



Catherine Palmer <council@babnc.org>

Outdoor service bar (Mulholland Tennis Club)

Stephen Burn <sburn62@icloud.com>

Tue, Feb 24, 2026 at 5:05 PM

To: council@babnc.org

Cc: tlongcore@babnc.org, Sidney Liss <sidney.liss@lacity.org>

My name is Stephen Burn and I live at 2461 Crest View Drive. I hope to be able to speak at tomorrow's board meeting but this note is being sent in case that isn't possible.

I am writing to urge you to reject the recommendation from the Plum Committee to approve the application for an outdoor bar from the Mulholland Tennis Club. I am concerned the full scope of the project and its likely impact on local residents has not been sufficiently tested. In particular, it is alarming to hear from club members that management is especially keen to use the proposed outdoor bar as an enhancement to the venue so it can be used for party and event rentals.

As someone who already suffers the current noise intrusion of the club's regular night-time events, it concerns me and my family greatly that a fully-serviced seated bar area will further impact the neighborhood in a detrimental way.

I fully appreciate and understand the commercial pressures on any organization in today's challenging times. However, there must be other ways for the tennis club to prosper than by it adding an outdoor bar and event space that would further upset the local community. As well as the inevitable increased noise disturbance we also risk the safety of the local residents, especially children, the elderly and our pets.

Already, we have to navigate around cars inconsiderately parked on both sides of a residential street when the club hosts nightly events. The road where Crest View Drive rises from Greenvalley Road can become a death trap when valet parkers and club goers use either side of the street for parking. When this happens, what should be a safe two-way road is reduced to single file traffic with drivers attempting to drive up or downhill unable to see cars coming in the opposite direction as the road bends.

I had hoped to speak at the recent Plum Committee meeting but I was traveling in Europe and unable to attend. I did hear that a significant number of people spoke or wrote in support of the application. However, I believe most, if not all of those submissions were from club members and not those, like myself, who live within a few hundred feet of the proposed new development.

The PLUM recommendation to proceed minimizes the scope of the application, which is for a full on sports bar as opposed to a simple service station. It also suggests no new plumbing is necessary, which I do not believe is the case, and that approval will not result in an increased number of members. The club membership is already capped, irrespective of this application, but the increased footfall will come from additional guests and those renting out the space for parties and socializing.

As a privileged area resident for 12 years, I would like to be able to plan and host my own outdoor events, in my garden or on my deck, without having conversation disturbed or drowned out by clients of the tennis club. We already have to retreat indoors on several evenings a year, especially during the summer. And, even then, we continue to hear the live bands and DJs playing at the club despite closing our doors and windows. Before approving this project, please at the very least take time to do a site survey or study allowing you to properly understand the impact the club's events already have on the local community. Enabling an outdoor bar will surely make that impact even more severe and will be deleterious to a reasonable quality of life.

Best regards

2/25/26, 1:00 PM

Bel Air/Beverly Crest Neighborhood Council Mail - Outdoor service bar (Mulholland Tennis Club)

Stephen Burn
2461 Crest View Drive