



Catherine Palmer <council@babcnc.org>

Opposition to Zone Variance Request – Mulholland Tennis Club (ZA-2024-1881-ZV / ENV-2024-1882-CE)

'm.hayes@yahoo.com' via Planning & Land Use Committee <PLU@babcnc.org>

Wed, Feb 4, 2026 at 4:53 PM

Reply-To: "m.hayes@yahoo.com" <m.hayes@yahoo.com>

To: ANDRES.GUTIERREZ@lacity.org

Cc: 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)

Dear Associate Zoning Administrator Turner and Mr. Gutierrez,

I'm a resident of the Laurel Canyon/Bel Air–Beverly Crest area and my home is located within the 500 feet circle around the tennis club. Your decision regarding the zoning variance has a direct effect on the quality of life and the safety of those living in the neighborhood, especially those of us living within a 500 foot radius of the Mulholland Tennis Club.

I am writing to express my **OPPOSITION** 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.

The main reason I oppose the construction of a permanent outdoor bar on the tennis deck is that I don't think it's prudent to encourage the consumption of more alcohol than is already taking place. This is a quiet, residential neighborhood. The tennis club is situated on a fairly steep hill and people are already speeding down when they're sober. Some of the roads are extremely narrow and they are difficult to navigate in the daytime let alone after dark when people might be impaired. Many of the streets don't even have sidewalks and people are often walking in the street, even in the evening hours.

The current indoor bar at MTC has a spectacular view. It's a very short walk (50-75 feet) to the outdoor sitting area where they want to construct a permanent bar. Waiters are already available to deliver drinks to members. There are no stairs involved. As you can see, there is no need or good reason for an outdoor bar.

Other tennis clubs in Los Angeles, like the LA Tennis Club in Hollywood, the Beverly Hills Tennis Club, the Toluca Lake Tennis Club, the Riviera Tennis Club, do NOT have permanent outdoor bars. In fact, I have never been to a tennis club anywhere in the world that had an outdoor bar. Not even in Las Vegas! Why is that? Because it's a **BAD IDEA!** And bad ideas can have bad outcomes.

What the addition of the permanent outdoor bar will inevitably do is make the Mulholland Tennis Club even more attractive as a venue for events attracting hundreds of people (weddings, bar mitzvahs, fundraisers, corporate events). When these events are held, a small, non-permanent bar is usually set up outdoors and this has worked out fine for decades.

There is no good reason to install a permanent outdoor bar that will only encourage more alcohol consumption and generate more noise especially for those living near the Club. Isn't this why we have a Zoning Administrator in the first place? Please protect us from what will most certainly become an ongoing public safety and nuisance issue.

I am asking respectfully that you do NOT grant the variance for the outdoor bar. Please DENY variance request (ZA-2024-1881-ZV).

Thank you for reading and considering my request. Please include this letter in the official case file for ZA-2024-1881-ZV and ENV-2024-1882-CE.

Sincerely,

Mark Hayes
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