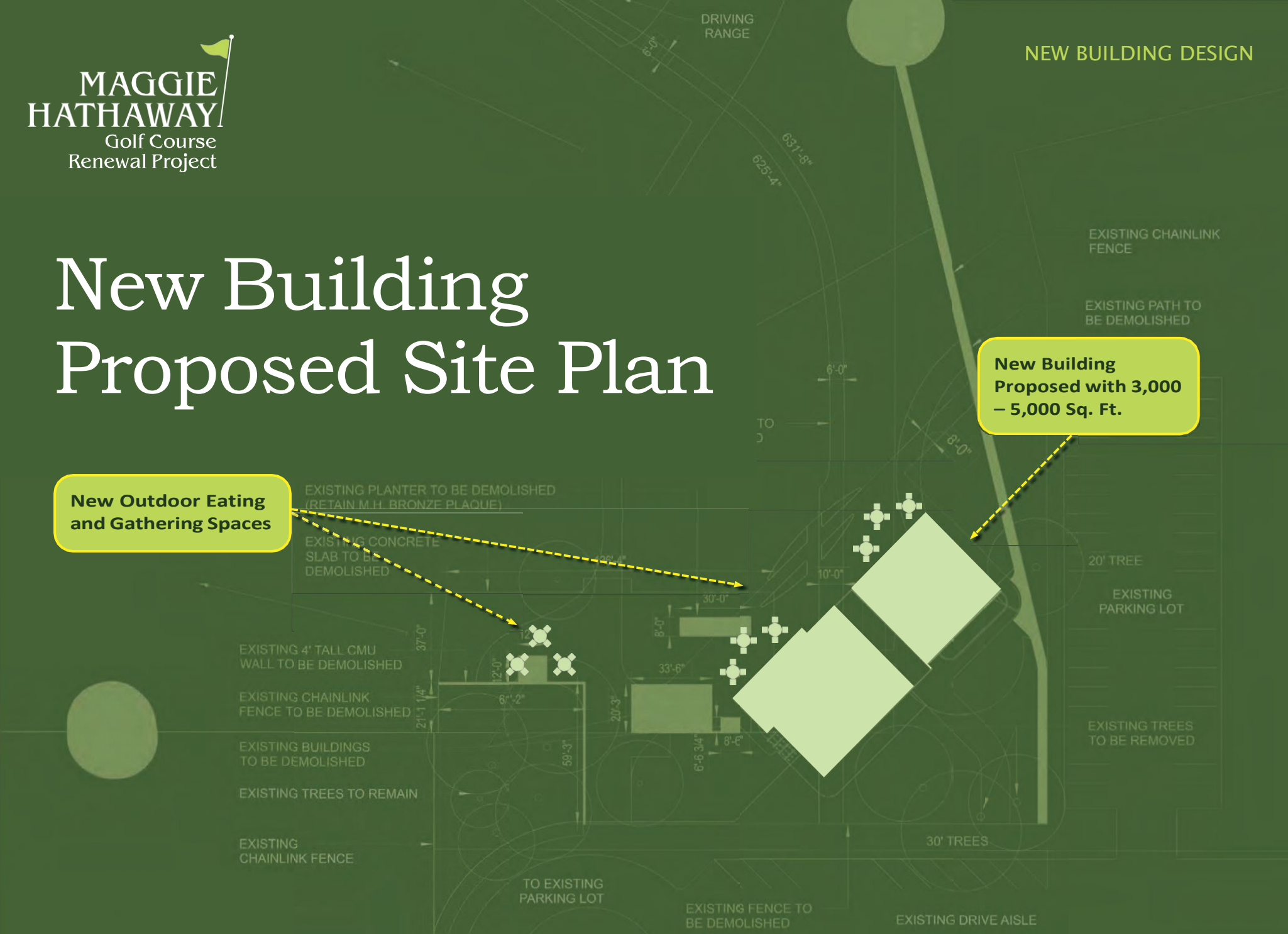
USGA

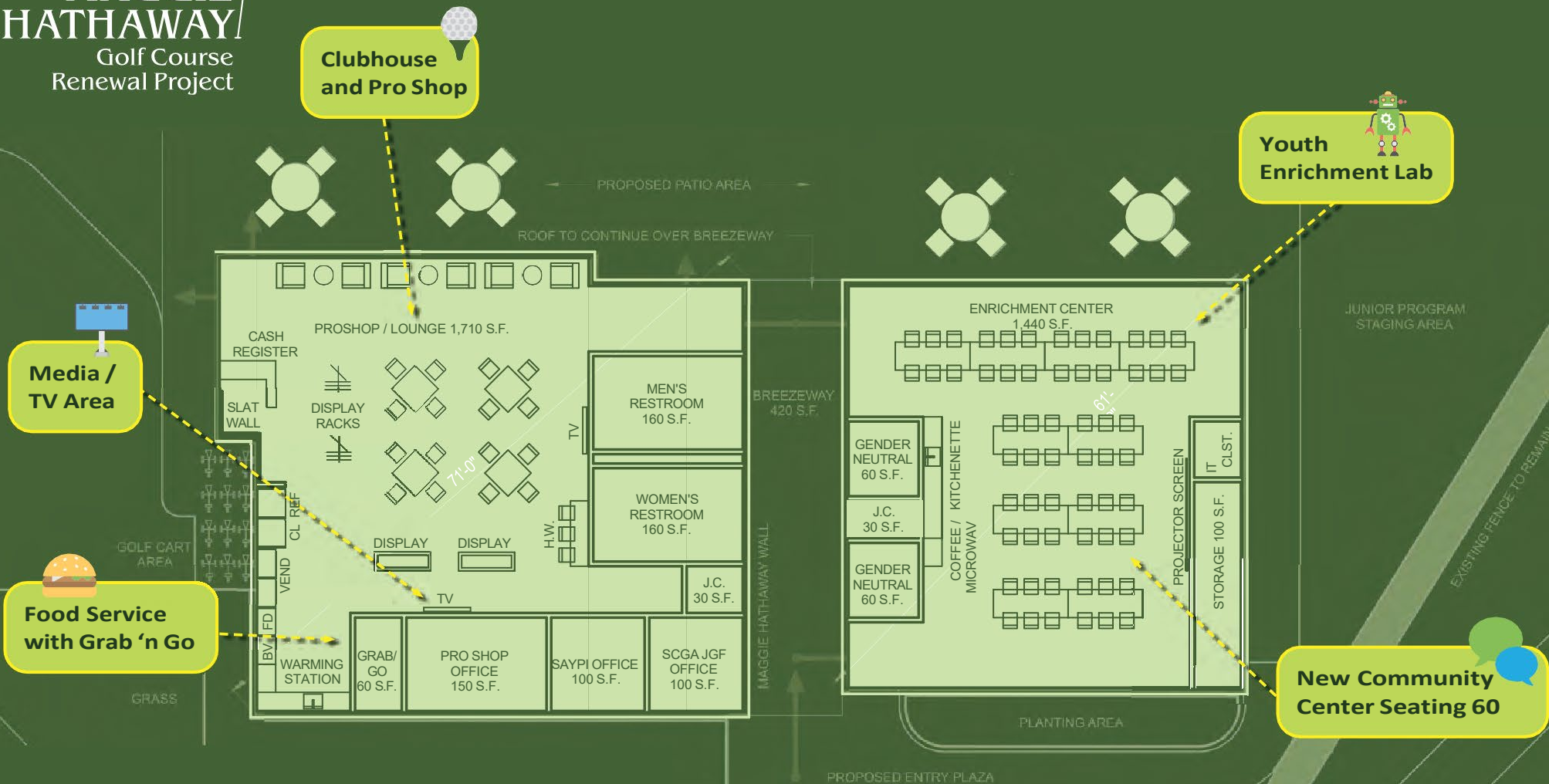


New Building Proposed Site Plan

**New Outdoor Eating
 and Gathering Spaces**

**New Building
 Proposed with 3,000
 – 5,000 Sq. Ft.**





New Building Floor Plan

Tree Plan



-  New Trees (68) for Beauty and Sustainability
-  Tree Removals (29) for New Course Design and Clubhouse
-  Dead Tree Removals (6)



