
Flamingo Hotel Health Club – Pickleball Courts

Minor Conditional Use Permit

File No.CUP23-066

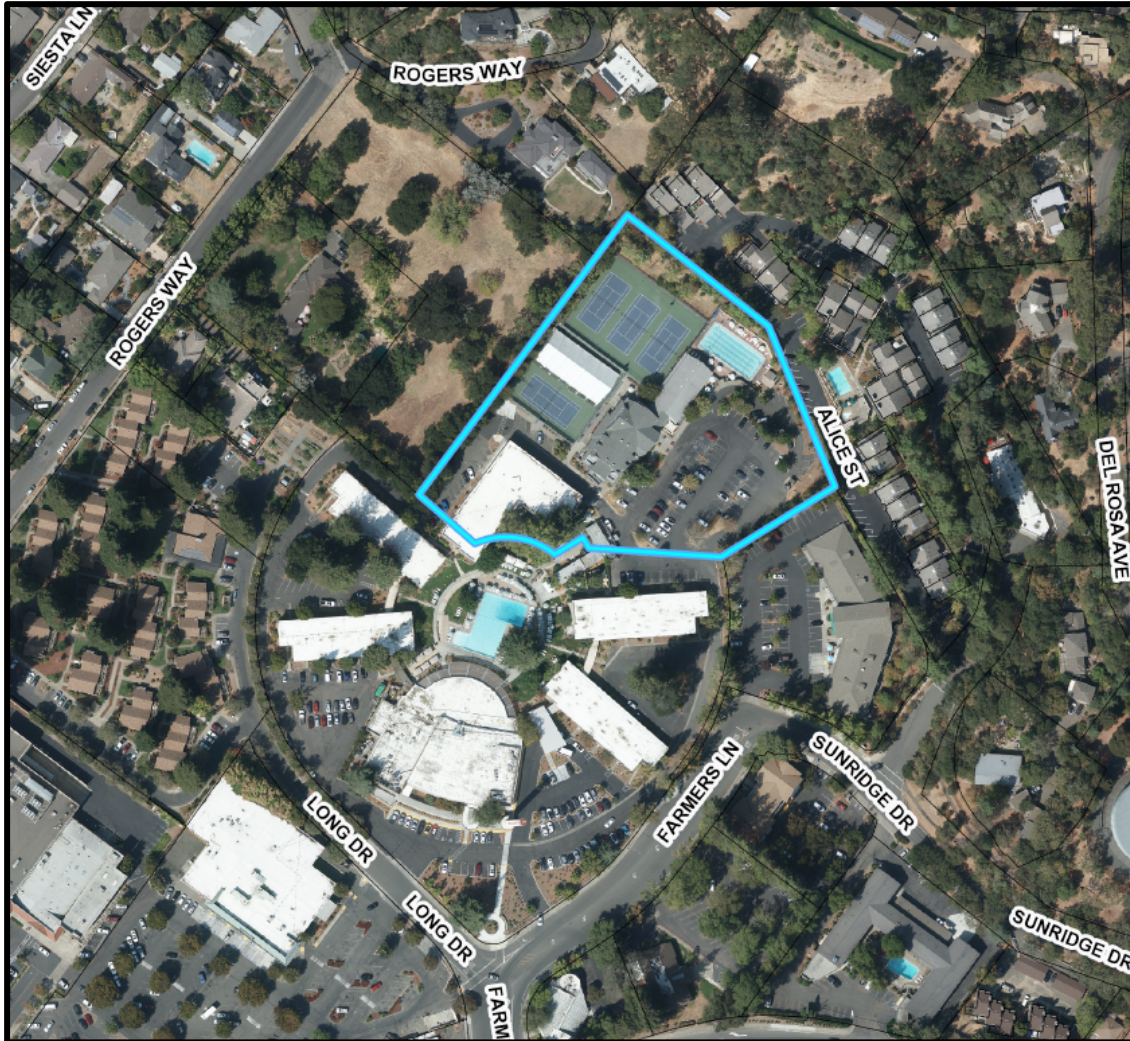
2777 4th Street

May 16, 2024

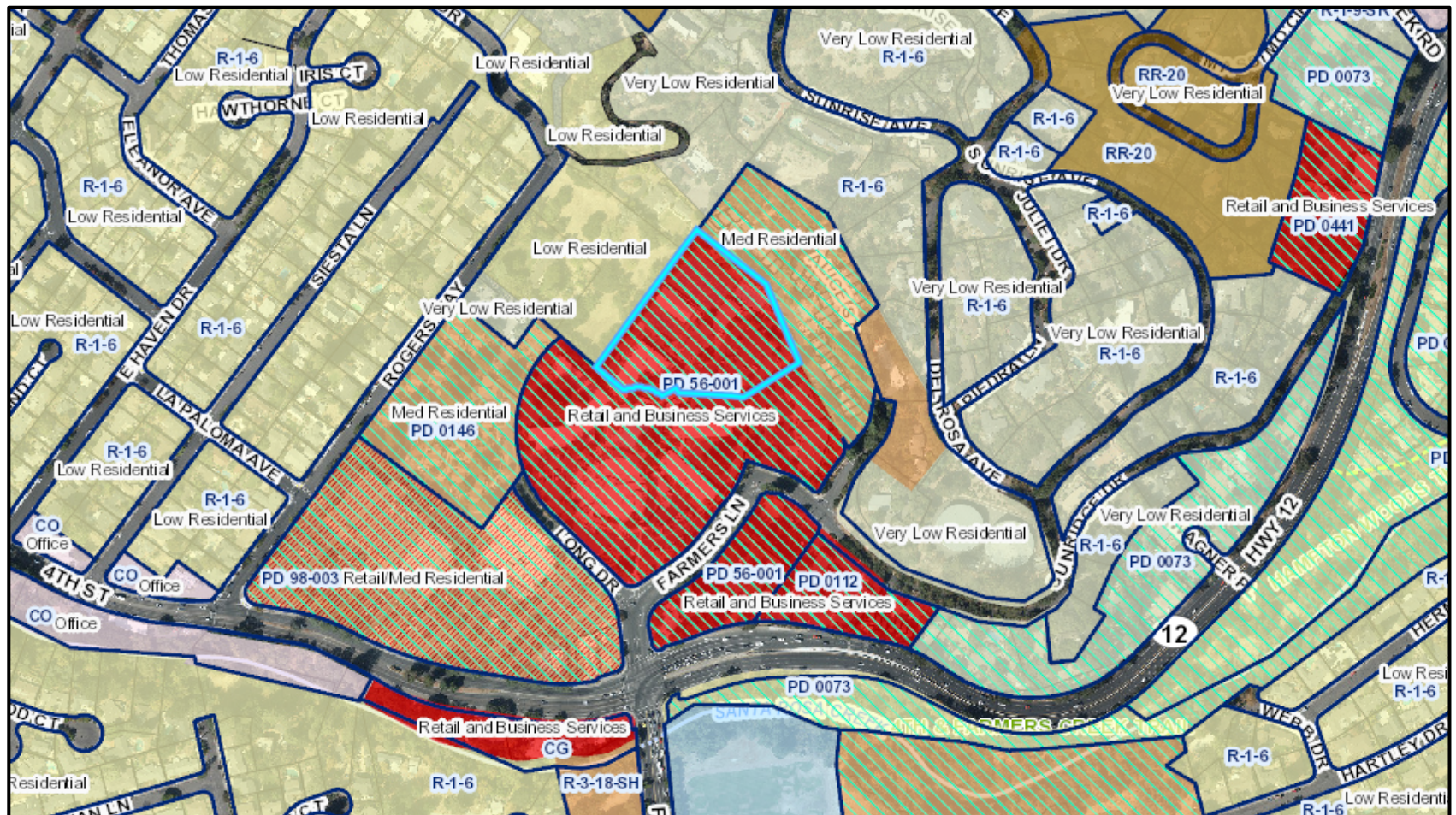
Monet Sheikhali, Senior Planner
Planning and Economic Development

A Minor Conditional Use Permit to allow the continued operation of a Health Club (sports and active recreation facility), including multi-use sport courts.

