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## Executive Summary: Mulholland Tennis Club Variance Request

**Location:** 2555 Crestview Drive, Los Angeles, CA 90046

### The Core Objective

The Mulholland Tennis Club (MTC) seeks a minor variance to install an outdoor service station to remediate a 60-year-old architectural "safety bottleneck". This project does not expand the club's use or licensed area but rather centralizes infrastructure to protect the health and safety of its members and staff.

### Key Evidence for Approval

- **Hyper-Local Community Asset:** 43.7% of members live within 1 mile of the club; 96.3% live within 5 miles.
- **Overwhelming Neighbor Support:** Over 250 verified letters of support have been submitted by the immediate neighborhood.
- **Public Safety Endorsement:** The **Los Angeles Fire Department (LAFD)** formally recognizes MTC as a "responsible neighbor" with **zero** history of noise or safety complaints.
- **Philanthropic Pillar:** Local schools (**Wonderland Elementary** and **Campbell Hall**) identify the club as a critical partner for educational fundraising.
- **Property Value Protection:** Real estate experts from **The Agency** and **Equity Union** confirm that these modernizations support neighborhood stability and property assessments.

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## Refined Supplemental Findings

### 1. Hardship and Practical Difficulties

The strict application of the A1 zoning code results in a "functional obsolescence" of the facility. The current layout forces staff and members to traverse a **125-foot path** involving multiple elevation changes and a narrow, high-traffic breezeway that serves as the primary kitchen exit. This creates a chronic safety hazard for employees carrying heavy, breakable loads—a hardship that can only be resolved by centralizing service on the existing outdoor deck.

## 2. Special Circumstances

The subject property is unique due to its massive **288,142.9 sq. ft. size** and dramatic hillside topography. These physical constraints have resulted in the extreme isolation of the outdoor assembly area from the central building's infrastructure. This specific "distance-and-elevation" barrier is a special circumstance not shared by smaller, flatter residential properties in the same zone.

## 3. Public Welfare and Neighborhood Impact

The variance will not be detrimental to the public; rather, it improves the welfare of the neighborhood. The **LAFD** has validated the club's perfect operational record. Furthermore, the project uses a "Warm Gray" and "Natural Wood" palette (as shown in the **Materials Board**) to ensure aesthetic harmony with the hillside. The overwhelming support from 250+ neighbors proves that those most affected by the zoning are the strongest advocates for this safety improvement.

## 4. General Plan Consistency

The project furthers the **Plan for a Healthy Los Angeles** by facilitating safer, outdoor gathering—a vital health recommendation for the elderly and immunocompromised members of our local community. By supporting the operational efficiency of a non-profit that hosts fundraisers for **Wonderland Elementary** and **Campbell Hall**, the city is preserving a critical community-serving asset.