New Trees, Shrubs & Vines

Deciduous Trees



Crape Myrtle



Valley Oak



Jacaranda

Evergreen Trees



Melaleuca



Canary Pine



Aleppo Pine



Evergreen Elm



Cathedral Oak



Coast Live Oak

Accent Shrubs



Mexican Sage



Lion's Tail



Butterfly Bush

Large Screening Shrubs



Variegated Pittosporum



Pink Melaleuca



Fraser Photinia



Pittosporum



Wilson's Holly



Carolina Cherry

Vines



Red Powder Puff

Tree Removal Plan

New Tree Plan

HOLE	PROPOSED SPECIES TREES TO BE REMOVED	TREE DIAMETER (INCHES)	HEIGHT (FEET)	CANOPY (FEET)	COMMENTS	
1	Lacebark Elm	28	30	40	Demo due to driving range expansion.	
	Lacebark Elm	24	35	45		
	Monterey Pine	12	20	20	Demo needed for golf course grading.	
	Monterey Pine	14	20	15		
2	Canary Island Pine	18	50	15	Poor health, improved sun and air circulation for 9 green and 1 tees.	
3	Eucalyptus	7	10	8	Stunted growth, no value to golf course, wrong location.	
	Brazilian Pepper	17	20	25	Demo needed for golf course grading.	
	Allepo Pine	36	30	20	Topped pine, poor health, located in new golf course grading area.	
	Allepo Pine	20	20	15	Minimal foliage, improved turfgrass and air circulation on 1 green.	
	Allepo Pine	29	25	15		
5	Lacebark Elm	20	35	35	Severely shades 4 tee, impacts tee expansion on hole 4.	
9	Allepo Pine	12	30	15	Located in new tee for hole 7 due to driving range expansion.	
	Canary Island Pine	6	45	10		
	Allepo Pine	36	55	40		
	Allepo Pine	28	50	35		
	Allepo Pine	30	55	40		
	Lacebark Elm	30	40	30	Demo needed for new 7 tee.	
Range	Chinese Pistache	13	20	25	Demo due to driving range expansion.	
	Chinese Pistache	13	18	20	Poor health, and within driving range expansion.	
	Canary Island Pine	12	25	20		
	Canary Island Pine	16	40	20	Demo due to driving range expansion.	
	Canary Island Pine	8	35	15		
	Allepo Pine	30	35	20		
	Canary Island Pine	11	30	15		
	Victorian Box	5	12	10		
	Canary Island Pine	8	35	15		
Practice Green/ Clubhouse Area	Southern Magnolia	8	15	20		Average health, demo for grading of golf course features.
	Podocarpus	28	35	40		Demo needed for new clubhouse.
	Podocarpus	30	35	40		Demo needed for new clubhouse.

Total Proposed Removals - 29 Trees

HOLE	EXISTING DEAD TREES TO BE REMOVED
1	Allepo Pine
3	Allepo Pine
5	Chinese Pistache Monterey Pine

HOLE	EXISTING DEAD TREES TO BE REMOVED
6	Canary Island Pine Canary Island Pine

Total Proposed Dead Tree Removals - 6 Trees

HOLE	PROPOSED NEW TREES TO BE PLANTED	TREE BOX SIZE (INCHES)	QUANTITY
1	Canary Island Pine	60	1
	Lacebark Elm	60	1
	Paperbark Tree Multi-Trunk	60	2
	Paperbark Tree Multi-Trunk	48	1
2	Allepo Pine	72	1
	Allepo Pine	60	1
3	Paperbark Tree Multi-Trunk	48	1
	Paperbark Tree Multi-Trunk	36	1
4	Paperbark Tree Multi-Trunk	48	1
	Valley Oak	72	2
	Valley Oak	60	2
5	Coast Live Oak	72	1
	Coast Live Oak	60	2
	Paperbark Tree Multi-Trunk	48	1
6	Paperbark Tree Multi-Trunk	60	1
	Paperbark Tree Multi-Trunk	48	3
7	Cathedral Southern Live Oak	60	5
	Cathedral Southern Live Oak	48	4
	Crape Myrtle	48	1
	Lacebark Elm	60	1
8	Canary Island Pine	60	1
	Canary Island Pine	48	1
	Coast Live Oak	72	1
9	Crape Myrtle	48	1
	Crape Myrtle	36	2
	Jacaranda Multi-Trunk	72	1
	Jacaranda Multi-Trunk	60	1
	Jacaranda Multi-Trunk	48	1
Parking Lot	Cathedral Southern Live Oak	48	9
Practice Green	Coast Live Oak	72	1
Parkway	Crape Myrtle	36	16

Total Proposed New Plantings - 68 Trees

Anticipated Project Timeline

GOLF COURSE RENEWAL + DRIVING RANGE EXPANSION



NEW CLUBHOUSE BUILDING + COMMUNITY CENTER

 Construction Begins
TBD

Youth Development and Community Benefits

- New Clubhouse with Community Center + Youth Enrichment Lab + Pro Shop
- New Trees and Landscape Design
- Improved Golf Course and Practice Facilities





Junior Golf Programs

- Positive Youth Development
- Coaches and Mentors
- Affordable Junior Golf Classes
- Competitive Playing Opportunities
- Uniforms and Equipment
- Financial Assistance for All Services
- College Scholarships

Maggie Hathaway Par 3 Ladies Club

Western States Golf Association (WSGA)
Women in Golf (WIG)





Welcome to Your Community Meeting!



Ir.rnE
American Golf



ATTACHMENT C

**Historic Resources Group, Historic Resources Assessment & Project Evaluation, Maggie
Hathaway Golf Course, Los Angeles, September 2024**

HISTORIC RESOURCES GROUP

HISTORIC RESOURCES ASSESSMENT & PROJECT EVALUATION MAGGIE HATHAWAY GOLF COURSE, LOS ANGELES

SEPTEMBER 2024



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Pasadena, CA 91105

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historicresourcesgroup.com

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EXECUTIVE SUMMARY

The County of Los Angeles is proposing the renovation of the Maggie Hathaway Golf Course located at 9637 S. Western Avenue in the South Los Angeles neighborhood of the City of Los Angeles. Renovations will include upgrades of the driving range and practice facilities, new landscaping and course configuration, and replacing the existing ancillary buildings with a new clubhouse containing a community center, youth enrichment lab, and golf shop. The purpose of this report is to provide a historic assessment of the Maggie Hathaway Golf Course and analyze potential impacts to its historic significance as a result of the proposed renovation.

This study finds that the Maggie Hathaway Golf Course meets the eligibility criteria, the relevant criteria considerations, and retains sufficient historic integrity for listing in the California Register of Historical Resources under Criterion 2, and as a Los Angeles County Landmark under Criterion 2 and 7 for its association with pioneering golfer and civil right activist Maggie Hathaway and her commitment to the racial integration of the game of golf and making the play of golf available to minority racial groups and the underprivileged.

The dominant and primary character-defining features of the Maggie Hathaway Golf Course are those associated with the golf course landscape specifically designed and constructed for the play and practice of golf. Secondary features include two associated buildings original to the establishment of the site as a golf course. However, these built features are viewed within the context of the site overall and are secondary to the expansive park-like setting, contoured topography, fairways, greens, bunkers, and ornamental landscaping in conveying the significance of the Maggie Hathaway Golf Course.

This report also finds that the proposal to renovate the Maggie Hathaway Golf Course will retain all of the dominant and primary character-defining features that convey its historic significance, and the Golf Course will remain eligible for listing in the California Register of Historical Resources and as a Los Angeles County Landmark following the renovation.

1.0 INTRODUCTION

1.1 Project Site Location

The Maggie Hathaway Golf Course is located in the South Los Angeles community of Los Angeles. The Golf Course address is 1921 W. 98th Street, Los Angeles, California 90047. The Golf Course occupies approximately 16 acres on two parcels owned by the County of Los Angeles (AIN# 6057-010-901 and AIN# 6057-010-902).

Maggie Hathaway Golf Course is bounded by Manhattan Place Elementary School on W. 98th Street to the north, by Jesse Owens Community Regional Park on the southeast, on the south by single and multi-family residences on W. Century Boulevard on the south, and by a residential neighborhood to the west. The surrounding area is primarily composed of residential communities. A site map is included in Figure 1.

