

David Mark Beerman
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December 10, 2025

To: Andres Gutierrez/
Planning Assistant OZA
Los Angeles Department of City
Planning Attn: Zoning Administrator
200 N. Spring Street Los Angeles, CA
90012

CC: Travis Longcore
PLU@BABCNC.org
Bel Air Beverly Crest Neighborhood Council (BABCNC)
Planning & Land Use Committee P.O. Box 252007
Los Angeles, CA 90025

Subject: Formal Objection to Variance Request and Complaint Regarding Ongoing
Nuisance – Mulholland Tennis Club (Case No. ZA-2024-1881-ZV)

I am writing as an adjacent neighbor to the Mulholland Tennis Club to formally oppose the requested variance under Case No. ZA-2024-1881-ZV. The variance seeks approval for the construction and operation of a 21-seat outdoor bar, which will significantly worsen the disturbances already impacting nearby residents, including myself. I live below the tennis club.

1. Amplified Noise Affecting My Home

The noise generated by the Club's events, parties, and daily activities routinely penetrates through my double-pane windows. This includes amplified sound, loud voices, into the evening hours. Despite soundproofing measures in my home, the disturbances remain constant and unacceptable for a residential neighborhood.

2. Severe Light Pollution

The Club's tennis court lights shine directly into my house, generating intrusive levels of illumination late into the night and significantly impacts the peaceful enjoyment of my property.

3. Expected Worsening of Conditions if Variance Is Granted

If the Club is permitted to build and operate an outdoor bar, noise levels, lighting disruptions, and general outdoor activity will increase. Outdoor alcohol service poses additional risks, including louder gatherings, extended hours of operation, and increased traffic.

4. Traffic Congestion and Safety Hazards

Events and parties hosted by the Club already cause severe congestion on Crest View Drive and Green Valley Road, and guests park along both sides of these narrow streets, reducing them to one-lane passageways. This creates dangerous conditions for drivers and residents and obstructs emergency vehicle access. It blocks my personal driving out of the area.

5. Shift from Non-Profit to Commercial Behavior

The Club increasingly operates in a commercial manner, hosting frequent events and large gatherings inconsistent with its intended non-profit recreational purpose. The proposed outdoor bar represents further expansion into commercial activity within a residential zone.

For these reasons, I respectfully request that the City of Los Angeles and the Bel Air Beverly Crest Neighborhood Council oppose and deny the requested variance. The Club's history of disturbances and its incompatibility with the surrounding residential environment make the proposed outdoor bar inappropriate and harmful to community welfare.

Thank you for your attention to this matter. I appreciate your consideration and your service to our community.

Sincerely,



David Mark Beerman

9052 Wonderland Park Avenue

Los Angeles, CA 90046