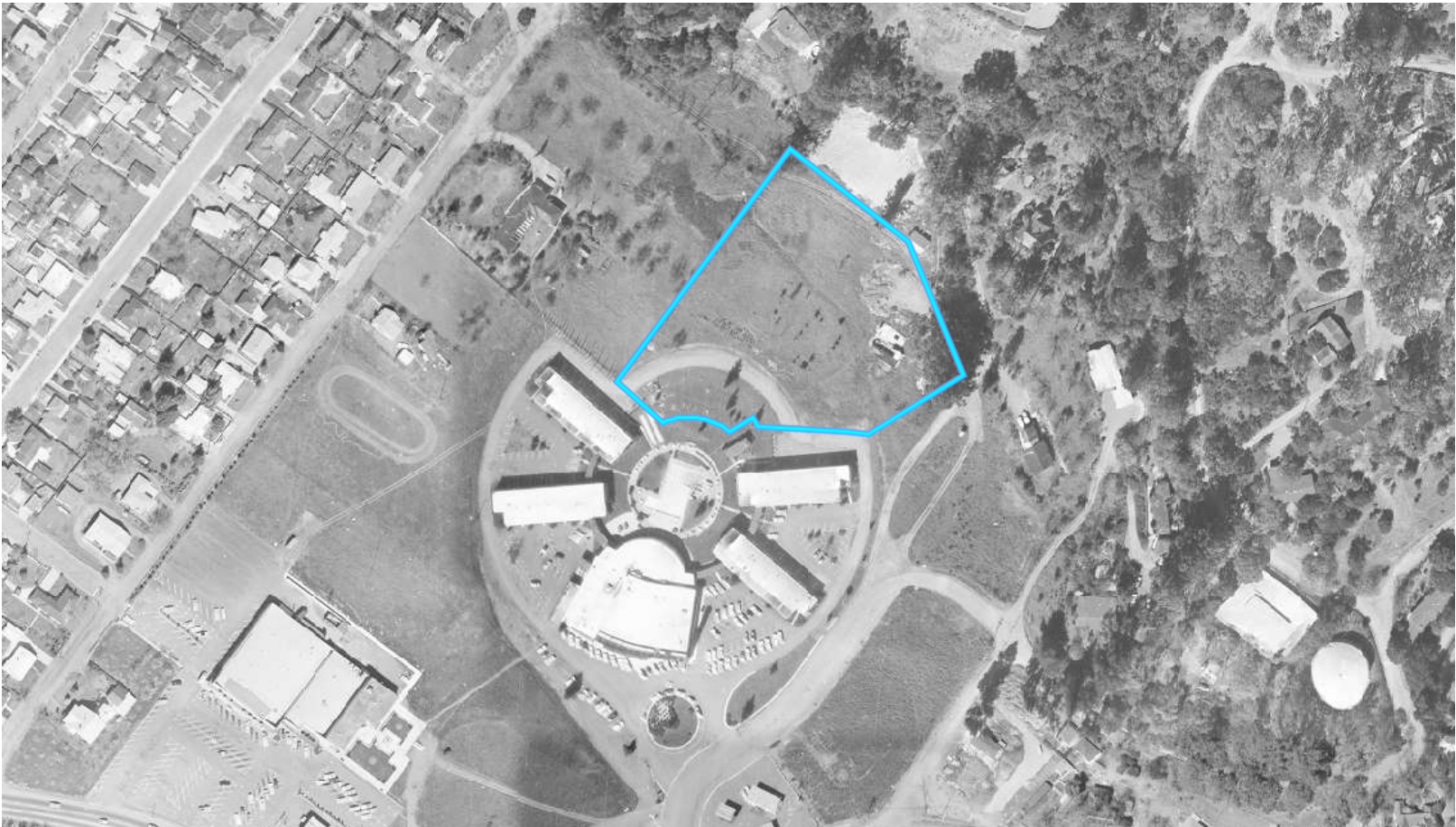
2777 4th Street Project Site



Zone: PD 56-001
GP: Retail and Business Services



The hotel was built in 1957