1.2 Project Description

The County proposes to upgrade the Maggie Hathaway Golf Course by renovating and enhancing existing facilities and constructing new facilities to better serve the community. The proposed upgrades will include the following:

- Restoration and enhancement of the existing nine-hole golf course;
- Development of a new practice putting green;
- Development of a new practice pitching area;
- Reconfiguration and renovation of the driving range;
- Development of a new club house containing a community center, youth innovation center, and golf shop.
- Development of an outdoor community space;
- Construction of a new storage building;
- Installation of new perimeter and entry fencing;
- Construction of a new restroom building.

1.3 Methodology

The Maggie Hathaway Golf Course was evaluated using integrity thresholds and eligibility criteria for listing in the National Register of Historic Places, the California Register of Historical Resources, and as a County of Los Angeles Landmark. The field methods and analysis are based on guidance from the National Park Service and the California Office of Historic Preservation for evaluating potential historic resources; and an identification of physical features and historic integrity ascertained during the site visit and through building records.

This report was prepared using sources related to the history and development of the Subject Property. The following sources were consulted:

- Historic newspaper articles
- Building Permits
- Historic photographs and aerial photos
- Sanborn Fire Insurance maps
- Other primary and secondary sources relevant to the history of the site
- SurveyLA Survey Report for the South Los Angeles CPA for historic context, description, and survey findings of the area
- Los Angeles County Tax Assessor Records
- Built Environment Resource Directory (BERD) for Los Angeles County
- “Historical Resources Evaluation for Maggie Hathaway Golf Course,” prepared for the County of Los Angeles Department of Parks and Recreation by Sapphos Environmental, April, 2019.

Field examinations of the Maggie Hathaway Golf Course were conducted in August 2024 to review and photograph the property and assess the property’s potential eligibility for historic listing.

1.4 Project Team

Research, field inspection, and analysis were performed by Paul Travis, Principal and Robby Aranguren, Planning Associate and GIS Specialist. Both are qualified professionals who meet or exceed the Secretary of the Interior’s Professional Qualification Standards in their respective fields. Additional research and field study assistance was provided by Emi Takahara, Intern. Resumes for Project Team members

are included in Appendix E.

FIGURE 1: LOCATION MAP



2.0 REGULATORY FRAMEWORK

2.1 Historic Designations

Historical and cultural resources fall within the jurisdiction of several levels of government. The framework for the identification and, in certain instances, protection of cultural resources is established at the federal level, while the identification, documentation, and protection of such resources are often undertaken by state and local governments. As described below, the principal federal, State, and local laws governing and influencing the preservation of historical resources of national, State, regional, and local significance include:

- The National Historic Preservation Act of 1966, as amended;
- The Secretary of the Interior’s Standards for the Treatment of Historic Properties (Secretary’s Standards);
- The California Environmental Quality Act (CEQA);
- The California Register of Historical Resources (California Register);
- The California Public Resources Code;
- The County of Los Angeles Historic Preservation Ordinance (Title 22 – Planning and Zoning of the Los Angeles County Code, Part 29 of Chapter 22.52)

NATIONAL REGISTER OF HISTORIC PLACES

The National Historic Preservation Act of 1966 established the National Register of Historic Places (National Register) as “an authoritative guide to be used by federal, state, and local governments, private groups and citizens to identify the Nation’s historic resources and to indicate what properties should be considered for protection from destruction or impairment.”¹ The National Register recognizes a broad range of historical and cultural resources that are significant at the national, state, and local levels and can include districts, buildings, structures, objects, prehistoric archaeological sites, historic-period archaeological sites, traditional cultural properties, and cultural landscapes.² Within the National Register, approximately 2,500 (3 percent) of the more than 90,000 districts, buildings, structures, objects, and sites are recognized as National Historic Landmarks or National Historic Landmark Districts as possessing exceptional

¹ 36 Code of Federal Regulations (CFR) 60. https://www.ecfr.gov/cgi-bin/text-idx?SID=b36f494ab8c19284178b4c593eda2a8f&tpl=/ecfrbrowse/Title36/36cfr60_main_02.tpl (accessed September 2021).

² The identification of archaeological sites and traditional cultural properties is outside the scope of this report.

national significance in American history and culture.³

Whereas individual historic properties derive their significance from one or more of the criteria discussed in the subsequent section, a historic district derives its importance from being a unified entity, even though it is often composed of a variety of resources. With a historic district, the historic resource is the district itself. The identity of a district results from the interrelationship of its resources, which can be an arrangement of historically or functionally related properties.⁴ A district is defined as a geographic area of land containing a significant concentration of buildings, sites, structures, or objects united by historic events, architecture, aesthetic, character, and/or physical development. A district's significance and historic integrity determine its boundaries.

A resource that is listed in or eligible for listing in the National Register is considered "historic property" under Section 106 of the National Historic Preservation Act.

Criteria

To be eligible for listing in the National Register, a resource must be at least 50 years of age, unless it is of exceptional importance as defined in Title 36 CFR, Part 60, Section 60.4(g). In addition, a resource must be significant in American history, architecture, archaeology, engineering, or culture. Four criteria for evaluation have been established to determine the significance of a resource:

- A. Are associated with events that have made a significant contribution to the broad patterns of our history;
- B. Are associated with the lives of persons significant in our past;
- 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; or
- D. Have yielded, or may be likely to yield, information important in prehistory or history.⁵

Context

To be eligible for listing in the National Register, a property must be significant within a historic context. National Register Bulletin #15 states that the significance of a historic

³ United States Department of the Interior, National Park Service, "National Historic Landmarks: Frequently Asked Questions," <https://www.nps.gov/subjects/nationalhistoriclandmarks/faqs.htm>. (Accessed September 2021).

⁴ United States Department of the Interior, National Register Bulletin #15: How to Apply the National Register Criteria for Evaluation, 1997, 5.

⁵ United States Department of the Interior, National Register Bulletin #15: How to Apply the National Register Criteria for Evaluation, 1997, 8. Criterion D typically applies to potential archaeological resources, which is outside the scope of this report.

property can be judged only when it is evaluated within its historic context. Historic contexts are “those patterns, themes, or trends in history by which a specific...property or site is understood and its meaning... is made clear.”⁶ A property must represent an important aspect of the area’s history or prehistory and possess the requisite integrity to qualify for the National Register.

Integrity

In addition to meeting one or more of the criteria of significance, a property must have integrity, which is defined as “the ability of a property to convey its significance.”⁷ The National Register recognizes seven qualities that, in various combinations, define integrity. The seven factors that define integrity are location, design, setting, materials, workmanship, feeling, and association. To retain historic integrity a property must possess several, and usually most, of these seven aspects. Thus, the retention of the specific aspects of integrity is paramount for a property to convey its significance. In general, the National Register has a higher integrity threshold than State or local registers.

The National Register recognizes seven aspects or qualities that comprise integrity: location, design, setting, materials, workmanship, feeling, and association. These qualities are defined as follows:

- *Location* is the place where the historic property was constructed or the place where the historic event took place.
- *Design* is the combination of elements that create the form, plan, space, structure, and style of a property.
- *Setting* is the physical environment of a historic property.
- *Materials* are 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.
- *Workmanship* is the physical evidence of the crafts of a particular culture or people during any given period in history or prehistory.
- *Feeling* is a property’s expression of the aesthetic or historic sense of a particular period of time.
- *Association* is the direct link between an important historic event or person and

⁶ United States Department of the Interior, National Register Bulletin #15: How to Apply the National Register Criteria for Evaluation, 1997, 7-8.

⁷ United States Department of the Interior, National Register Bulletin #15: How to Apply the National Register Criteria for Evaluation, 1997, 44.

a historic property.⁸

SPECIAL CONSIDERATIONS FOR CULTURAL LANDSCAPES

The NPS has developed specific guidelines for the treatment of cultural landscapes that may be employed in conjunction with the standards already set forth for the treatment of historic built resources, such as buildings and structures, listed in or eligible for listing in the National Register. As with built resources, in order for a cultural landscape to be eligible for listing in the National Register, it must possess significance under at least one of the four criteria identified by the NPS. Similarly, it must also possess sufficient integrity to convey its historic significance. However, as landscapes are inherently dynamic in nature, any evaluation of these qualities must take into account the unique and distinctive characteristics of landscapes as a cultural resource.

