

Flamingo Resort & Spa

RE: Narrative of Minor Use Permit Pickleball – Minor Use Permit & Sound Test

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Revised Submission: 4.8.24

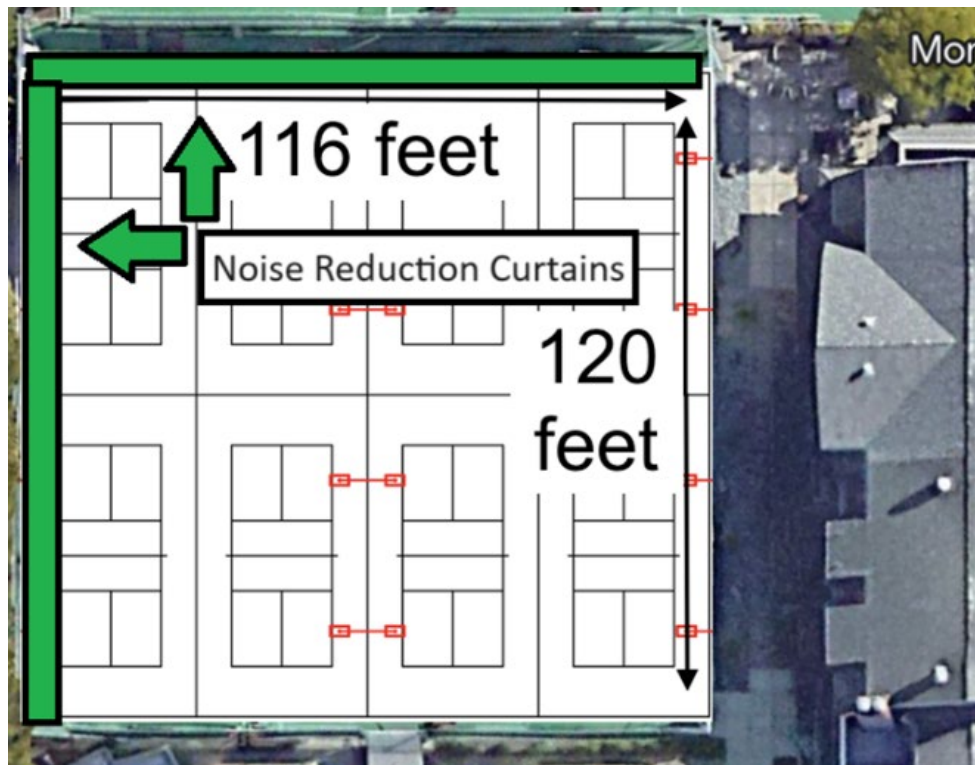
1. City notified Flamingo Resort & Spa that complaints have been submitted regarding the noise of Pickleball being played on the courts of the Montecito Heights Health Club
2. Upon further investigation, the city determined to send a Cease and Desist of all Pickleball and submit a Minor Use Permit to change the use of the courts to allow for Pickleball.
3. A Minor Use Permit was submitted on 10.14.23.
4. A Walk-In approval of adding sound mitigation tarps to the fence line was approved on 10.14.23
5. Flamingo submitted the application and the following documents:
 - a. Readings from Sound Test conducted by Flamingo Dir of Tennis, Lizzette Marquez, Code Enforcement Officer, and Susie Murray, Supervising Planner
 - b. Application
 - c. Paid the fees associated with Permit and Walk-In permits
 - d. Narrative
 - e. Information on the Sound Mitigation tarp and photo of placement of tarps on fence
 - f. Quote from resurfacers, First Serve to add 8 Pickleball courts on Courts 1 & 2 and keep a removal net for Tennis on Court 2
 - g. Photo of what Court 1 and 2 will look like with the proposed 8 Pickleball courts
6. Proposed hours of Pickleball Play – 9am-7pm March-October and 9am-sundown Nov-Feb
7. The rise of Pickleball popularity is a nation wide experience and Santa Rosa has seen a significant demand for Pickleball courts in the public parks as well as almost all clubs have incorporated Pickleball into their Tennis court play.
8. Flamingo Resort & Spa care about the concerns of their neighbors and feels the official establishment of 8 Pickleball courts will in no way exceed the City's requirements for sound regulations.
9. The loss of Pickleball to the operations at Flamingo has caused hardship to staff who have experienced less work due to the Cease and Desist and the loss of taxable revenue to supports the City and Counties resources, as well as the businesses bottom line. Additionally, the membership is a strong community that serves many members that have been part of the Montecito Heights Health Club as founding members for over 30 years. The variety of services and programming the Club offers members supports the community feel and attraction to the membership at large. Pickleball was/is and fast growing social sport that was/is building more community at the club and allows for additional revenue streams for the business.