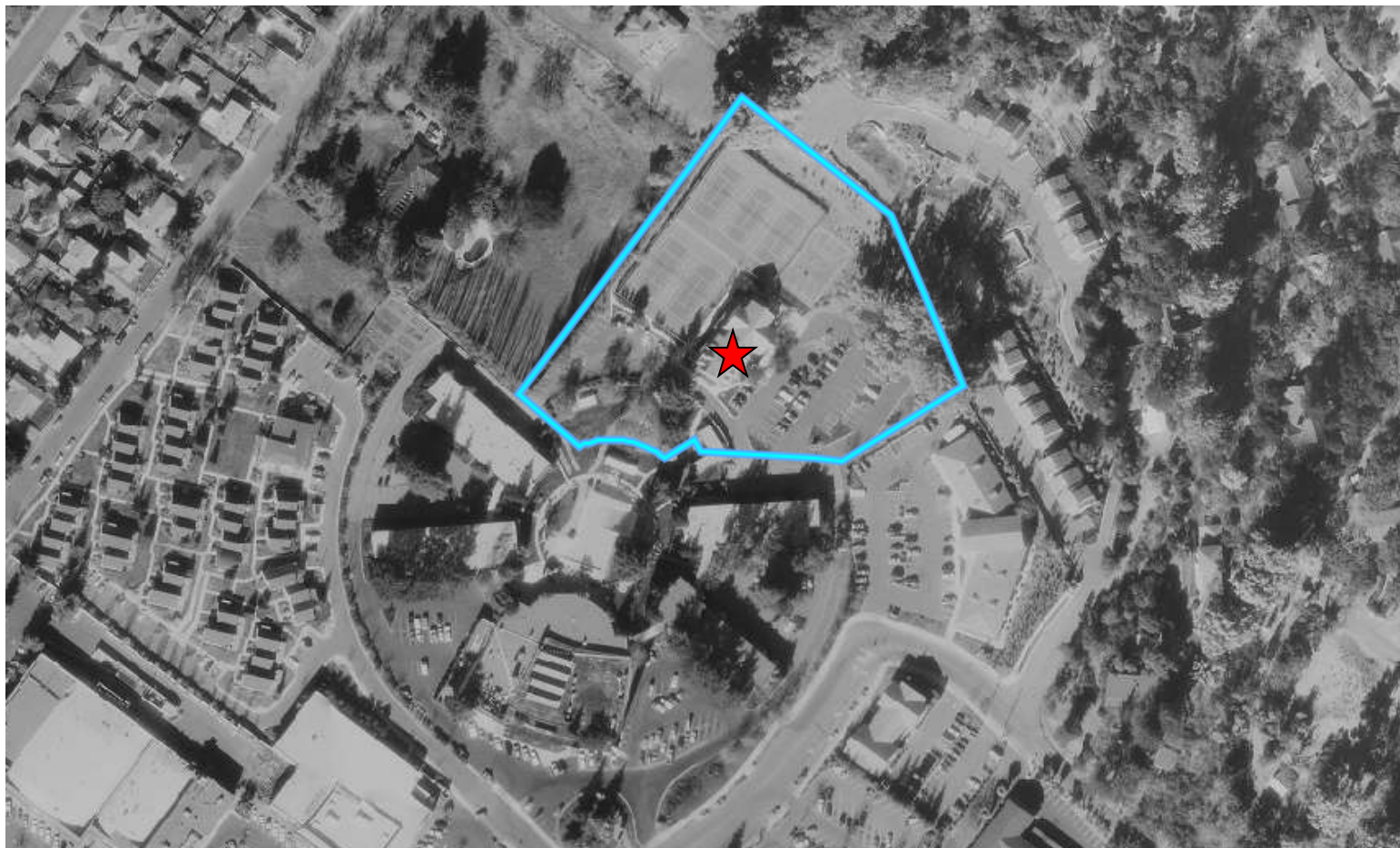
1963 Aerial View

In 1987, a two-story tennis and health club, a childcare facility, and exercise rooms were approved



