

2555 Crest View Drive

SUPPLEMENTAL FINDINGS

1. Practical Difficulties

The strict application of the A1 agricultural zoning regulations to this established recreational facility creates significant practical difficulties and physical hardships that interfere with the safe and efficient operation of the club. These hardships are rooted in the site's existing physical constraints and evolving public health standards, which the current code does not adequately accommodate.

A. Physical Constraints and Topographical Hardships

The property's current layout creates a substantial "distance and elevation" barrier. The existing bar and service station are situated over 125 feet away from the outdoor deck, located on a lower interior tier of the main building.

- **Mobility and Access:** The requirement for members and staff to navigate several steps and a significant distance creates a "practical difficulty" for the elderly and those with mobility impairments.
- **Congestion:** Accessing the interior bar requires traversing a narrow, high-traffic breezeway that also serves as one of the primary kitchen exit. This creates a high-traffic "bottleneck" where staff carrying heavy trays must weave through members, increasing the risk of collisions and physical injury.
- **Safety:** The current configuration is inherently hazardous for staff carrying heavy, breakable loads.

B. Health and Safety Mandates

In a post-COVID-19 environment, health authorities have fundamentally shifted recommendations toward outdoor gathering and distanced dining to protect vulnerable populations, including children and the immunocompromised.

- **Purpose of Zoning:** The intent of zoning is to promote public health and safety. Strict adherence to an indoor-only service model forces congregation in enclosed, less-ventilated spaces, which is directly inconsistent with modern health protocols and the general welfare of the club's members.
- **Sanitation:** Currently, the outdoor area lacks plumbing and drainage. Strict code application prevents the installation of a sanitary service station, forcing staff to transport used glassware and heavy loads across long distances, which is both a sanitation risk and a physical strain on labor.

C. Economic and Operational Inconsistency

The club operates as a non-profit entity where food and beverage services are provided as a member amenity rather than a profit center.

- **Fiscal Hardship:** Maintaining a "lean" staff is a fiscal necessity. The current configuration is highly inefficient, requiring significantly more "steps" per service than a modern facility layout would dictate.
- **Inconsistency with Intent:** The "unnecessary hardship" lies in the fact that the club already possesses a CUP for a tennis facility and "customary facilities, including, . . . **banquet, dining room and bar facilities**" [emphasis added]. The original intent and approvals clearly contemplated the operation of multiple facilities through which the Club could provide meal and beverage (including alcoholic). Moreover, the Club possesses a valid Liquor License. An associated Diagram of Retail Licensed Premises clearly shows the premises where "alcohol beverages will be **sold, served, consumed, possessed or stored.**" [emphasis added] which diagram encompasses the entire property and is not limited to any particular part of the premises. (See Exhibit A)

Denying a localized outdoor service point penalizes a non-profit community asset by forcing an outdated and inefficient operational model that threatens its long-term viability.

2. Unique Hardships / Special Circumstances

A. Unique Topographical Challenges

The subject property is characterized by a "multi-tier" layout that creates a significant physical disconnect between existing services and member assembly areas.

- **Elevation and Distance:** Unlike many neighboring properties that feature flat, contiguous recreational spaces, the Club's primary outdoor assembly deck is separated from the existing interior bar and service station by over 125 feet and a change in elevation.
- **Access Barriers:** Members and staff must navigate several steps to move between these two primary zones, creating a unique hardship for those with mobility issues that is not typically present in modern, single-level recreational designs.

B. Restrictive Circulation and Shape

The physical configuration of the building footprint creates a hazardous "bottleneck" that is unique to this property.

- **Narrow Breezeway:** Access between the interior bar and the outdoor deck is restricted to a narrow breezeway that also serves as the primary egress for the kitchen.

- **Safety Hazard:** This specific shape and layout force staff carrying heavy glassware and hot food to weave through members in a high-traffic zone, creating a risk of collision and physical injury that is a direct result of the site's historical design.

C. Lack of Essential Infrastructure in Vicinity

The outdoor section where the new bar is proposed currently lacks the basic utility infrastructure required for modern sanitation.

- **Plumbing and Drainage:** There is currently no plumbing, drain, or water access in the outdoor section.
- **Inefficiency:** While newer facilities in the vicinity are built with localized service stations, this property's historical A1 agricultural zoning did not contemplate the need for distributed water and drainage, forcing staff to manually transport heavy loads across long distances.

