

February 24, 2026

Los Angeles Department of City Planning
Attn: Zoning Administrator
jordann.turner@lacity.org
andres.gutierrez@lacity.org

CC: council@babenc.org
Bel Air Beverly Crest Neighborhood Council (BABENC)

SUBJECT: Formal Objection to Variance Request of Mulholland Tennis Club (Case No. ZA-2024-1881-ZV) for the Proposed Construction and Operation of an Outdoor Bar.

I am writing as an adjacent neighbor to the Mulholland Tennis Club and an equity member of the Club, to formally **oppose** the requested variance under Case No. ZA-2024-1881-ZV.

My professional background: 10 years teacher with Los Angeles Unified School District, 10 years private practice as an attorney, Member of the California State Bar, 31 years as a Trial Court Commissioner in Civil & Family Law Court with the California Superior Court of Los Angeles County. I retired in 2019.

The variance seeks approval for the construction and operation of a 14 seat + 7 breezeway seat outdoor bar (per MTC Minutes) on its premises, over the existing children's playground. This proposal raises significant concerns regarding zoning compliance, community impact, and child safety, and should not be approved. If the outdoor bar is allowed, children will not be able to join their parents in the adjoining outdoor dining area due to the close proximity to a liquor bar. The club would jeopardize their liquor license.

Mulholland Tennis Club is recognized and operated as a family-oriented private tennis facility, serving a large number of children, teens, and young adults under 21 years of age.

The Club's approved land use and community reputation are centered around recreation and family tennis programming - not alcohol - centered commercial activity. Throughout the year, the Club hosts multiple Children's Tennis Camps as well as extended summer camps for member and non-member children at the Club. The proposed location for the construction of the outdoor bar is a terrace/passage way between the Clubhouse premises and the Tennis courts, which are commonly used to move around the facility by its young and adult members.

The proposed construction and operation of this (unnecessary) new outdoor bar, in addition to the existing indoor bar, would represent a material expansion of the original liquor license privilege and is therefore inconsistent with the terms of the current license, as well as the Club's approved zoning use and its family tennis recreation environment.

Thank you for your consideration of this objection and for your continued commitment to maintaining the integrity of Los Angeles's zoning and land-use standards.

Sincerely,

Mina Fried
8351 Skyline Drive
Los Angeles, CA 90046