Historic Significance

Because of their complex evolution, many landscapes may possess significance under several criteria. Defining the significance of a landscape involves relating findings from the site history and existing conditions to the historic context associated with the landscape. Additionally, the significance of individual landscape characteristics and associated features is defined in the context of the landscape as a whole.

Landscape Type

Determining the appropriate landscape type is one of the first steps in a landscape analysis and provides a framework for evaluation. The NPS has defined four types of cultural or historic landscapes for the purposes of evaluation, planning, treatment, and management. The four landscape types are:

Historic Designed Landscape

A landscape that was consciously designed or laid out by a landscape architect, master gardener, architect, or horticulturist according to designed principles, or an amateur gardener working in a recognized style or tradition. The landscape may be associated with a significant person(s), trend, or event in landscape architecture; or illustrate an important development in the theory and practice of landscape architecture. Aesthetic values play a significant role in designed landscapes. Examples include parks, campuses, and estates.

Historic Vernacular Landscape

A landscape that evolved through use by the people whose activities or occupancy shaped that landscape. Through social or cultural attitudes of an individual, family, or a community, the landscape reflects the physical, biological, and cultural character of those everyday lives. Function plays a significant role in vernacular landscapes. They can

⁸ U.S. Department of the Interior, National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation (Washington D.C.: National Park Service, 1995), 44-45.

be a single property such as a farm or a collection of properties such as a district of historic farms along a river valley. Examples include rural villages, industrial complexes, and agricultural landscapes.

Historic Site

A landscape significant for its association with a historic event, activity, or person. Examples include battlefields and president's house properties.

Ethnographic Landscape

A landscape containing a variety of natural and cultural resources that associated people define as heritage resources. Examples are contemporary settlements, religious sacred sites and massive geological structures. Small plant communities, animals, subsistence and ceremonial grounds are often components.⁹

CALIFORNIA REGISTER OF HISTORICAL RESOURCES

The California Register of Historical Resources (California Register) is "an authoritative listing and guide to be used by State and local agencies, private groups, and citizens in identifying the existing historical resources of the State and to indicate which resources deserve to be protected, to the extent prudent and feasible, from substantial adverse change."¹⁰ The California Register was enacted in 1992, and its regulations became official on January 1, 1998. The California Register is administered by the California Office of Historic Preservation (OHP). The criteria for eligibility for the California Register are based upon National Register criteria.¹¹ Certain resources are determined to be automatically included in the California Register, including California properties formally determined eligible for, or listed in, the National Register. To be eligible for the California Register, a prehistoric or historic-period property must be significant at the local, State, and/or federal level under one or more of the following four criteria:

- 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; or
- 2) It is associated with the lives of persons important to local, California or national history; or
- 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

⁹ *Preservation Brief 36: Protecting Cultural Landscapes: Planning, Treatment and Management of Historic Landscapes.*

¹⁰ California Public Resources Code, Section 5024.1[a].

http://leginfo.legislature.ca.gov/faces/codes_displaySection.xhtml?lawCode=PRC§ionNum=5024.1 (accessed September 2021).

¹¹ California Public Resources Code, Section 5024.1[b].

http://leginfo.legislature.ca.gov/faces/codes_displaySection.xhtml?lawCode=PRC§ionNum=5024.1 (accessed September 2021).

values; or

- 4) It has yielded, or has the potential to yield, information important to the prehistory or history of the local area, California, or the nation.¹²

A resource eligible for the California Register must meet one of the criteria of significance described above and retain enough of its historic character or appearance (integrity) to be recognizable as a historical resource and to convey the reason for its significance. It is possible that a historic resource may not retain sufficient integrity to meet the criteria for listing in the National Register, but it may still be eligible for listing in the California Register.

Additionally, the California Register consists of resources that are listed automatically and those that must be nominated through an application and public hearing process. The California Register automatically includes the following:

- California properties listed on the National Register and those formally determined eligible for the National Register;
- California Registered Historical Landmarks from No. 770 onward; and,
- Those California Points of Historical Interest that have been evaluated by the State Office of Historic Preservation (OHP) and have been recommended to the State Historical Resources Commission for inclusion on the California Register.

Other resources that may be nominated to the California Register include:

- Historical resources with a significance rating of Category 3 through 5 (those properties identified as eligible for listing in the National Register, the California Register, and/or a local jurisdiction register);
- Individual historical resources;
- Historic districts; and,
- Historical resources designated or listed as local landmarks, or designated under any local ordinance, such as an historic preservation overlay zone.

LOS ANGELES COUNTY LANDMARKS

The Los Angeles County Historic Resources Ordinance allows for the designation of structures, sites, objects, trees, landscapes, or natural features as individual local landmarks and for the designation of historic districts. Chapter 22.124 of the County

¹² Criterion 4 addresses potential archaeological resources, which is outside the scope of this assessment.

Code of Ordinances applies to all historic resources that are at least 50 years old, or of exceptional quality if less than 50 years old. It allows for the designation of historic landmarks and historic districts by the Board of Supervisors upon the recommendation of the Landmarks Commission.

Criteria for Designation

A. A structure, site, object, tree, landscape, or natural land feature may be designated as a landmark if it is 50 years of age or older and satisfies one or more of the following criteria:

1. It is associated with events that have made a significant contribution to the broad patterns of the history of the nation, State, County, or community in which it is located;
2. It is associated with the lives of persons who are significant in the history of the nation, State, County, or community in which it is located;
3. It embodies the distinctive characteristics of a type, architectural style, period, or method of construction, or represents the work of an architect, designer, engineer, or builder whose work is of significance to the nation, State, County, or community in which it is located; or possesses artistic values of significance to the nation, State, County, or community in which it is located;
4. It has yielded, or may be likely to yield, significant and important information regarding the prehistory or history of the nation, State, County, or community in which it is located;
5. It is listed, or has been formally determined eligible by the United States National Park Service for listing, in the National Register of Historic Places, or is listed, or has been formally determined eligible by the State Historical Resources Commission for listing, on the California Register of Historical Resources;
6. If it is a tree, it is one of the largest or oldest trees of the species located in the County; or
7. If it is a tree, landscape, or other natural land feature, it has historical significance due to an association with a historic event, person, site, street, or structure, or because it is a defining or significant outstanding feature of a neighborhood.

B. Property less than 50 years of age may be designated as a landmark if it meets one or more of the criteria set forth in Subsection A, above, and exhibits exceptional importance.

C. The interior space of a property, or other space held open to the general public, including but not limited to a lobby, may be designated as a landmark or included in the landmark designation of a property if the space qualifies for designation as a landmark under Subsection A or B, above.

D. Historic Districts. A geographic area, including a noncontiguous grouping of related properties, may be designated as a historic district if all of the following requirements are met:

1. More than 50 percent of owners in the proposed district consent to the designation;
2. The proposed district satisfies one or more of the criteria set forth in Subsections A.1 through A.5, above; and
3. The proposed district exhibits either a concentration of historic, scenic, or sites containing common character-defining features, which contribute to each other and are unified aesthetically by plan, physical development, or architectural quality; or significant geographical patterns, associated with different eras of settlement and growth, particular transportation modes, or distinctive examples of parks or community planning.

3.0 ENVIRONMENTAL SETTING

3.1 Physical Description

Maggie Hathaway Golf Course is a nine-hole golf course approximately 16 acres in size. The course property is L-shaped in plan to accommodate the pre-existing Gramercy switching station which borders the golf course to the southeast. The golf course landscape dominates the property with the vast majority of land improved with the tee grounds, fairways, greens, and sand bunkers typical of golf courses. A rectangular driving range contained with netting is located at the north of the golf course angled on a northwest axis. A practice pitching area, and putting green complete the landscaped amenities. The property is bordered by a metal pole and chain-link fence.

The golf course is planted with large grassy fairway areas punctuated by clusters of trees and shrubs. Ornamental tree species include Afghan pine (*Pinus elderica*), Canary Island pine (*Pinus canariensis*), carrotwood (*Cupaniopsis anacardioides*), Chinese elm (*Ulmus parvifolia*), fern pine (*Afrocarpus falcatus*), southern magnolia (*Magnolia grandiflora*), and weeping bottlebrush (*Melaleuca viminalis*). The remainder of the property is largely occupied by hardscape and paved parking areas.