D. Special Circumstances Summary

These constraints—the **125-foot service gap**, the **elevation change**, the **narrow breezeway bottleneck**, and the **lack of outdoor plumbing**—constitute a set of special circumstances that do not apply generally to other recreational or residential properties in the same vicinity. These factors combine to create a "practical difficulty" where the strict application of the current code denies the property the same level of safety and operational efficiency enjoyed by its neighbors.

Moreover, the Club is located on a large 181,069 sq. ft. lot and the proposed service station location sits a minimum of 46' above the nearest home. The vast size and dramatic hillside topography of the parcel create a unique "isolation" of the outdoor deck from the central building. This physical separation is a special circumstance not shared by smaller, flatter residential properties in the same vicinity.

3. Property Right Preservation

The requested variance is necessary to preserve the club's fundamental right to operate a functional, safe, and modern recreational facility—a right generally possessed by other recreational and "quasi-publi-c" use properties in the immediate vicinity and similar zones such as the Porter Valley Country Club and the Mountaingate Country Club. Due to the unique historical siting and the restrictive A1 zoning of this specific parcel, the property is currently denied the basic operational efficiencies enjoyed by its neighbors.

A. Parity with Vicinity Standards

The area surrounding **2555 Crest View Drive** consists of high-end residential estates and recreational pockets where outdoor living and "alfresco" dining/service are the established standard. Other nearby clubs and specialized residential properties in the

Santa Monica Mountains area have the right to modern, plumbed outdoor amenities that facilitate the safe and sanitary service of food and beverages.

- **The Hardship:** While the subject property holds a valid Conditional Use Permit (CUP) for a club and a valid liquor license, the physical restriction of the A1 zone—which did not contemplate modern, decentralized service models—prevents the club from utilizing its licensed premises to the same degree as contemporary facilities in the same vicinity.

B. Preservation of a Substantial Property Right

The right to provide sanitary and efficient hospitality services is a "substantial property right" inherent to the club's long-standing CUP.

- **Technological & Social Evolution:** Since the club's original construction, the "standard of use" for recreational clubs has shifted toward outdoor-centric operations for health and wellness.
- **The "Denial" of Use:** Because of the property's specific "split-level" topography and the 125-foot distance between the interior bar and the outdoor deck, the club is effectively denied the ability to provide the same level of service and accessibility found at other Los Angeles tennis and swim clubs. Without this variance, the club is forced to operate under a "functional handicap" that does not apply to other properties with more modern zoning or flatter topographies.

C. Special Circumstances vs. Special Privilege

Granting this variance is not a request for a "special privilege," but a request to remedy a **special circumstance**: the presence of a 125-foot, multi-level barrier between the licensed service area and the primary assembly area.

- By allowing a plumbed outdoor service station, the City would be placing this property on equal footing with other recreational uses that are not burdened by the unique "narrow breezeway" and "distance-to-kitchen" constraints present at this specific site.

The variance is, therefore, the minimum necessary to allow the property owners the same "enjoyment of use" that a reasonable operator would expect for a premier tennis facility in the City of Los Angeles.

4. No Material Detriment

The granting of this variance will not result in any material detriment to the public welfare or injury to neighboring properties. On the contrary, the project represents a responsible improvement to the existing facility that enhances safety and promotes a healthier environment for the community.

A. Broad Community Support

The project is supported by over 250 letters from the neighborhood, many of whom reside immediately adjacent to the club. Furthermore, the club is a hyper-local asset: 43.7% of members live within 1 mile, and 96.3% live within 5 miles.

B. No Intensification of Use

The proposed outdoor bar and service station does not introduce a new use to the property. The club already holds a valid Conditional Use Permit (CUP) and a liquor license that permits the sale and consumption of alcohol across the entire premises. (See Exhibit A) It is merely a **secondary service station with NO change in licensed area**. Consumption is currently permitted throughout the premises per existing license; this station merely centralizes service for the outdoor assembly area to reduce interior foot traffic and congestion.

- **Operational Shift, Not Expansion:** This variance simply allows the *point of service* to be more efficiently located. It will not increase the club's maximum occupancy, change the hours of operation, or expand the fundamental nature of the tennis club's hospitality services.

B. Mitigation of Noise and Visual Impact

Because the service station is intended to serve the existing outdoor deck area, it will not draw members toward the property lines or into previously unused sections of the parcel.