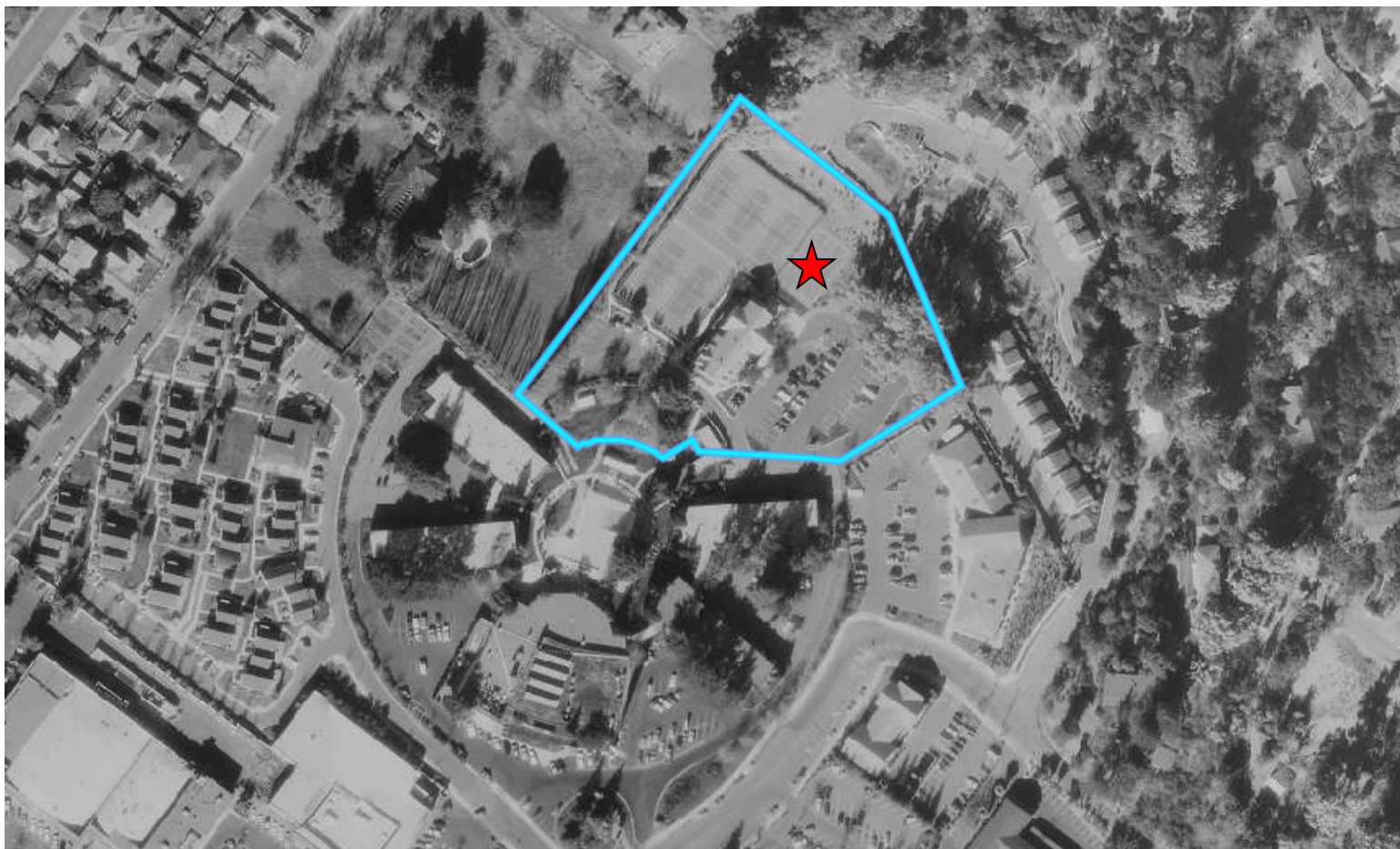
1987 Aerial View

1988, 10,000-sf tennis club was approved



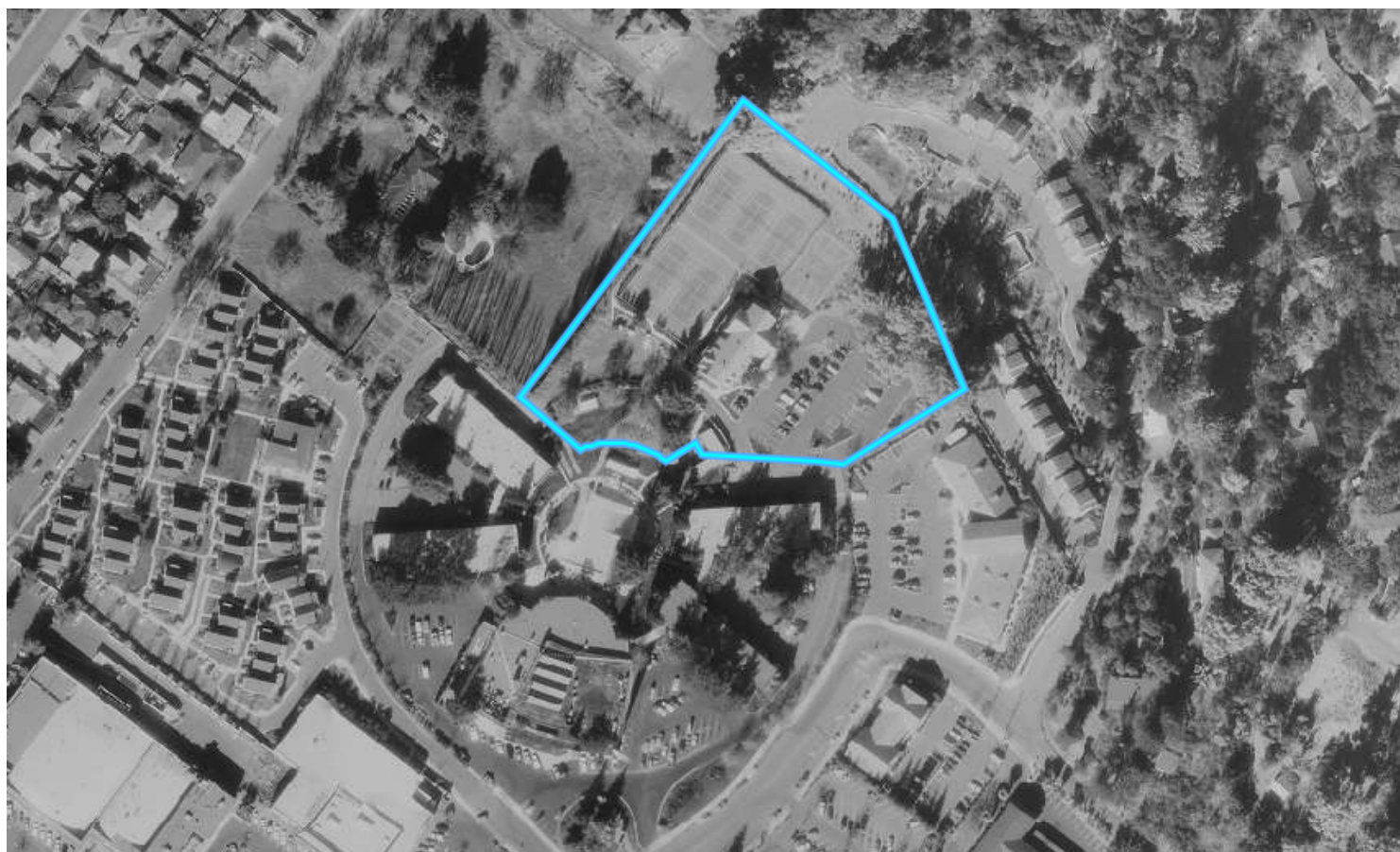
1991 Aerial View

1989, a new basketball court and jogging track were approved



1991 Aerial View

1989, an application for two racquetball courts and to revise the location of the basketball court was submitted



1991 Aerial View

1996, expansion of the resort and addition to the existing gym were approved



2001 Aerial View

2003, a new squash court and exercise room were approved to be constructed on one of the tennis courts, but it was not constructed

