

January 25, 2026

To: Los Angeles City Planning and Zoning Administrator  
Associate Zoning Administrator Jordann Turner  
Cc: Andres Gutierrez, Planning Assistant  
**VIA EMAIL:** [\(ANDRES.GUTIERREZ@LACITY.ORG\)](mailto:ANDRES.GUTIERREZ@LACITY.ORG)  
(213) 682-6399

Cc: Bel Air Beverly Crest Neighborhood Council (BABCNC)  
Planning and Land Use Committee  
**VIA EMAIL:** [PLU@BABCNC.ORG](mailto:PLU@BABCNC.ORG)

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,

My wife and I are residents of the Laurel Canyon/Bel Air–Beverly Crest area and adjacent 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.) in addition to the Club's existing indoor bar. The outdoor bar would face my home on GreenValley Road, placing it in direct proximity to my house.

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 residential hillside community where sound carries easily through out the Canyon. This variance would increase the existing non-tennis related nuisance issues from Mulholland Tennis Club and would create a lasting nuisance affecting the peaceful enjoyment of our home.

### **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, in addition to their 40+ employees. Traffic and parking issues on our narrow street have increased over the years. Adding a second bar—particularly one designed for outdoor social drinking—increases the likelihood of impaired driving. In the past week, the Laurel Canyon Corridor has experienced two serious DUI-related accidents involving multiple vehicles, driven at excessive and reckless speeds. The recent crash on Laurel Canyon Blvd N of Mulholland sent two people to the hospital. While there are many contributing factors, the reality is that impaired or unsafe driving puts everyone at risk.

Our canyon streets are narrow, winding, and steep, with limited sightlines and constrained emergency access. Encouraging expanded alcohol service in this setting raises the risk of driving-under-the-influence incidents and traffic accidents, creating an additional 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 of 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-2024-1882-CE.

Sincerely,

Richard Geddes  
2645 Greenvalley Road  
Los Angeles, CA 90046  
(323) 3091330

A handwritten signature in black ink, appearing to read "Richard Geddes".