The layout of the golf course, its landscaping, and its associated features have been altered through enhancement and repair since its original construction. These alterations include the reduction in size for some greens, some greens having been built up from greenside bunkers, planting of new trees, previously installed course lights were removed, the driving range was added, etc.).

The property contains two small buildings ancillary to the golf course landscape:

- **Office Building**

Located at the golf course main entrance just north of the W. 98th Street terminus, this one-story building (was constructed in 1961 and has housed a golf shop, snack bar, and administrative office throughout its history. Of utilitarian design, the concrete masonry building is rectangular in plan with a flat overhanging roof. Fenestration consists of two metal frame windows at the west end of the south façade and four metal frame windows that wrap the northwest corner of the building. Single wood doors on the north and south facades allow entry into the building. Alterations since its original construction include the removal of all the original signage and the addition of metal bar safety cages over all windows.

- **Concession Stand**

Located west of the office building, this small concession stand was constructed in 1961 and shares the same concrete masonry construction and flat

overhanging roof as the office building. The north, east, and west facades feature metal frame fixed and sliding windows. Projecting window sills form a shallow counter. Interior access is provided by a single metal door on the east façade. Alterations include the removal of signage, and the addition of metal bar safety cages over all windows. Interior access is provided by a single metal door on the east façade.

Both the office building and concession stand face a scored concrete patio. A rectangular concrete masonry planter sits just north of the office building in the center of the patio. Since its construction in 1961, the top coping of the planter walls has been removed and the concrete masonry units clad with stucco. A concrete masonry pony wall extends east and west from the concession stand and along the paved sidewalk leading to the patio from W. 98th Street. Like the planter, the pony wall has also been clad with stucco.

In addition, a shaded picnic area is located east of the office building. The shade structure has a gable roof supported by metal poles. The gabled roof replaced the original flat roof at an unknown date, likely in the late 1970s or 80s.

The Maggie Hathaway property also contains two small voltage sheds. One (Voltage Shed 1) is located adjacent to the office building and constructed in 1961. It is of concrete masonry construction and features double metal doors for access to the interior. The second (Voltage Shed 2) is also built with concrete masonry units but appears to be of more recent construction.

3.2 Site Development History

The golf course was developed in 1961. According to records, the golf course and ancillary landscaping were installed by R&M Landscaping. In addition to the course itself, development included a small office building, concession stand, and a sheltered picnic area. These buildings were designed by John A. Lambie, a staff engineer employed by Los Angeles County. Both the office and concession buildings were small, simple buildings of concrete masonry construction and are typical of low-cost public sector buildings constructed during the 1960s. In 1962, the golf course was officially dedicated as the “Jack Thompson Golf Course.”

Civil rights activist, golfer, and entertainer Maggie Hathaway was appointed as golf course director in 1965. During her decades as director, Hathaway worked tirelessly to make the game of golf accessible to minorities and the underprivileged who had been traditionally excluded from participating.¹³

The golf course has sustained modest alterations over time. As summarized above,

¹³ Dungee, Ron, “Maggie Hathaway Golf Course to be Dedicated Monday,” *Los Angeles Sentinel*, April 16, 1998.

some individual greens have been reduced in size, other greens have been built up from greenside bunkers, course lights have been removed, and the driving range was added. In 1984 two cast concrete benches commemorating the 1984 Summer Olympics in Los Angeles were installed near the office building. The golf course was renamed the “Maggie Hathaway Golf Course” in 1997.¹⁴

During the early 2000s, the entry to the golf course was re-designed. Among the changes, a surface parking lot was installed east of the office building and adjacent hardscape elements were reconfigured. The driving range was installed during this period.

DEVELOPMENT CHRONOLOGY

- 1947** Los Angeles County purchases property from the City of Los Angeles Department of Water and Power for a public park.
- 1951** Park is officially dedicated and named “Southwest Sportsman’s Park” by the Los Angeles County Board of Supervisors.
- 1961** A nine-hole golf course is added to Southwest Sportsman’s Park.
- 1962** Golf course is designated the “Jack Thompson Golf Course.”
- 1965** Maggie Hathaway is appointed as golf course director.
- 1982** The Minority Association Golfers’ Black Youth Association is given operation of the golf course.

Efforts by Maggie Hathaway prevent golf course from being converted to track and field use.
- 1997** Golf course re-named the “Maggie Hathaway Golf Course.”
- 2002** Golf course entry landscape redesigned.
- 2005** Driving range constructed.
- 2011** Picnic area roof replaced.
- 2013** Restrooms upgraded.

¹⁴ “Golf Course Renamed for Civil Rights Activist,” Los Angeles Times, December 16, 1997.

MAGGIE HATHAWAY

Maggie May Hathaway was born in 1911 in Louisiana. As an aspiring young performer, Hathaway relocated to Los Angeles where she found work in the film industry. After several uncredited extra and bit parts in films, Hathaway was the stand-in for Lena Horne in the musical films *Cabin in the Sky* and *Story Weather* which were both released in 1943 and featured all-Black casts.¹⁵ Frustrated by a racist film industry system which relegated Black performers to small and demeaning stereotype roles, Hathaway focused on music, singing in theaters, nightclubs, and making several recordings.

Hathaway was in her 40s when she was first introduced to golf by boxing champion Joe Louis;¹⁶ she quickly became known as one of the region's best female golfers. After her 1955 application to join the Women's Golf Group at the County-owned Western Avenue Golf Course (now Chester Washington Golf Course) was rejected by the all-white group, Hathaway appealed to County Supervisor Kenneth Hahn who had the group disbanded and suggested that Hathaway form her own group unrestricted by race. Hathaway continued fighting against racial restrictions at local golf courses and advocated opening the game of golf to minorities. In 1958, she was invited to write a regular column on golf in the *California Eagle* and was soon also writing for the *Los Angeles Sentinel* where she was named the golf editor. Hathaway's columns gave her a platform for promoting professional Black golf players, raising awareness of the golf industry's racist practices, and advocating for increased opportunities for Blacks within the sport. In addition to her writing, Hathaway organized the Minority Associated Golfers in 1960 to support young Black golfers interested in becoming professional players.¹⁷ Among the many programs they implemented, Minority Associated Golfers sponsored a summer tournament for underprivileged and minority youth.

Hathaway was a leader in fighting the Professional Golf Association of America's (PGA) discriminatory "whites only" policy which was lifted in 1961. In 1962, Hathaway led a public protest of the lack of employment of Black golf professionals during a PGA tournament at the Long Beach municipal golf course and campaigned to increase black player participation in PGA tournaments. She also picketed for integration of the local Fox Hills Golf Course and was instrumental in Fox Hills admittance of Black players such as Charlie Sifford, Lee Elder, and Bill Spiller. Hathaway was appointed golf director of the Los Angeles County-owned Jack Thompson Golf Course in 1965. In this position, she taught golf to integrated groups of students, hired Black community members to staff positions, and developed programs to encourage Black and minority participation in golf.

¹⁵ Demas, Lane, *Game of Privilege An African American History of Golf*, (82)

¹⁶ Demas (82)

¹⁷ Demas (82)

Hathaway's leadership in the fight for Civil Rights spread far beyond golf. She established the Beverly Hills-Hollywood branch of the [NAACP](#) in 1962.¹⁸ In 1967, she joined with [Sammy Davis Jr.](#) in producing the first [NAACP Image Awards](#) ceremony.¹⁹

Hathaway was inducted into the National Black Golf Hall of Fame in 1994.²⁰ In 1997, the Jack Thompson Golf Course was renamed the Maggie Hathaway Golf Course in her honor. Hathaway died on September 24, 2001.

¹⁸ "NAACP Image Awards a Fountain of Irony," *Jet*, May 12, 1977.

¹⁹ NAACP Image Awards website. <https://naacpimageawards.net/the-show/history/>

²⁰ NBGFH website accessed August 1, 2024. <https://blackgolffhof.org/inductees-2/>

EXISTING CONDITIONS PHOTOGRAPHS OF THE MAGGIE HATHAWAY GOLF COURSE



Fairway view looking north.



Looking northwest to 96th Street.



Fairway view.



Fairway along northwest border.



Driving range.



Looking south to office building.



Looking southwest to concession stand.



Looking southeast over paved patio in front of office building.



Looking south to picnic area.