- **Neighborhood Harmony:** The outdoor deck is an established part of the club's footprint. By centralizing service on the deck, the club reduces the need for "back-and-forth" staff traffic through the breezeway and interior, actually streamlining operations and potentially reducing the ambient "clatter" of service (glassware/dishes) currently occurring in transition areas.
- **Aesthetic Integration:** The proposed station will be designed to be architecturally compatible with the existing improvements, ensuring no negative visual impact on the surrounding A1 or residential vicinities.

C. Enhancement of Public Health and Safety

Granting the variance is a net positive for the public welfare of the club's members and staff.

- **Sanitation Improvements:** Providing a plumbed station with proper drainage and running water ensures a higher standard of hygiene for glassware and food handling compared to the current "transport-only" model.
- **Reduced Hazards:** By eliminating the need for staff to carry heavy trays across 125 feet and through a narrow, crowded breezeway, the variance significantly reduces the risk of slips, trips, falls, and collisions that could impact employees and members alike.

D. Civil and Public Safety Validation

The **Los Angeles Fire Department (LAFD)** (See Exhibit B) has formally stated that the club has no history of community complaints regarding noise or safety, and recognizes MTC as a "responsible, cooperative, and valued neighbor".

E. Preservation of Property Values

The addition of a modern, well-regulated amenity ensures the club remains a premier, well-maintained neighborhood asset. A thriving, safe, and fiscally stable non-profit club supports the overall character and property values of the Crest View Drive area, whereas a facility burdened by outdated and hazardous operational constraints would eventually fall into a state of "functional obsolescence" that could detract from the neighborhood. In fact, Real estate professionals from **The Agency** and **Equity Union** (See Exhibit C) confirm that well-maintained clubs act as indicators of neighborhood stability and "lifestyle value," supporting stronger property values for bordering homes.

5. General Plan Consistency

The requested variance is consistent with the goals and objectives of the Los Angeles General Plan, specifically the Framework Element, the Plan for a Healthy Los Angeles, and the Bel Air-Beverly Crest Community Plan. The project supports the Plan's intent to preserve and enhance community-serving recreational assets while prioritizing public safety.

A. Consistency with the Land Use Element

The General Plan recognizes the importance of maintaining established private recreational facilities that provide open space and athletic opportunities for residents.

- **Community Asset Preservation:** The Mulholland Tennis Club is a long-standing community-serving facility. Organizations like **Friends of Wonderland (Wonderland School)** and the **Campbell Hall Parents' Association** (See Exhibit D) have highlighted MTC as a vital "community partner" that hosts critical fundraisers for local public and private education. In addition, by modernizing the infrastructure to meet current health and safety standards, the variance ensures the continued viability of this recreational asset.
- **Compatible Development:** While the property is in an A1 (Agricultural) zone, its established use is for a tennis facility and customary club amenities. The addition of a plumbed service station does not interfere with agricultural preservation; rather, it allows the "customary facilities" already permitted under the club's existing Conditional Use Permit (CUP) to function in a modern, efficient manner.

B. Alignment with the "Plan for a Healthy Los Angeles"

A core element of the General Plan is the promotion of health, wellness, and equity.

- **Public Health Protocols:** The Health Element encourages land use patterns that protect vulnerable populations. Facilitating outdoor gathering and dining through a plumbed service station aligns with these goals by providing a safer, well-ventilated environment for members, including the elderly and immunocompromised, particularly in a post-pandemic context.
- **Safety and Sanitation:** By providing proper plumbing and drainage for glassware and food service, the project aligns with the Plan's focus on maintaining high sanitation standards for all community-serving facilities.

C. Support for the Mobility and Infrastructure Elements

The General Plan seeks to ensure that development is supported by adequate and safe infrastructure.

- **Employee Safety:** The Mobility Element aims to reduce hazards in the workplace. By eliminating the need for staff to carry heavy loads over long distances (125+ feet) and through narrow, high-traffic breezeways, the variance reduces physical strain and collision risks for employees.
- **Proper Utility Integration:** The project involves installing professional-grade plumbing and drainage in accordance with city codes, ensuring that the club's infrastructure is modernized rather than reliant on "manual transport" of waste and water.

D. Conclusion on General Plan Consistency

The variance does not seek to change the land use or increase the intensity of the club's operations. Instead, it is a remedial measure that allows the property to function safely and efficiently as a premier recreational site, thereby furthering the General Plan's goal of maintaining the unique character and stability of the Bel Air-Beverly Crest area.

