

Kolarik, Mark

From: Kolarik, Mark
Sent: Thursday, May 16, 2024 8:56 AM
To: Toomians, Kristinae
Cc: Sheikhal, Monet; Hartman, Suzanne; Bisla, Sachnoor; Murray, Susie
Subject: Late Correspondence - May 16, 2024 Zoning Administrator Meeting
Attachments: May 15, 2024 - Supplemental.pdf

Zoning Administrator Toomians,

Please find attached supplemental late correspondence for Item 6.1 – Public Hearing - Conditional Use Permit for Pickleball at Flamingo Global Court.

Thank you,

Mark Kolarik | Senior Administrative Assistant

Planning & Economic Development | Administration
100 Santa Rosa Avenue, Room 3 | Santa Rosa, CA 95404
Tel. (707) 543-4663

May we have your feedback?



www.srcity.org/PEDFeedbackSurvey

From: Sheikhal, Monet <msheikhali@srcity.org>
Sent: Thursday, May 16, 2024 8:34 AM
To: Kolarik, Mark <MKolarik@srcity.org>
Subject: late correspondence

Good morning Mark,

Please see the attached late correspondence for the first item on the agenda.

Thanks.

Monet Sheikhal | Senior Planner

Planning and Economic Development | 100 Santa Rosa Avenue, Room 3 | Santa Rosa, CA 95404
Tel. (707) 543- 4698 | Fax (707) 543-3269 | msheikhali@srcity.org



Kolarik, Mark

From: Sheikhal, Monet
Sent: Wednesday, May 15, 2024 4:55 PM
To: Kolarik, Mark
Subject: FW: [EXTERNAL] The Club at Flamingo CUP-23-066 Sound Test Readings

See the email.

Monet Sheikhal | Senior Planner
Planning and Economic Development | 100 Santa Rosa Avenue, Room 3 | Santa Rosa, CA 95404 Tel. (707) 543- 4698 | Fax (707) 543-3269 | msheikhal@srcity.org

-----Original Message-----

From: Nicholas Allen <nicholasallen@yahoo.com>
Sent: Wednesday, May 15, 2024 4:50 PM
To: Sheikhal, Monet <msheikhal@srcity.org>
Subject: Re: [EXTERNAL] The Club at Flamingo CUP-23-066 Sound Test Readings

Monet,

Please feel free to forward the following to anyone you see fit:

After receiving a notice in the mail, I reached out to Monet for more information. She provided all the documents submitted by the applicant, including a "Project Narrative" and a "Noise Letter," as well as documents from prior permit activity involving the health club.

In a letter dated March 18th, the owner of JMC Lighting claims the installation of an 11.1-foot high noise barrier at the Flamingo's proposed Pickleball courts would reduce noise levels emanating into the adjacent residential areas by 15 dBA. Other attachments included with this letter go on to contradict this claim.

The letter claims a study done with the JMC Acoustic Sound Barrier curtains in Walnut Creek demonstrates these barriers would have the same effect at the Flamingo. However, the two cases are non-congruent. The barriers alone do not account for all of the reduction in noise level. Proximity plays a major role. Measurements taken from residential areas at the Walnut Creek site were 99 feet or more from the Pickleball courts. The courts at the Flamingo appear to be only about 10 feet from where offending sound level measurements were taken.

In fact, the role of distance on sound dampening is clearly laid out by other attachments sent with the JMC letter. From the last page: "Even at 100 feet, with consideration for equipment and sound barriers, the level could be about 52 dBA," This aligns very closely with the readings taken in Walnut Creek.

This attachment also points out how doubling the distance will reduce the level by 6dB. The inverse is also true, the level will increase 6dB each time the distance is halved. Using JMC's numbers, sound levels 25 feet from a court with these barriers installed is expected to be 58dBA. At the Flamingo property line, this would be over 60dBA!

Further, it seems there is not enough data available for anyone to make an informed decision. The two-page letter from JMC, as obtained by the city, appears to be missing at least one page. Monet has informed me this is the way the letter was submitted to the city. Also, the Walnut Creek study does not take the topology of the surrounding neighborhood into account. It is unreasonable to assume a 10-12 foot tall barrier would serve equally for a single story dwelling on a level grade and a two story apartment up a hill.

I am opposed to this permit being issued based on the lack of clear information.

Nick Allen
707-835-4365

From: [Ellie Schafer](#)
To: [Sheikhali, Monet](#)
Subject: [EXTERNAL] Re: Pickleball courts at the Flamingo
Date: Wednesday, May 15, 2024 8:29:56 PM

Hi Monet -

I cannot make the meeting tomorrow but wanted you to know that the Flamingo addressed all of the concerns that were expressed in my original email.

They have been very open and honest about the plans and their desire to be good neighbors and work with the community.

I appreciate their communication and open forum and no longer have any concerns.

Ellie
415-515-8808

On Wed, Dec 6, 2023 at 4:23 PM Ellie Schafer <ellieschafer@gmail.com> wrote:

Hi Monet –

I left a message for you earlier. Thought I would try email as well.

We live at 107 Alice Street and got a flyer about some pickleball courts being put in at the Flamingo. We live right behind the flamingo and the club where the courts are being proposed.

I have a couple concerns I hope you can address.

The flyers states Hours – 9 am – 7 pm during summer months and 9 am – 5 pm in winter. Will the courts only then be available in summer and winter, or will they be all year long? If all year long, can you let me know what months constitute summer months and which one winter months?

9 am includes warming up time, correct -- meaning they can't start playing/warming up, prior to 9 am?

If there is a noise complaint for some reason, where would we file a complaint? With the Flamingo or with the City?

We were at the Flamingo the other night for their Sippin' Santa pop up and one of the waiters told us that their goal was to turn all the courts into pickleball courts and have tournaments which means they would add at least 10 more courts for a total of 18 and host tournaments. Do you know if that is part of the plan?

Thanks

Ellie

415-515-8808