

ANNA BUKRINSKY
8327 SKYLINE DRIVE
Los Angeles, CA 90046

Date: December 10th, 2025

To: Los Angeles Department of City Planning - Attn. Zoning Administrator
Case No. ZA-2024-1881-ZV

Cc: Bel Air Beverly Crest Neighborhood Council - Planning and Land Use Committee

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

Dear Sir/Madam,

I am writing as an adjacent neighbor of the Mulholland Tennis Club to file a formal complaint concerning ongoing disturbances and public nuisance emanating from the Club's premises, during day and night hours. Despite repeated complaints made directly to the Club's management, the disruptive activities continue unabated and have significantly affected the peaceful enjoyment of our home and property. My family and I live directly below the tennis Club and its hitting wall and basketball areas. The Club's vehicle access and operations zone is also located above the side of our property.

1. Day and Night Noise and Disturbances

On numerous occasions, loud noises from tear-down parties, event activities, and maintenance work have persisted in the day time as well as past midnight, even until 1:00 A.M. in some instances. These include:

- The sound of event trucks driving up and down the driveway, producing persistent back-up beeping noises.
- Workers handling bottles, equipment, and waste materials during the late-night hours.
- General party noise and amplified music that carries clearly into surrounding residential properties.
- Parking and traffic issues during large events, valet parking on our streets obstructing our driveways and impeding trash pick-ups.

These disturbances are wholly inappropriate for a residential neighborhood and are more suited to a commercial or industrial setting. The continued day and nighttime activities have severely disrupted our family's rest and quality of life.

2. Vandalism and Property Damage

Equally concerning are repeated incidents of tennis balls, rocks, and other objects being thrown over the Club's property line into our swimming pool and even through our bedroom window screens, causing property damage and distress. Such reckless behavior poses a safety risk and demonstrates a lack of adequate supervision and enforcement of proper conduct on the Club's grounds.

3. Repeated Complaints Ignored

We have made multiple complaints to the Club's management over the past several years regarding these issues. Unfortunately, no meaningful corrective action has been taken, and the nuisance continues to this day. This ongoing disregard for the neighborhood's well-being is unacceptable and contrary to the original Conditional Use Permit (CUP) conditions imposed by the City of Los Angeles.

4. Opposition to Requested Variance (Case No. ZA-2024-1881-ZV)

It has come to our attention that Mulholland Tennis Club has recently applied for a variance to seek approval for the construction and operation of an outdoor bar which raises serious concerns among neighboring homeowners. Based on the Club's current track record of excessive noise, disregard for permitted hours, and lack of effective management oversight, the addition of an outdoor bar will inevitably lead to increased outdoor activity, louder events, more traffic, and extended hours of disturbance.

We therefore oppose this request for variance and respectfully request that the Bel Air Beverly Crest Neighborhood Council and the Department of City Planning and the Zoning Department of the City of Los Angeles oppose and deny the requested variance to ensure the protection of neighborhood peace and residential integrity.

We appreciate your attention to this matter to help restore peace and safety to our residential neighborhood.

Sincerely,



Anna Bukrinsky
8327 Skyline Drive
Los Angeles, CA 90046