Exhibit A

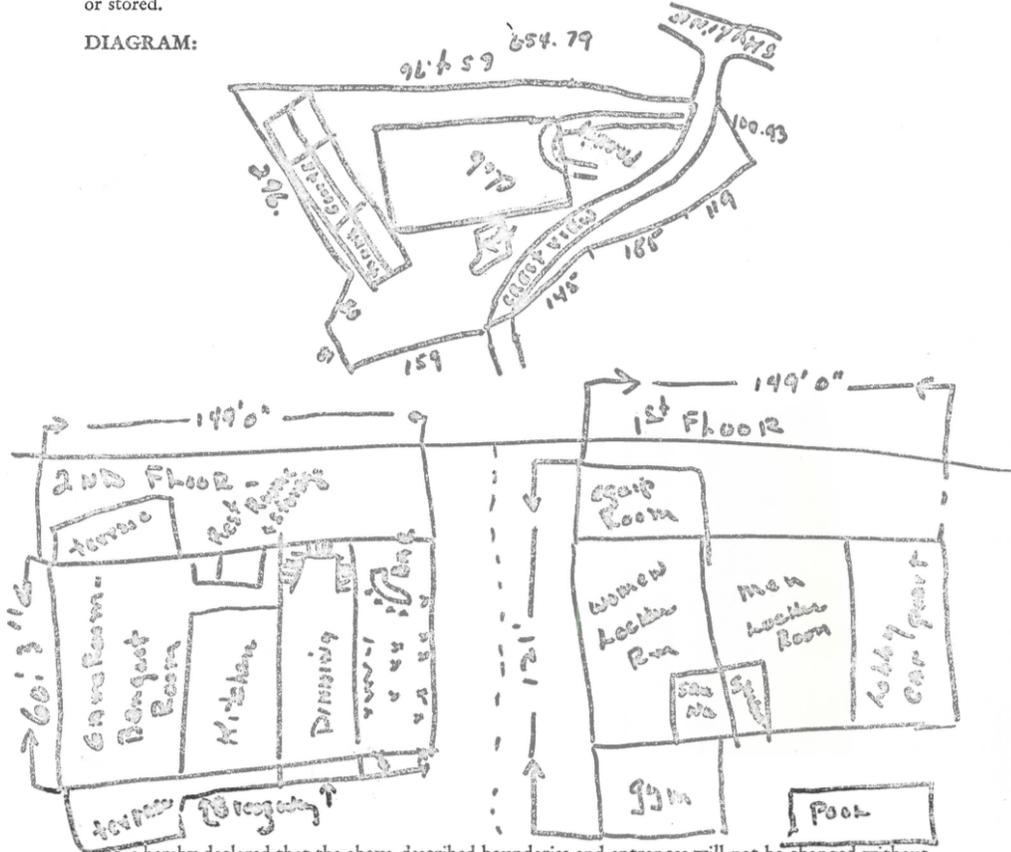
STATE OF CALIFORNIA
DEPARTMENT OF ALCOHOLIC BEVERAGE CONTROL

DIAGRAM OF RETAIL LICENSED PREMISES

Applicant(s) THE MULHOLLAND CLUB
 Address 2555 Crest View Drive, L. A. TFR 47
(Street and Number) (City) (Type of License)

The diagram below is a true and correct description of the entrances and boundaries of the premises to be licensed, and is the only area where alcoholic beverages will be sold, served, consumed, possessed or stored.

DIAGRAM:



It is hereby declared that the above-described boundaries and entrances will not be changed without first notifying and securing prior approval of the Department of Alcoholic Beverage Control. I declare under penalty of perjury that the foregoing is true and correct.

Date: Oct 13/66 Place: _____

Secretary

Signature

Special Instructions for Applicants for Public Premises Type Licenses

Your signature above acknowledges that you are aware that in premises operated as a Public Premises no persons under 21 years of age are to be allowed. A sign at least 7" x 11" stating "No Person Under 21 Allowed" must be posted near each entrance and at a prominent place in the interior of the premises.

Department use only.
 Inspected on: 9/13/66 Certified correct: MWB Barham
F 11-2 3122-106-100 1-66 030

Exhibit B



JAIME E. MOORE
FIRE CHIEF

January 20, 2026

Los Angeles Department of City Planning

The Mulholland Tennis Club (MTC) has long demonstrated its role as a responsible, cooperative, and valued neighbor within the community and the City at large. Throughout its history, MTC has maintained a strong and respectful relationship with the Los Angeles City Fire Department and surrounding businesses, operating with a consistent commitment to public safety and community engagement.

