

Richard Rappaport  
2515 Crest View Drive  
Los Angeles, CA 90046

December 19th, 2025

TO: Los Angeles Department of City Planning  
Attn: Zoning Administrator  
200 N. Spring Street Los Angeles, CA 90012

Attn: Andres Gutierrez, MPP  
Planning Assistant  
VIA EMAIL: Andres.gutierrez@lacity.org

CC: Bel Air Beverly Crest Neighborhood Council (BABCNC)  
Planning & Land Use Committee  
VIA EMAIL: PLU@BABCNC.ORG

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 an outdoor bar, which will significantly worsen the disturbances already impacting nearby residents, including myself. My home is located on Crest View Drive, directly below the Club's tennis courts, the tennis deck and the pool and children's areas.

In the fall of 2023 I attended the BABCNC's in-person meeting and during public comments I had expressed my concerns and objections to this proposed construction and my objections to the variance request. Over the years the constant noise generated by the Club's ongoing events, parties, and daily activities are disturbances that are unacceptable for a residential neighborhood. This includes amplified sound, and loud voices extending into the evening hours. The disturbances remain constant to this day. This disrupts sleep, interferes with daily living, and significantly impacts the peaceful enjoyment of my home.

If the Variance is granted and if the Club is permitted to build and operate an outdoor bar directly above my home, noise levels, lighting disruptions, and general outdoor activity will increase, and furthermore worsening the present conditions. The outdoor alcohol service poses additional

risks, including constant loud gatherings, bottles and glass handling, equipment noise, extended hours of operation, and increased traffic. All incompatible with a residential zoned neighborhood.

The events and parties hosted at the Club already cause severe congestion on Crest View Drive. Valet services and guests park along both sides of our narrow streets, reducing them to one-lane passageways. This creates dangerous conditions for drivers and residents and obstructs emergency vehicle access. I have personally witnessed a car crash parked in front of my property during one of the Club's events. These frequent large gatherings are inconsistent with its surrounding.

Allowing the Variance request for the proposed construction and operation of this outdoor bar will be a direct encroachment on my property. The proposed beer fountains, dishwasher, sink, refrigeration and multiple wall mounted TVs that are included in the outdoor bar's plans and architectural design, will result in moving the footprint of the Club closer to my home, generating more unnecessary outdoor noise and directly affecting my life, my sleep.

For these reasons, I respectfully request that the Bel Air Beverly Crest Neighborhood Council and the Planning Department and Zoning Administration oppose and deny the requested variance.

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

Sincerely,



Richard Rappaport