4.0 HISTORICAL RESOURCES EVALUATION

4.1 Overview

The Maggie Hathaway Golf Course is evaluated in this section for potential eligibility for designation at the federal, state, and/or local levels. The evaluation of potential historical resources is a two-part inquiry:

- 1) Is the potential resource significant under established criteria for designation and;
- 2) Does the potential resource retain sufficient historic integrity to convey that significance.

Further, there is specific guidance for evaluating cultural landscapes; this guidance provides the framework for the following evaluation of potential significance and integrity of the Maggie Hathaway Golf Course. The Maggie Hathaway Golf Course as a whole is evaluated under the criteria for listing in the National and California Registers, and the criteria for local designation by the County of Los Angeles.

The Maggie Hathaway Golf Course was originally constructed in 1961 and has gone through some change since that time. Based on guidance from the NPS, the features that collectively comprise the Maggie Hathaway Golf Course are evaluated for potential significance using the cultural landscape framework, and specifically the characteristics associated with historic sites. Cultural landscapes are composed of a collection of features which are organized in space.²¹ Individual features in the landscape are not viewed in isolation, but in relationship to the landscape as a whole; it is the arrangement and the interrelationship of the features overall that convey potential historic significance.

As outlined below, Maggie Hathaway Golf Course meets the eligibility criteria, the relevant criteria considerations, and retains sufficient historic integrity for listing in the California Register under Criterion 2, and as a Los Angeles County Landmark under Criteria 2 and 7 for its associations with golfer and civil rights activist Maggie Hathaway whose advocacy and efforts were important in breaking down racial barriers in golf, both locally and nationally.

4.2 Evaluation of Significance

NR A/CR 1/LOCAL 1 (EVENTS OR PATTERNS OF DEVELOPMENT)

The Maggie Hathaway Golf Course is closely associated with the racial integration of golf as a sport, and the increasing participation of Blacks and other racial minorities in playing

²¹ U.S. Department of the Interior, National Park Service, "Organization of the Guidelines," Guidelines for the Treatment of Cultural Landscapes, <https://www.nps.gov/tps/standards/four-treatments/landscape-guidelines/organization.htm> (accessed March 2023).

golf through the efforts of golfer and civil rights activist Maggie Hathaway who was appointed golf director of the course in 1965. Because it was a public facility owned and operated by the County that opened during the height of the Civil Rights movement, the then named Jack Thompson Golf Course could not implement policies of overt discrimination prevalent at many private golf courses. Rapidly changing demographics in the surrounding communities also effectively forced serving a diverse clientele. The appointment of Hathaway as golf director, just three years after opening, is a testament to the County's desire to serve the local population.

The Maggie Hathaway Golf Course does not appear to be significant for important events or patterns despite its reputation for actively soliciting Black and other minority communities under Maggie Hathaway as these activities are more directly associated with her and no other significant events or patterns are evident during the life of the golf course. Therefore, the Maggie Hathaway Golf Course does not appear eligible for listing in the National Register of Historic Places under Criterion A, the California Register of Historical Resources under Criterion 1, or as a County of Los Angeles Landmark under Criterion 1.

NR B/CR 2/LOCAL 2 (ASSOCIATION WITH IMPORTANT PEOPLE)

According to the NPS, properties may be eligible for an association with the lives of persons significant in our past. Persons "significant in our past" refers to individuals whose activities are demonstrably important within a local, state, or national historic context. A property is not eligible if its only justification for significance is that it was owned or used by a person who is a member of an identifiable profession, class, or social or ethnic group. In addition, the property must be associated with a person's productive life, reflecting the time period when he or she achieved significance.²²

The Maggie Hathaway Golf Course is closely associated with its namesake, golfer and civil rights activist Maggie Hathaway, who was appointed golf director of the then named Jack Thompson Golf Course in 1965. After discovering her talent and affinity for golf in the 1950s, Hathaway committed herself to combatting the racism and discriminatory practices of the golf establishment, racial integrating golf as a sport, and promoting golf as a pastime for Blacks and other racial minorities. Hathaway believed in the practice of golf as a vehicle for racial pride, achievement, and opportunity for Black and other marginalized racial communities. Through her position as golf director, she was able to implement policies and programs to open up the game of golf to disadvantaged local communities.

Hathaway's activism was not confined to her position at the golf course. As a columnist for two leading Black newspapers, she was able to reach a much wider audience and her advocacy for the fair treatment of Black golfers and the integration of golf facilities far beyond the Jack Thompson Golf Course impacted the sport nationally. Hathaway's

²² *National Register Bulletin 14.*

leadership in the fight for civil rights was also not limited to golf. She established the Beverly Hills-Hollywood branch of the NAACP in 1962 and produced the first NAACP Image Awards ceremony 1967. In contrast, Hathaway's accomplishments through her association with the golf course are largely local in nature as her activities teaching, coaching and directing golf programs necessarily involved the people and communities who could actually use the golf course. As such, it does not appear that the Maggie Hathaway Golf Course would be eligible for listing in the NRHP for its association with Maggie Hathaway as her involvement with the golf course represents only a portion of her efforts and accomplishments in golf and the battle for civil rights. That said, her accomplishments at the golf course had an enormous impact locally by introducing golf to generations of people who would have been previously excluded from participating. For these reasons, the Maggie Hathaway Golf Course is eligible for listing in the CRHR under Criterion 2 and as a Los Angeles County Landmark under Criteria 2 and 7.

NR C/CR 3/LOCAL 3 (STYLE, TYPE, OR METHOD OF CONSTRUCTION)

The Maggie Hathaway Golf Course was not designed by a master landscape architect or golf course designer and has not been noted or celebrated as an excellent example of golf course design. Constructed as a nine-hole public golf course with the limited funds of a public agency, the golf course was constructed to meet basic requirements and does not reflect important trends or innovations in golf course design. For these reasons, Maggie Hathaway Golf Course does not embody the distinctive characteristics of a type, period, or method of construction. Therefore, Maggie Hathaway Golf Course, is not eligible for listing in the NRHP, CRHR, or as a County Landmark under Criterion C/3/3.

4.3 Integrity Analysis

The period of significance for Maggie Hathaway Golf Course extends from 1965, when Maggie Hathaway was appointed golf director of the then named Jack Thompson Golf Course, through 1982. The Maggie Hathaway Golf Course is evaluated against the seven aspects of historic integrity below:

Location: The Maggie Hathaway Golf Course continues to occupy its original site. Therefore, Maggie Hathaway Golf Course retains integrity of *location*.

Design: Maggie Hathaway Golf Course has retained the essential physical features from its period of significance that characterize it as a golf course. The most important of these is the golf course landscape, which occupies the vast majority of the site. Features include the contoured topography, fairways, greens, bunkers, ornamental trees and shrubs that constitute a working golf course. The property also retains two ancillary buildings, the office building and the concession stand that were part of the original construction of the golf course.

As specified by the NPS when assessing integrity of cultural landscapes, the Maggie

Hathaway Golf Course retains enough of its characteristic features to represent the associations, function, and appearance during the period of significance. It retains the essential spatial organization and overarching design characteristics of the golf course where Maggie Hathaway was resident golf director. Therefore, Maggie Hathaway Golf Course retains integrity of *design*. We further note that the Maggie Hathaway Golf Course would retain enough of the characteristic features even without the two buildings, as the buildings themselves are not essentially physical features from its period of significant that characterize it as a golf course.

Setting: *Setting* refers to the character of the place in which the historic property played its historical role. It often reflects the basic physical conditions under which a property was built and the functions it was intended to serve. Within its boundaries, the Maggie Hathaway Golf Course retains the contoured topography, fairways, greens, bunkers, ornamental trees and shrubs that constitute a working golf course. The property also retains two ancillary buildings that were part of its original construction. These surrounding areas, while exhibiting examples of redevelopment throughout, have largely retained the same patterns of function, use, and density as were initially established during the property's period of significance. Therefore, the Maggie Hathaway Golf Course retains integrity of *setting*. Again, however, the Maggie Hathaway Golf Course would retain enough of the setting features even without the two buildings,

Materials: The Maggie Hathaway Golf Course is significant as a historic site, associated with golfer and civil rights activist Maggie Hathaway. The primary characteristic of Maggie Hathaway Golf Course is the contoured topography, fairways, greens, bunkers, ornamental trees and shrubs that constitute a working golf course. The Maggie Hathaway Golf Course overall retains the key characteristics and materials that reflect its historic and continued use as a golf course. Golf courses are inherently dynamic in nature, and the integrity of a cultural landscape is determined by the extent to which the general character of the historic period is evident. The substitute plant materials introduced at the Maggie Hathaway Golf Course maintain the original intent for a playable golf course and thus do not detract from the overall form and aesthetic of the property. Therefore, the property retains integrity of *materials*.