MTC has actively given back through a variety of civic channels. The club has served as a voting location, hosted public meetings for local community organizations, and opened its facilities to city entities when needed. These contributions reflect MTC's dedication to supporting civic participation and strengthening neighborhood connections.

Importantly, MTC has no history of community complaints related to noise, fire code violations, or safety concerns. This track record highlights the club's proactive approach to compliance and its respect for both residents and public safety agencies.

As MTC falls within the Los Angeles City Fire Department's Public Safety Section of the Fire Prevention Bureau, we recognize the importance of allowing the club to move forward with its permitting process. Doing so supports not only the continued success of the club, but also the City's broader goals of economic growth, community stability, and responsible development.

Respectfully,

Los Angeles Fire Department

Exhibit C



Mulholland Tennis Club

Proposed Zoning Variance—Letter of Support

To Whom This May Concern:

Re: Plan Check #B22VN09751

My name is Josh Myler. I am a real estate professional, as well as a founding member of The Agency, a global boutique real estate brokerage. I am also a longtime resident of Laurel Canyon.

I work extensively with homeowners and buyers throughout this area and am deeply familiar with the factors that influence neighborhood character, desirability, and long-term property values.

I am writing in support of the proposed service station planned as part of the improvements at the Mulholland Tennis Club.

From a practical and community-oriented standpoint, this project represents a thoughtful and permanent enhancement to an existing facility—not a fundamental change in use or character. The proposed service station is intended to provide a safer, more functional, and more visually cohesive improvement to an amenity that already exists in a temporary or limited form today. It reflects a commitment to quality, planning, and long-term stewardship of the property.

Importantly, improvements of this nature do not alter existing operational standards, rules, or expectations governing the facility. The service station does not transform the club into a public venue, nor does it invite uncontrolled access or late-night activity. Rather, it is a measured upgrade that enhances usability and organization while remaining consistent with established policies and oversight.

From a real estate perspective, well-maintained private recreational facilities are almost universally viewed as assets to their surrounding communities. This is not theoretical for me. I have seen firsthand over the years that improvements made to the Mulholland Tennis Club have directly enhanced my ability to market and sell homes in the surrounding neighborhood. The presence of a well-kept, thoughtfully improved club is routinely viewed as a positive by buyers, particularly in the streets and homes that directly border the facility.

Josh Myler

THE AGENCY | 331 FOOTHILL ROAD, SUITE 100 | BEVERLY HILLS, CA 90210 | 332.331.0301

In fact, the quality and continued investment in Mulholland Tennis Club is regularly used by me—and by other real estate professionals—as a selling point when representing homes in Laurel Canyon, and especially within the immediate vicinity of the club. Buyers consistently view these improvements as indicators of neighborhood stability, long-term investment, and enhanced lifestyle value, all of which support stronger property values.

A stronger, better-managed facility contributes positively to the surrounding residential environment. Enhancements made to Mulholland Tennis Club benefit not only those who use the facility, but also homeowners in the surrounding community by preserving and elevating the character and desirability of the neighborhood as a whole.

I understand that change can sometimes raise questions or concerns. However, when evaluated realistically and based on actual land-use principles and real-world market behavior, this proposed service station is a reasonable and beneficial improvement that aligns with the long-term interests of the community.

Thank you for your time and consideration.

Very truly yours,

A handwritten signature in black ink, appearing to read 'Josh Myler', with a stylized, cursive flourish.

Josh Myler
Real Estate
Professional The
Agency



Date: February 10, 2026

To Whom This May Concern:

Re: Plan Check #B22VN09751

I am writing to offer my support for the proposed improvements at the Mulholland Tennis Club. I do so as a long-established neighborhood homeowner, member of the club, and as the CEO and Owner of Equity Union Real Estate.

Over the years, I have seen firsthand how responsibly operated private clubs can coexist with residential neighborhoods and, when thoughtfully maintained, contribute to a community's overall stability and appeal. The Mulholland Tennis Club has long operated as a private, member-focused facility with clear boundaries and oversight, and the proposed improvements reflect a continuation of that approach rather than a departure from it.

