



Catherine Palmer <council@babcnc.org>

Opposition to Zone Variance Request - Mulholland Tennis Club (ZA-2024-1881-ZV / ENV-2024-1882-CE)

'Phillip Campos' via Planning & Land Use Committee <PLU@babcnc.org>

Thu, Feb 5, 2026 at 7:15 PM

Reply-To: Phillip Campos <pc3411@icloud.com>

To: Andres.Gutierrez@lacity.org

Cc: "PLU@babcnc.org" <PLU@babcnc.org>

To: Los Angeles City Planning and Zoning Administrator
Associate Zoning Administrator Jordann Turner

Cc: Andres Gutierrez, Planning Assistant
Bel Air Beverly Crest Neighborhood Council (BABCNC) Planning and Land Use Committee

Re: Case No. ZA-2024-1881-ZV | Environmental Case No. ENV-2024-1882-CE
Project Location/Area: Bel Air - Beverly Crest | Council District 4 - Raman
Zone: A1 - 1XL- HCR | Land Use Designation: Open Space

Applicant: Mulholland Tennis Club (Troy Pade, Chair)

Subject: Opposition to Zone Variance Request - Mulholland Tennis Club (ZA-2024-1881-ZV / ENV-2024-1882-CE)

Dear Associate Zoning Administrator Turner and Mr. Gutierrez,

We are residents of the Laurel Canyon/Bel-Air Beverly Crest area and neighbors of the Mulholland Tennis Club. We are writing to formally oppose the requested zone variance under Case No. ZA-2024-1881-ZV, and to request careful review of the associated environmental clearance under ENV-2024-1882-CE.

PROJECT SUMMARY AND NEIGHBORHOOD IMPACTS

Mulholland Tennis Club is seeking approval to construct and operate an outdoor, open-air bar on its tennis deck (approximately 231 sq. Ft. with 21 seats) in addition to the Club's existing indoor bar. The proposal includes beer fountains, a mixology station, sink, dishwasher, refrigeration, multiple wall-mounted TV's, and related bar service infrastructure. The outdoor bar would face Crest View Drive and Green Valley Road, placing it in direct proximity to nearby homes.

While the applicant may describe this as a modest addition, the proposed bar infrastructure and outdoor service area represent a significant shift in intensity and use. In our view, it is inconsistent with the purpose and character of a family-oriented tennis club and incompatible with the surrounding residential neighborhood.

NOISE, QUALITY-OF-LIFE, AND RESIDENTIAL CHARACTER

An outdoor bar by its nature introduces sustained and repetitive noise impacts that are difficult to mitigate including:

- Increased patron noise, social gatherings, and extended evening activity
- Added television and amplified sound sources outdoors
- A permanent change from an occasional indoor amenity to a continuous outdoor entertainment feature

Our neighborhood is a quiet, residential hillside community where sound carries easily throughout our Canyon. This variance would create a lasting nuisance affecting the peaceful enjoyment of nearby homes.

TRAFFIC AND PUBLIC SAFETY CONCERNS

There is also a serious public safety issue. Very few members walk to the Club. More than 95% of the Club's 400+ members drive in and out. Adding a second bar - particularly one designed for outdoor social drinking - increases the likelihood of impaired driving.

Our canyon streets are narrow, winding, and steep with limited sightline and constrained emergency access.

Encouraging expanded alcohol service in this setting raises the risk of driving-under-the-influence incidents and traffic accidents, creating a foreseeable hazard for residents, pedestrians, and other drivers.

INCOMPATIBILITY WITH ZONE AND LAND USE DESIGNATION

This site is located in the A1-1XL-HCR zone with a Land Use Designation of Open Space. We respectfully submit that expanding bar operations outdoors is inconsistent with both the intent of these designations and with the surrounding residential context. Approval of this variance would set an undesirable precedent for increased commercial-style activity in an area intended to preserve open space and low-intensity uses.

REQUEST

For the reasons above, we respectfully request that the City deny the variance request (ZA-2024-1881-ZV).

Thank you for your time and consideration. We appreciate your attention to the concerns ode to residents who will be directly impacted by this proposal. Please include this letter in the official case file for ZA-2024-1881-ZV and ENV-2024-1881-CE.

Sincerely,

Phillip and Lucy Campos
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