Workmanship: The landscape features that constitute the Maggie Hathaway Golf Course landscape retain the essential physical features associated with a working golf course. These include the contoured topography, fairways, greens, bunkers, ornamental trees and shrubs characteristic of the qualities that represent Maggie Hathaway Golf Course during the period of significance. Therefore, the property retains integrity of *workmanship*.

Feeling: The Maggie Hathaway Golf Course retains integrity of *location, design, setting, materials, and workmanship*. It thus continues to convey the aesthetic and historic sense of a mid-20th century golf course. Therefore, the property retains integrity of *feeling*.

Association: The Maggie Hathaway Golf Course retains integrity of *location, design, setting, materials, workmanship, and feeling*. It thus continues to convey its direct links to Maggie Hathaway and her tenure as golf director. Therefore, the property retains integrity of *association*.

In summary, the Maggie Hathaway Golf Course as a whole retains integrity of *location, design, setting, materials, workmanship, feeling, and association*. Therefore, it continues to convey its original historic identity, character, and significance for its associations with Maggie Hathaway. And, as described in more detail below, the proposed work to renovate the existing golf course, enhance the driving range and practice facilities, install new landscaping, will retain the integrity of location, design, setting, materials, workmanship, feeling, and association of the golf course. It will continue to provide the aesthetic and feel of a mid-20th century golf course with contoured topography, fairways, greens, bunkers, ornamental trees and shrubs characteristic of the qualities that represent Maggie Hathaway Golf Course during the period of significance.

4.4 Character-Defining Features

Maggie Hathaway Golf Course is significant under Criterion B/2/2,7 for its association with golfer, and civil rights activist Maggie Hathaway and her pioneering efforts to racially integrate the game of golf and provide opportunities for minorities and the underprivileged to enjoy the benefits of golf. Hathaway was appointed golf director for the Jack Thompson Golf Course where she was able to implement policies and programs in support of her belief that golf should be available and enjoyed by anyone regardless of race, economic status or social position.

The Maggie Hathaway Golf Course is an example of the *historic site* subtype of cultural landscape as its historic significance is derived from its association with a historically significant person. The dominant and primary character-defining features of the Maggie Hathaway Golf Course are those associated with the golf course landscape specifically designed and constructed for the play and practice of golf. These include the contoured topography, fairways, greens, bunkers, and practice areas that directly facilitate the practice of golf as a sport. These features emphasize the *use* of the site as a golf course where the learning, practice and play of golf was intrinsic to Maggie Hathaway's beliefs and efforts.

The Maggie Hathaway Golf Course is significant as a cultural landscape. The dominant and primary character-defining features of Maggie Hathaway Golf Course are those distinctive features that collectively embody its design and use as a golf course.

PRIMARY CHARACTER-DEFINING FEATURES

- Open landscape of grass fairways, greens and bunkers typical of golf course design

- Irregular arrangement of tees, fairways, and greens
- Contoured topography
- Ornamental trees and shrubs
- Buildings and structures limited to perimeter areas reserving the majority of the site for active golf play and practice.

SECONDARY FEATURES

The Maggie Hathaway Golf Course contains two buildings – the office building and the concession stand – that are original to the golf course’ construction and were in use throughout Maggie Hathaway’s tenure. As such, the office building and concession stand are considered contributing components to the historic site. Both buildings are utilitarian in design and reflect their origins as low-cost ancillary buildings constructed by a public institution in the 1960s. The buildings themselves are not individually eligible for listing as historic resources. While both buildings have housed various functions in support of the golf course over the years, neither their design nor their placement within the golf course landscape is specific to or critical for playing the game of golf. Other than their location marking the primary golf course entrance, they do not play an integral role within the golf course design. For these reasons, the contribution of the office building and concession stand to the significance of the historic site is minor and their future alteration or removal would not substantially reduce the integrity of the Maggie Hathaway Golf Course such that its historic significance would be threatened or lessened.

No other existing built structures including the two voltage sheds, picnic shade structure, or hardscape are considered character-defining.

5.0 PROPOSED GOLF COURSE UPGRADES AND RENOVATIONS

5.1 Analysis

The project to upgrade the Maggie Hathaway Golf Course includes renovating the existing golf course, enhancing the driving range and practice facilities, installing new landscaping, and constructing a new clubhouse with a community center, youth enrichment lab, and golf shop.

After implementation of the project the Maggie Hathaway Golf Course will continue to be used and operated as a golf course in its original location. The project will retain all of the Golf Course's dominant and primary character-defining features including:

- Open landscape of grass fairways, greens and bunkers typical of golf course design
- Irregular arrangement of tees, fairways, and greens
- Contoured topography
- Ornamental trees and shrubs
- Buildings and structures limited to perimeter areas reserving the majority of the site for active golf play and practice.

With the retention of these primary character-defining features, the Golf Course will retain the general layout and configuration of its operation during Maggie Hathaway's tenure as golf director, and therefore continue to convey its direct association with its namesake, golfer and civil rights activist Maggie Hathaway.

The project will also involve the removal of the existing buildings on the site for replacement with the new clubhouse. As explained above, the existing buildings are ancillary components of the Golf Course and their removal will not substantially reduce the integrity of the Maggie Hathaway Golf Course such that its historic significance would be diminished. In accordance with the original design of the Golf Course, the proposed new clubhouse will be located at the perimeter of the property, ensuring that the majority of the site will remain a golf course landscape specifically designed and constructed for the play and practice of golf.

Accordingly, the Maggie Hathaway Golf Course will remain eligible for listing in the California Register and as a Los Angeles County Landmark following removal of the buildings.

5.2 Conclusions

The Maggie Hathaway Golf Course meets the eligibility criteria, the relevant criteria considerations, and retains sufficient historic integrity for listing in the California Register under Criterion 2, and as a Los Angeles County Landmark under Criteria 2 and 7 for its association with pioneering golfer and civil right activist Maggie Hathaway and her commitment to the racial integration of the game of golf and making the play of golf available to minority racial groups and the underprivileged.

The dominant and primary character-defining features of the Maggie Hathaway Golf Course are those associated with the golf course landscape specifically designed and constructed for the play and practice of golf. Secondary features include two associated buildings original to the establishment of the site as a golf course. However, these built features are viewed within the context of the site overall and are secondary to the expansive park-like setting, contoured topography, fairways, greens, bunkers, and ornamental landscaping in conveying the significance of the Maggie Hathaway Golf Course.

The proposal to upgrade the Maggie Hathaway Golf Course will retain all of the dominant and primary character-defining features of the Golf Course, and the Golf Course will remain eligible for listing in the California Register and as Los Angeles County Landmark following the work.

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APPENDIX A:
SELECTED HISTORIC IMAGES



Jack Thompson Golf Course 1962
Los Angeles Parks & Recreation Collection



Office building at the Jack Thompson Golf Course 1962

Los Angeles Parks & Recreation Collection



Jack Thompson Golf Course 1962
Los Angeles Parks & Recreation Collection



Concession Stand at the Jack Thompson Golf Course 1962
Los Angeles Parks & Recreation Collection



Concession Stand at the Jack Thompson Golf Course 1962
Los Angeles Parks & Recreation Collection



Maggie Hathaway c. 1955

— Won't Cross Picket Line —



STAND ON PRINCIPLES — Albert L. McKee, member of the executive board of the Oakland NAACP, and his wife came down from Oakland to participate in the Vernoncrest Golf Tournament at Fox Hills Country Club but, sticking by princi-

ples, refused to cross the NAACP picket line Sunday. They are shown with Maggie Hathaway, left, president of the Beverly Hills-Hollywood NAACP branch, that spearheaded the protest against discrimination. (Adams)

Protest at Fox Hills Country Club



Maggie Hathaway with then City Council member Tom Bradley 1967

Los Angeles Public Library

Appendix B: Resumes

HISTORIC RESOURCES GROUP

12 S. Fair Oaks Avenue, Suite 200
Pasadena, CA 91105

Tel: 626-793-2400
historicresourcesgroup.com



PAUL D. TRAVIS, AICP
Managing Principal

Experience Profile

Years of Experience: 14

Paul Travis has been with HRG since 2006 and specializes in master planning, CEQA, NEPA and Section 106 environmental review, and historic resources assessment.