The proposal under consideration does not introduce a new use, nor does it shift the club toward a public or entertainment-driven operation. Instead, it represents a limited enhancement to existing amenities, designed to improve internal flow, service efficiency, and overall member experience within the club's established operating parameters. In my view, this type of improvement strengthens organization and management rather than creating disruption.

I am aware that some residents have expressed concerns related to noise or potential impacts on the surrounding area. As someone who has lived in this community for many years, I am sensitive to those concerns. Based on my familiarity with the club and its history, I do not believe this proposal would result in increased noise, late-night activity, or changes to the club's longstanding standards. There is no indication that hours of operation, access, or member behavior would materially change as a result of these improvements.

From a real estate perspective, neighborhoods benefit when existing institutions reinvest responsibly rather than remain stagnant or deteriorate. Buyers consistently respond positively to well-maintained, well-managed private amenities that demonstrate long-term stewardship and respect for their surroundings. In my professional experience, the Mulholland Tennis Club has historically been viewed as a positive presence in the area.

As both a homeowner with a long-term stake in this neighborhood and a real estate professional familiar with land use and community impact, I believe the proposed improvements are reasonable, restrained, and appropriate. They represent continued investment without compromising the residential character of the area.

For these reasons, I respectfully support the proposed improvements and encourage their approval.

Respectfully,

A handwritten signature in black ink, appearing to read 'Harma Hartouni', written in a cursive style.

Harma Hartouni
CEO & Owner
Equity Union Real Estate

Exhibit D



January 5, 2026

To Whom It May Concern,

My name is Brittany Acosta, and I am the Co-President of Friends of Wonderland (“FOW”), the nonprofit, volunteer, parent-led fundraising organization which exclusively supports Wonderland Avenue Elementary School (“Wonderland”), a public school located in Laurel Canyon. In close collaboration with Wonderland’s faculty and administration, FOW works to ensure Wonderland has the resources needed to provide the student body with vital programs and enrichment classes that are not funded by the Los Angeles Unified School District.

I am writing to express my sincere gratitude and appreciation for the Mulholland Tennis Club (“MTC”) for generously allowing FOW to host a fundraiser at the club. This past month, we welcomed sixty-five (65) Wonderland parents to participate in a charity tennis tournament at MTC, and the event successfully raised critical funds that directly support Wonderland’s students and school programs.

Beyond the financial impact, the experience itself was incredibly meaningful. MTC provided a welcoming, well-organized, and community-oriented environment that brought parents together in support of public education. Events like this strengthen the bond between local institutions and the families they serve, fostering a sense of shared responsibility and pride in our neighborhood.

MTC plays an important role in our broader community—not only as a recreational space, but as a true community partner that supports local schools, families, and charitable efforts. FOW is grateful for their partnership, generosity, and continued commitment to giving back.

On behalf of FOW and our school community, we would like to thank the Mulholland Tennis Club for helping make a meaningful difference in the lives of Wonderland’s students.

Sincerely,

Brittany Acosta

Brittany Acosta
Co-President, Friends of Wonderland

Wonderland Avenue Elementary School
8510 Wonderland Avenue
Los Angeles, CA 90046
323.654.4401 | www.wonderlandschool.org



January 22, 2026

To Whom It May Concern,

My name is Dena Johnson, and I am President of the Campbell Hall Parents' Association, a volunteer group within the K-12 school in Studio City. In close collaboration with Campbell Hall's faculty and administration, the CH Parents' Association works on many fronts to support families, organize events, and raise funds for school programs, most notably our robust student financial aid program.

It is with this important fundraising effort in mind that I'm writing to share my gratitude for the Mulholland Tennis Club ("MTC"). The CH Parents' Association held its first annual Holiday Market on December 4, 2025, at MTC. The successful execution of this event would not have been possible without the support of the MTC administration and staff. It was a beautiful day, featuring more than 40 vendors who received a steady flow of customers made up of current Campbell Hall families, alumni families, and friends of Campbell Hall. We were thrilled that 20% of all vendor sales directly benefited Campbell Hall's Parents' Association.

I can't overstate the importance of the MTC location and event management to the success of this event. The beautiful location, with its stunning views, was a draw for many attendees, and the thoughtful and professional staff contributed to the unparalleled experience.

We are so grateful for the support the Mulholland Tennis Club has given to our community initiatives and look forward to working with your team again in the future.

Sincerely,

Dena Johnson
President, Campbell Hall Parents' Association