The health club offers the following recreational activities:

- i. Tennis, Youth Tennis – regular play, clinics, private, social Round Robbins, and league play
- ii. The courts are sometimes used for other “bootcamp” fitness classes, clinics, and private sessions.
- iii. A basketball backdrop on court 1 is currently not in operation due to a broken part. We are waiting to determine the location once Pickleball is returned to the club and are considering a move to Courts 3-5.
- iv. Racquet Backboard - will relocate to Court 3, 4, or 5 to remove the balls over the fence for our closest neighbor.
 - i. A lap pool adjacent to the courts that is open during all operational hours of the club.
 - ii. Proposed pickleball - will have regular play, clinics, private, social Round Robbins, and potential tournaments. Should leagues become a standard in the sport, we would invite this option.

The health club provides 97 on-site parking spaces, with additional parking available nearby during peak demands. No additional parking will be necessary for the proposed pickleball courts.

The health club is proposing to install a noise mitigation tarp (sound barrier) on the existing 11.1 ft fence around the tennis courts 1 & 2 proposed to be used for pickleball courts. The tarp location will be on the cyclone fence closest to our nearest neighbor (120 Feet of the fence) and the fence that wraps around toward Courts 3-5 (116 feet of the fence), which will mitigate sound toward our closest neighbor and to the neighbors above the resort/club expressing concerns (see the image below). We have information from a tarp installer, [Pickle Noise Block \(jmclightingllc.com\)](http://jmclightingllc.com). The website provides studies, shows videos, and gives detailed information about the studies on the pickleball courts.



Additionally, the health club has received the 2 new Owl Paddles that have noted sound mitigation properties. Our team has played with these rackets, and we will review the overall sound mitigation benefits. The company's technology information can be found here: [Technology | OWL Sport \(owlpaddle.com\)](https://www.owlpaddle.com). These paddles are classified as "Quiet Category," and their website has sound videos and statements that these paddles reduce noise by more than 50%. These paddles are endorsed by tennis giant John McEnroe. Additional articles can be found, but here is one for quick reference: [Scientists Are Trying to Make Pickleball Quieter - Men's Journal \(mensjournal.com\)](https://www.mensjournal.com). These paddles are expected to become the industry's gold standard. The club will purchase a quantity for member/guest court rental use for those who come without their own equipment. However, it is currently uncertain whether all players will be required to use the new paddles. The club is optimistic that installing tarps on the fence will significantly reduce noise levels.

There is discussion about hosting tournaments, with minimal audience attendance, for internal members, which is normal club practice and has been occurring for years in the Tennis category, and being a host property, in conjunction with other local parks and properties when the Pickleball Association is planning tournaments in the county/region. No confirmed tournament dates are discussed, and this would replicate a normal busy play day of members playing at the club.

The club is aware of the neighbor's concerns regarding tennis balls going over the property line fencing. The conversion of the 2 courts closest to the adjacent neighbor, removal of the primary play of tennis on these courts, and relocation of the backdrop board to the top courts would prevent tennis balls from going over the fence to the neighbor's property; instead, balls would only go into the Flamingo Property.