At HRG, Paul manages planning-related projects with a focus on large, multi-property sites including college campuses, historic downtowns, neighborhoods and districts, industrial sites, motion picture studios, and military bases. Paul has drafted preservation plans for the University of Southern California, NBC Universal Studios, Hollywood, and Los Angeles International Airport. He has participated in the development of community plans or specific plans for Paso Robles, Fresno, and Whittier; and has been involved in the master planning process for Loyola Marymount University, Occidental College, Mount St. Mary's College, Fox Studios, the Alameda Naval Station, and the Downey NASA site. Recent survey experience includes historic resource surveys for the cities of Los Angeles, Ventura, Glendale, Paso Robles, San Diego, and Fresno.

Prior to working at HRG, Paul worked as a research assistant at the Lewis Center for Regional Policy Studies performing academic research for the study of transit-oriented development along the Pasadena Gold Line light rail system. Responsibilities include gathering and analysis of ridership data and adjacent development activity, and field observation of conditions surrounding transit stops.

Paul Travis meets the *Secretary of the Interior's Professional Qualification Standards* in Historic Preservation in Historic Preservation Planning and History.

HISTORIC RESOURCES GROUP

12 S. Fair Oaks Avenue, Suite 200
Pasadena, CA 91105

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historicresourcesgroup.com

Selected Projects

Fresno Fulton Corridor Specific Plan, Fresno
Fox Studios Master Plan, Century City
Gamble House Cultural Landscape Report, Pasadena
LAX Historic Assessments, Environmental Review, Preservation
Plan
NBC Universal Evolution Plan, Universal City
Sunset Bronson Studios, Hollywood
SurveyLA, Los Angeles
Thacher School, Ojai

Education

Master of Arts in Urban Planning,
University of California, Los Angeles, 2006
Bachelor of Fine Arts, Printmaking,
San Jose State University, San Jose, 1985

Speaking Engagements

California Preservation Foundation

- Historic Resources and the California
Environmental Quality Act
- Historic Resources Surveys
- Preservation Planning

American Planning Association, California Chapter

- Preservation Planning

Professional Affiliations

American Institute of Certified Planners, Member

American Planning Association, Urban Design & Preservation
Division,

Member

American Planning Association, Los Angeles Chapter, Member
California Preservation Foundation, Guest Speaker, Workshop
Leader

National Trust for Historic Preservation, Member

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historicresourcesgroup.com



ROBBY ARANGUREN *Planning Associate/GIS Specialist*

Experience Profile

Years of Experience: 12

Robby Aranguren has been with HRG since 2009 and specializes in database management, GIS, and research.

At HRG, Robby provides mapping, database creation and management, photography, and research for historic assessments. He also provides assistance with character-defining features inventories and paint analysis studies. He is proficient with the Microsoft Access Database, FiGSS GIS Survey System, Photoshop, Google SketchUp, ESRI ArcMap and ArcCatalog. He has worked on numerous large-scale historic resources surveys, building, and manipulating large databases.

Prior to joining HRG, Robby worked in the City of Los Angeles, Office of Historic Resources, Department of Planning, preparing staff reports for Historic-Cultural Monument applications, preparing E-newsletters, Guide. Robby also served as acting secretary at Cultural Heritage Commission meetings and conducted building permit research.

Robby Aranguren meets the *Secretary of the Interior's Professional Qualifications Standards* in History and Architectural History.

HISTORIC RESOURCES GROUP

12 S. Fair Oaks Avenue, Suite 200
Pasadena, CA 91105

Tel 626-793-2400
historicresourcesgroup.com

Selected Projects

SurveyLA, Los Angeles
CBS Columbia Square Paint Sampling
Chapman University VPOA Window Survey
City of Riverside Modernism Survey
City of Palm Springs Citywide Survey
City of South Pasadena Citywide Survey Update
Glendale Central Air Terminal Paint Sampling
South Glendale Historic Context Statement & Historic Resources
Survey
Jordan House Rehabilitation & Construction Monitoring,
Whittier
Lincoln Place Apartments Historic Tax Credit, Los Angeles
UC Riverside Citrus Experiment Station Character-defining
Features Inventory
Villa Elaine Character-defining Features Inventory
Wallace Annenberg Center for the Performing Arts
Adaptive Reuse and Historic Tax Credit, Beverly Hills

Education

Bachelor of Arts, Interdisciplinary Studies: Architecture, Urban
Planning and Business (Real Estate)
University of Texas, Arlington, 2009

Honors and Awards

California Preservation Foundation Preservation Design Awards

- Wallis Annenberg Center for the Performing Arts, 2014
- Lincoln Place Apartments, 2015

Professional Affiliations

Los Angeles Conservancy
Los Angeles GIS Portal
California Preservation Foundation

December 19, 2024

COUNTY OF LOS ANGELES

REQUEST FOR APPROPRIATION ADJUSTMENT

DEPARTMENT OF PARKS AND RECREATION

AUDITOR-CONTROLLER:

THE FOLLOWING APPROPRIATION ADJUSTMENT IS DEEMED NECESSARY BY THIS DEPARTMENT. PLEASE CONFIRM THE ACCOUNTING ENTRIES AND AVAILABLE BALANCES AND FORWARD TO THE CHIEF EXECUTIVE OFFICER FOR HER RECOMMENDATION OR ACTION.

ADJUSTMENT REQUESTED AND REASONS THEREFORE

FY 2024-25

4 - VOTES

SOURCES		USES	
PARKS AND RECREATION A01-PK-2000-27640 SERVICES & SUPPLIES DECREASE APPROPRIATION	7,800,000	PARKS AND RECREATION A01-PK-6100-27640 OTHER FINANCING USES INCREASE APPROPRIATION	7,800,000
PARKS AND RECREATION - GOLF CAPITAL IMPROVEMENT FUND CA2-PK-96-9911-40535 OPERATING TRANSFERS IN INCREASE REVENUE	7,800,000	PARKS AND RECREATION - GOLF CAPITAL IMPROVEMENT FUND CA2-PK-2000-40535 SERVICES & SUPPLIES INCREASE APPROPRIATION	14,800,000
PARKS AND RECREATION - GOLF CAPITAL IMPROVEMENT FUND CA2-PK-94-9686-40535 DONATIONS INCREASE REVENUE	7,000,000		
SOURCES TOTAL	\$ 22,600,000	USES TOTAL	\$ 22,600,000

JUSTIFICATION

This Budget Adjustment is partially funded by County NCC through DPR's operating budget and reflects a decrease in Services and Supplies appropriation with a corresponding increase in DPR's CA2, Golf Capital Improvement Fund (CA2). Also included is a revenue increase funded through donations and a corresponding increase in Services and Supplies in CA2. The funding and appropriation increase will fund the Maggie Hathaway Golf Course Phase I Improvements.

ADOPTED

BOARD OF SUPERVISORS
COUNTY OF LOS ANGELES

25 January 14, 2025

Carolyn Bernardez

Digitally signed by Carolyn Bernardez
Date: 2024.12.19 07:11:11 -08'00'

AUTHORIZED SIGNATURE

Carolyn Bernardez, Chief Financial Officer

BOARD OF SUPERVISOR'S APPROVAL (AS REQUESTED/REVISED)

Edward Yen
EDWARD YEN
EXECUTIVE OFFICER

REFERRED TO THE CHIEF
EXECUTIVE OFFICER FOR---

ACTION

RECOMMENDATION
Lan Sam
BY **Sam**
Digitally signed by
Lan Sam
Date: 2024.12.19
11:01:43 -08'00'

AUDITOR-CONTROLLER

B.A. NO. **063**

DATE **12/19/24**

APPROVED AS REQUESTED

APPROVED AS REVISED

CHIEF EXECUTIVE OFFICER

Christine Frias
BY **Frias**
Digitally signed by
Christine Frias
Date: 2024.12.19
14:57:24 -08'00'

DATE **12/19/2024**