

February 25, 2026

Mr. Jordann Turner, [jordann.turner@lacity.org](mailto:jordann.turner@lacity.org)  
Mr. Sidney Liss, [sidney.liss@lacity.org](mailto:sidney.liss@lacity.org)  
Mr. Andres Gutierrez, [andres.gutierrez@lacity.org](mailto:andres.gutierrez@lacity.org)  
Ms. Catherine Palmer, [council@babnc.org](mailto:council@babnc.org)

Re: Zoning Variance MTC Case No. ZA-2024-1881-ZV

Dear Mr. Turner, Mr. Liss, Mr. Gutierrez and Ms. Palmer,

Thank you for your work to protect the character and safety of our neighborhood.

**Why can't both MTC and the Neighborhood thrive?**

The neighbors addressed the MTC Board of Directors in October 2023 attempting to find a compromise to their Outdoor Bar proposal. MTC rejected our suggestions. The neighbors' goodwill has been minimized and mischaracterized.

**Notice of Public Hearing MAP — Evaluation of Data (Attached)**

**Orange: OPPOSED to Zone Variance within 500' of MTC                      38 homes**  
**Blue: In Favor of Zone Variance/Outdoor Bar within 500' of MTC    6 homes**

Neighbors who live within 500 feet of the MTC responded overwhelmingly with OPPOSITION to the Zone Variance request in thirteen written letters, twelve one minute testimonies and fifteen neighbors signing a 2025 group petition. An additional petition from 2023, OPPOSED to the Zone Variance, contains signatures of **70 neighbors, who all live within about 700 feet of MTC.**

**38 of those neighbors** who OPPOSE the Zone Variance are indicated in the MAP in ORANGE, and all live within the 500 foot proximity MAP provided by the City. Neighbors have been transparent in sharing this data with Neighborhood Council and MTC since October 2023.

As in all MTC voting and responses, *one vote per household* is usually the norm.

In the written presentation by MTC, representatives stated there were 233 MTC member signatures in favor of a Zone Variance to build and operate an Outdoor Bar. By count, it is 223. Additionally, subtracting the same name appearing more than once, or the same household credited with two different names reduces that total count by 61. Approximately 174 homes, not 233, **within 500 feet - 5 miles of MTC** are in favor of a Zone Variance.

**Only 6 of those homes** are within the 500 foot distance from MTC, according to the map posted on the Notice of Public Hearing. Respectfully, MTC members living in Sherman Oaks, Beverly Hills, Studio City, not within the 500 foot map, should not be given the same "weight" of input as those in very close proximity. MAP of those 6 homes in BLUE.

### **MTC Zoning Variance Denial - PRECEDENT**

The attached document from the Board Of Zoning Appeals on May 9, 1973 concluded that ***no modifications or changes should be made*** to the original grant as requested by MTC at that time. They "did not approve any deviation from the original grant".

The Zoning Appeal Board's ruling said: the Conditional Use Permit requires that special activities, such as tennis related parties, should not become commonplace; Commercial ventures are not permitted; It must be posted that proceeds are a donation and any surplus must be given to a philanthropic organization; And the private tennis club would not be detrimental to the public welfare nor injurious to the vicinity.

Please review the Conditional Use Permit in the same strict legal way that the Zoning Appeals did in 1973.

### **"Something's Fishy", was said by a BABCNC member**

-Jordann Turner discerned that MTC's request for a Zone Variance to install an Outdoor Bar is *just for convenience*.

-Calling the Outdoor Bar a "Service Station" is not honest. The existing granite table was a tennis desk built for a tennis staff person to assign courts. Suggesting that the Open Bar will double as a site for serving smoothies is not believable, at best. Free coffee, tea, and water are all offered all day long just **inside the tennis deck**, at an indoor Coffee Bar with plumbing.

I have enjoyed the Mulholland Tennis Club for 31 years. About 25 years ago, I started a traveling Children's Tennis Team from MTC when the Board of Directors would not allow kids' groups to compete or practice at our club. Our MTC Team played other clubs including LATC, Beverly Hills, Santa Monica and others as "The Visitors". At that time I was also Co-President of Friends of Wonderland School and spent many years planning fundraisers that helped to build the present library. Caring about our neighborhood and MTC are both very important to me.

