

December 13th, 2025

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

TO: Los Angeles City Planning and Zoning Administrator
Attn: Mr. Andres Gutierrez, MPP
Planning Assistant, OZA
VIA EMAIL: ANDRES.GUTIERREZ@LACITY.ORG

Subject: Formal Objection to variance Request and Complaint regarding ongoing
nuisance - Mulholland Tennis Club (Case No. ZA-2024-1881-ZV)

Thank you for taking your time to hear our strong opposition to the requested variance to allow
for the construction and operation of an Outdoor Bar on the Mulholland Tennis Club (MTC)
premises.

We have a petition against the construction of the Outdoor Bar containing over 60 signatures
from our neighborhood. This statement further clarifies the primary objections from some of us
who live closest to MTC.

Background

The Board of Directors of MTC changes every year, and with that frequent turnover, sometimes
newly elected board members take MTC in a direction that is unexpected. Modifying or
allowing for a variance of the zoning for the purpose of constructing an Outdoor Open-air Bar
will adversely impact our homes, and permanently damage our neighborhood.

Briefly, when a few neighbors first learned of this project in October 2023 and attempted a
transparent and compromising dialogue with several board members, the MTC board was
unwilling to compromise. The Board's President literally said: "no compromises" and walked
away from us. The recent MTC Boards do not recognize the importance of supporting our
neighborhood and community. They dismiss the Conditional Use Permit's conditions and
obligations and have disregard for neighborhood safety and well being.

It is very unfortunate that we have been forced to be at odds with MTC, as it has been a place
of enjoyment and pride in our neighborhood, until it ceased to be reasonable and refused to
work toward solutions with us. As neighbors, we have been tolerant and cooperative over the
years. Our only recourse, unfortunately, was to seek the advise of a land use attorney, and to
appeal to the Neighborhood Council and the City Planning Department for finding a solution.

Please consider helping us.

Our objections are:

1. MTC is running a **lucrative party venue business**, clearly in violation of their Conditional Use Permit and their member-only status. Accepting credit cards from non-members is now accepted.
2. **No restrictions.** Party planners have told us they are surprised that “*no restrictions are mentioned*” when they hire MTC as a venue. No mention of courtesy to neighbors, noise restrictions, lights, parking or limit of set-up and break-down time in our neighborhood.
3. **Parking. Conducting Valet Parking from MTC without a permit.** Valets double stack cars in the MTC parking lot, park in front of our homes, occasionally in front of our driveways, and on BOTH sides of our narrow streets (Skyline Drive, Crest View Drive, Green Valley Road) making it impossible and/or dangerous for two way traffic.
4. **Traffic and Street safety.** With 80-400 guests arriving to an “event” at MTC, it creates a chaotic atmosphere. It is not safe to be walking in our neighborhood when this occurs. It is literally “an accident waiting to happen”. We all have a responsibility to stop that before a tragedy occurs.
5. **Noise from Trucks.** There are between 2 to 10 trucks per event (in addition to the numerous regularly scheduled food delivery and maintenance trucks) at both set up and break down time. For the largest parties, trucks delivering goods start the day prior to an event. This is constant beeping of giant trucks backing up the driveway and idling while delivering myriad party items. After-party removal trucks can be heard in the evening hours, occasionally past midnight, so that MTC is ready for its members’ tennis games at 7am.
6. **Noise from the party.** The noise can be heard from our backyards and inside many of the 17 homes adjacent to MTC. When live bands or DJs play music outdoors, as well as indoors, it is very loud. Noise echoes off of canyon walls.
7. **Fire Danger.** A Hawaiian Luau event in August 2024 outdoors at MTC featured fire juggling sticks outdoors on the Tennis deck. Clearly a dangerous mistake.
8. **Guidelines for Children near a Bar.** The proposed location for the construction of the outdoor bar is a terrace/passage way between the Clubhouse premises and the tennis courts, which is commonly used to move freely around the facility by its young and adult members. If the Club is permitted to build and operate the outdoor bar it would impose restrictions to the numerous children and their families. As a family-oriented tennis facility, serving a large number of children, teens, and young adults under 21, this proposed project is deemed unwise.
9. **MTC Bar Indoors.** MTC already has a full bar indoors located by the restaurant, just a few steps away from the patio. The proposed outdoor bar is unnecessary and inconsistent with the Club’s approved zoning use and its family tennis recreation environment.
10. **Fire Safety Exit.** The proposed Outdoor Bar is along a narrow covered hallway and open patio / rooftop of children’s play area. It is not an existing room. It is possibly a fire safety exit.
11. **Light Pollution.** Many of the events feature indoor strobe lights that are positioned into the night sky to create a movie premiere effect. This lasts the duration of the events. 7- 10pm

or sometimes past 11pm. On these evenings, neighbors cannot enjoy the tranquility of their own backyards to see the stars, the moon, or simply enjoy the dark sky.

12. Broken Promises. We were promised to be notified in advance of all events, but no longer.

13. Sight and Sound Mitigation. Ten years ago, the neighborhood was promised that MTC will build a hedge. The drip water system or sprinkler system was never completed and the hedge has not grown. MTC promised special glass windows for sound proofing, and putting shades down for parties. None of those promises were kept.

14. Application Error. The Outdoor Bar application states: "Remodel of a Country Club to an Existing Structure".

- It is NOT a Country Club. It is a non-profit equity owned member-only tennis club.
- There is NOT an existing room or structure. No plumbing or drainage.
- It is NOT a remodel. It is only a hallway with a stand alone desk.

15. MTC no longer offers complimentary meetings to philanthropic organizations or civic groups to meet at the Club.

16. Party House. With the valuable assistance of City's Officials and Law Enforcement agencies, it took several years for neighbors to shut down a Party House on the Cul-de-Sac on Skyline Drive. Now, MTC has become the intrusive Party House.

In closing, the neighborhood only asserts itself when a decision from the Board of Directors is egregious. Here are projects that the neighborhood has rejected:

- A Sunday Car Wash business on the Club's driveway.
- Excavation of the hillside to build a Pickleball Court on "vacant land".
- Outdoor Drive-In Movies with Outdoor Sound at Volume in Parking Lot

Thank you for your consideration of our concerns. We respectfully request that the Bel Air Beverly Crest Neighborhood Council and the Planning Department and Zoning Administrator oppose and deny the requested variance.

Sincerely,

Maria Winters 8354 Skyline Dr. LA, CA 90046

AGNES FERO 8344 SKYLINE DR. LA, CA 90046

ISIDOR BOROKAHT 2923 GREENVIEW PLACE LA 90046

Brian Noto 2431 Green View Pl LA, CA 90046

G. M. Ciel

Géard ISRAËL

2428 CREST VIEW DRIVE

(B23) 656-2459 CA 90046

- Israel & Joanna Villanueva (818) 599-3234 ~~0555~~
2469 Crestview Dr. CA CA 90046

- Al R. GEDDES 2645 GREENVALLEY RD

CA 90046

- Edward Lester 2650 Greenvalley Rd. 90046

- Ray Cooper 8324 Skyline Dr 90046

- Mina Dumas Fred 8351 Skyline Drive, 90046
Stuart Dumas Los Angeles

- Valentino Palermo 8341 SKYLINE DRIVE, Los Angeles 90046

- Alvin Willens 8335 Skyline Drive Los Angeles CA 90046.

- Mar' Kay 323 251-6206 - Marvin Kay
2516 Crest View Dr

CA 90046

- William Burkhardt 8225 Skyline Drive
William Burkhardt