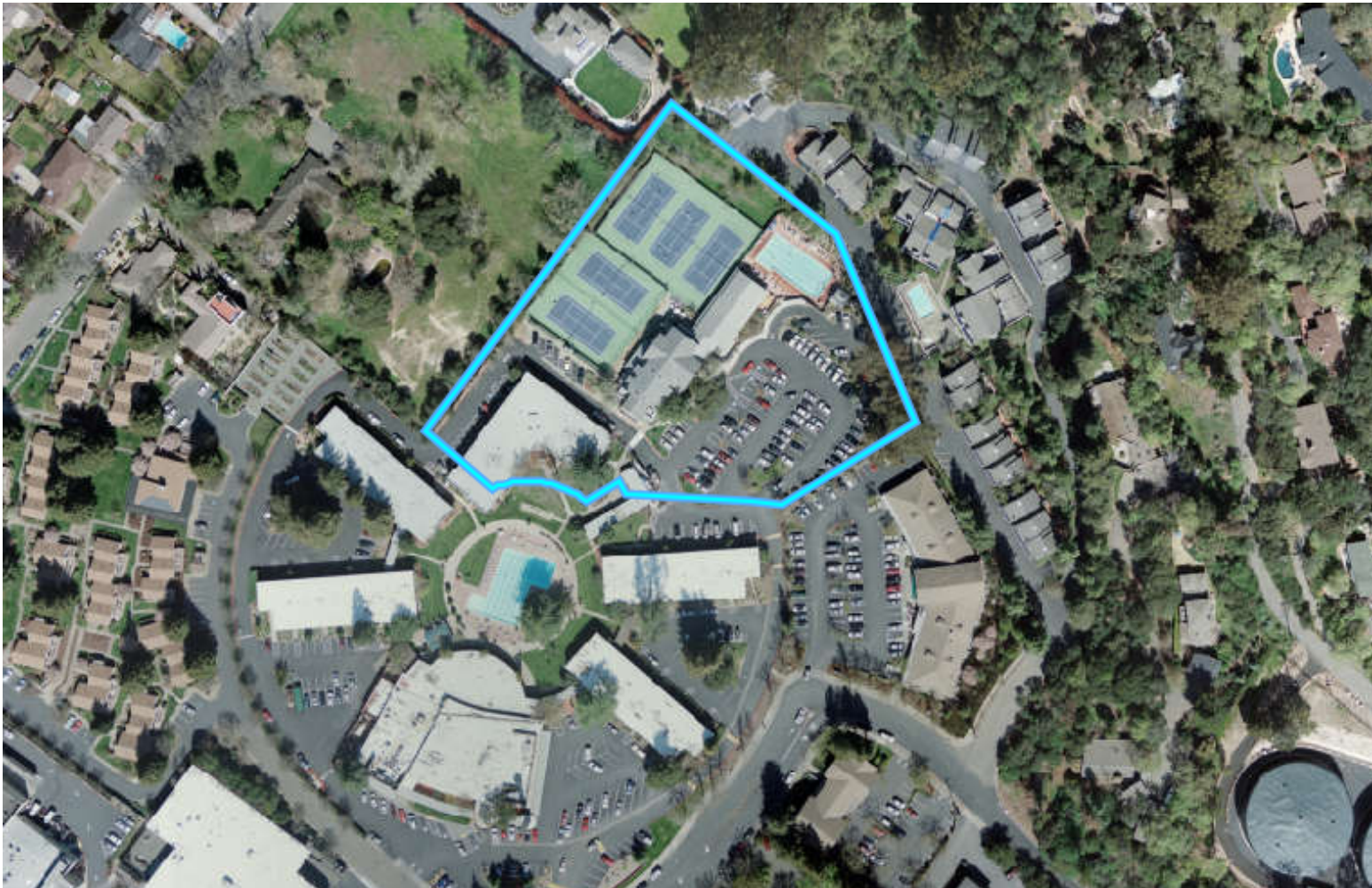


2001 Aerial View

2004, a new lap pool was approved



2005 Aerial View



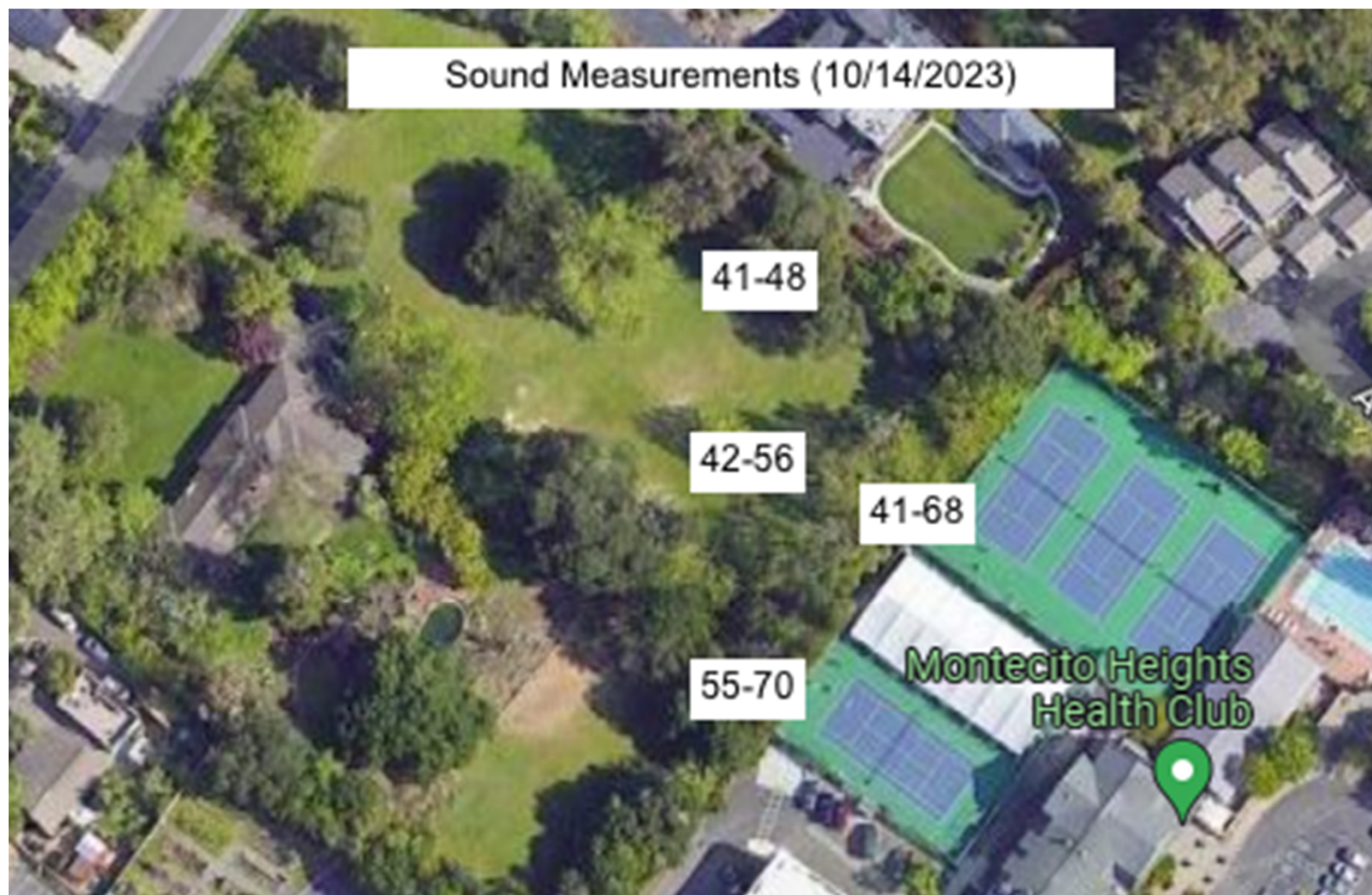
2009 Aerial View

December 5, 2022, a complaint was received for an outdoor tent covering a tennis court without a permit and loud noise related to pickleball outdoor activities

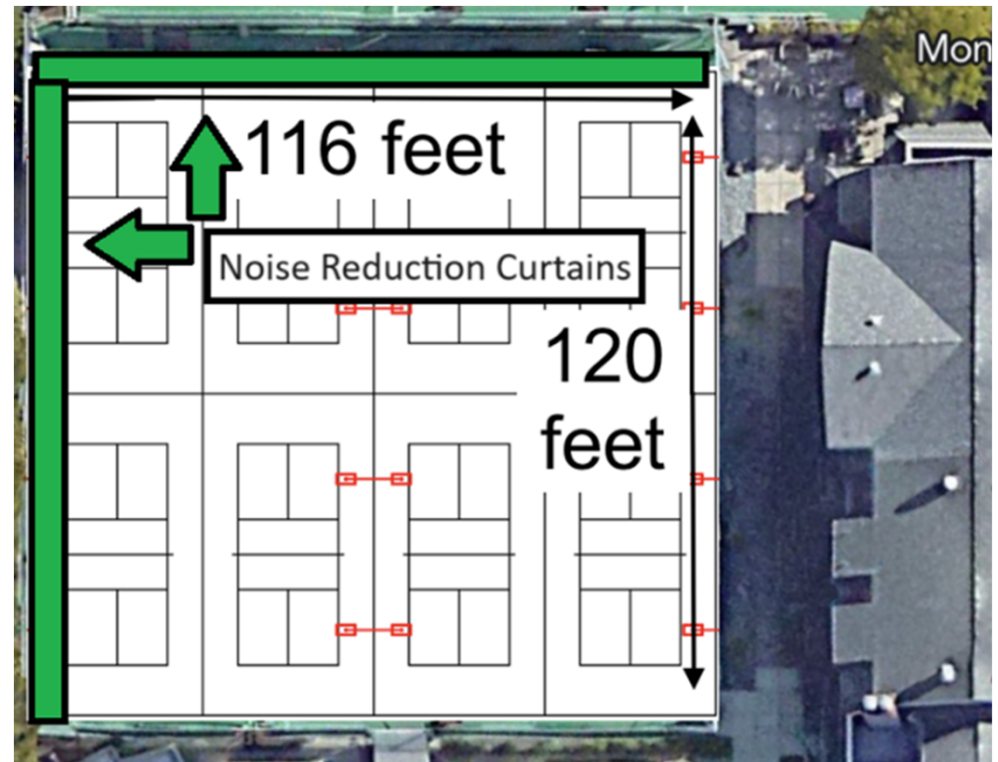


2022 Aerial View

Sound Measurements



Proposed Pickleball Courts



Proposed Pickleball Courts



Since the project was notified on November 15, 2023, we have received comments and questions regarding:

- Noise concerns
- Court hours
- Parking demand



The proposed project has been reviewed in compliance with the California Environmental Quality Act (CEQA) and qualifies for two categorical exemptions:

- Section 15301 - Minor alteration to an existing facility

Recommendation

The Planning and Economic Development Department recommends that the Zoning Administrator, by resolution, approve the Minor Conditional Use Permit for the property located at 2777 4th Street.

Questions

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