Adding a variance to our Zoning to allow for an Open Air Outdoor Bar in our quiet neighborhood with homes in very close proximity to MTC does not make sense. After this is resolved, we will still be neighbors. I hope that a solution can take all of our needs into consideration. For these reasons, I respectfully request that you oppose and deny the requested variance and the proposed construction of the outdoor bar.

Kind regards,

Claire Willenson  
8335 Skyline Drive  
Los Angeles, CA 90046

Attachments:

- MAP- Notice of Public Hearing - February 10, 2026, Evaluation of Data
- Zoning Appeals, Denial of Zoning Changes, 1973

# Notice of Public Hearing

Aviso de Audiencia Pública • 공청회통지 • 公開聽證會通知  
Abiso ng Pagdinig sa Publiko • Հանրային խորհրդի մասին ծանուցագիր

311 • Traducción • 번역 • 翻译 • Pagsasalin • Թարգմանություն



## Project Address

2555 North Crest View Drive, Los Angeles 90046

Sitio de Proyecto

프로젝트 주소 • 項目地址

Address ng Proyekto

## Proposed Project

Proyecto Propuesto

프로젝트 제안 • 擬議項目

Iminungkahing Proyekto

Իմանկական Գործընթաց

The project proposes the renovation, use, and maintenance of an existing covered patio to include a 231 square-foot bar within a 193,942 square-foot private tennis club in the A1-1XL-HCR Zone. The new bar will be placed under the existing southwesterly covered patio, adjacent to the existing terrace on the second floor of the building.

MAP- Notice of Public Hearing - February 10, 2026

Orange: - 38 homes OPPOSED to Zoning Variance, 500' of MTC

Blue: - 6 homes In Favor of Zoning Variance, 500' of MTC

CITY OF LOS ANGELES

CALIFORNIA



SAM YORTY  
MAYOR

AD

FR. FRANK KELLEY  
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VICE-CHAIRMAN  
M. JACK WOODS  
MEMBER  
DONALD P. HAGGERTY  
MEMBER  
GEORGE W. BECKLEY  
MEMBER

BOARD OF  
ZONING APPEALS  
ROOM 561, CITY HALL  
LOS ANGELES 90012  
485-3505

GILBERT R. CALDWELL  
SECRETARY

May 9, 1973

Board of Directors  
Mulholland Club  
2500 Crest View Drive  
Los Angeles, California 90046

Re: LETTER OF CLARIFICATION  
B. Z. A. Case No. 1454  
Z. A. Case No. 17087  
2500 Crest View Drive  
Beverly Crest District

Calvin S. Hamilton  
Director of Planning

Arthur Dvorin  
Chief Zoning Administrator

Department of Building and Safety

Greetings:

The Board of Zoning Appeals on May 8, 1973, considered a letter from the applicant's representative, Engineering Technology, Inc., dated May 8, 1973, requesting clarification of Conditions Nos. 6 and 7 of a prior Board determination dated September 23, 1964, in granting a conditional use for a private tennis club and customary facilities for 450 family memberships.

After considering the matter of holding a proposed tennis party for single members and non-members of the club, including testimony from the applicant's representative, it was determined that no modifications or changes be made in the grant; however, the conditions do not restrict such special activities on rare occasions providing it is posted that all proceeds are a donation and any surplus will be given to a philanthropic organization.

The Board reiterated that no commercial venture was permitted and did not approve any deviation from the original grant as a private tennis club and limited to family memberships; however, guests are allowed, as stated in Condition No. 6 and such private tennis party for single members and invited guests would not be contrary to the original grant.

May 9, 1973

However, such special activity should not become common place, and the Board reserves the right to impose additional restrictions or conditions if the private tennis club should become detrimental to the public welfare or injurious to the vicinity in which it is located.

Very truly yours,

*F. Frank Kelley*  
Father Frank Kelley  
Chairman

*William E. Lillenberg*  
William E. Lillenberg  
Secretary

FK:WEL:rc

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