

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

Cc: Andres Gutierrez, MPP
Planning Assistant
Via email: andres.gutierrez@lacity.org

CC: Bel Air Beverly Crest Neighborhood Council (BABCNC)
Planning and Land Use Committee

February 3rd, 2026

Via email: plu@babcnc.org

Subject: Formal Objection to Variance Request - Mulholland Tennis Club (Case No. ZA-2024-1881-ZV).

I am writing to strongly oppose the requested zone variance to allow the construction of an open-air outdoor bar at the Mulholland Tennis Club (MTC). I live directly across the street from MTC on Skyline Drive. All members, guests, and staff drive past my home daily, and MTC employees and valet parkers frequently park in front of my residence. While this is a public street, there are many occasions when no street parking is available for our own guests, and there have been instances of vehicles mistakenly parking in front of our driveway.

My greater and more serious concern, however, is public safety. The addition of a second bar at a very small tennis club significantly increases the risk of over-drinking and driving in our residential neighborhood. This concern is heightened by the fact that there is no sidewalk on my side of the street, creating an unsafe environment for pedestrians and residents.

In MTC's application titled *Request and Findings*, submitted to the City of Los Angeles, the club states under *Background Information* that:
"...it would serve the health, welfare, and safety of the visitors at the club to have access to an outdoor bar."

This statement is directly contradicted by established medical guidance. According to the Mayo Clinic and Mayo Clinic Health System, drinking alcohol outdoors—particularly in warm weather or during physical activity—is strongly discouraged. Alcohol acts as a diuretic, accelerates dehydration, impairs the body's ability to regulate temperature, and increases the risk of heat-related illnesses such as heat exhaustion. It also impairs judgment. An outdoor bar does not serve health, welfare, or safety in any way.

To my knowledge, while there are bars located along Ventura Boulevard, they do not include open-air outdoor bars. Granting a zoning variance for an outdoor bar is a significant and consequential change. It is not routine, and it is not minor. Our neighborhood does not want it.

MTC further claims that:

"The request to add an outdoor bar to the Mulholland Tennis Club is a modest request and would not change anything to the allowed use."

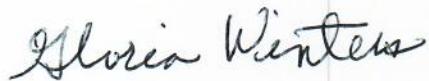
This is simply false. The request is **not modest**, and it would fundamentally change our neighborhood, our streets, and our property values.

Laurel Canyon is zoned to protect wildlife—deer, coyotes, hawks, and many other species. It is a rare and idyllic environment that residents deeply value. An outdoor bar would introduce late-night noise that would echo throughout the canyon, permanently altering the character of our community.

I respectfully ask that you support the residents of this neighborhood and deny the requested zoning change.

Thank you for your time and consideration.

Sincerely,

A handwritten signature in cursive script that reads "Gloria Winters".

Gloria Winters
8354 Skyline Drive
Los Angeles, CA 90046