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# Flamingo Hotel Health Club – Pickleball Courts

## Minor Conditional Use Permit

File No.CUP23-066

2777 4<sup>th</sup> Street

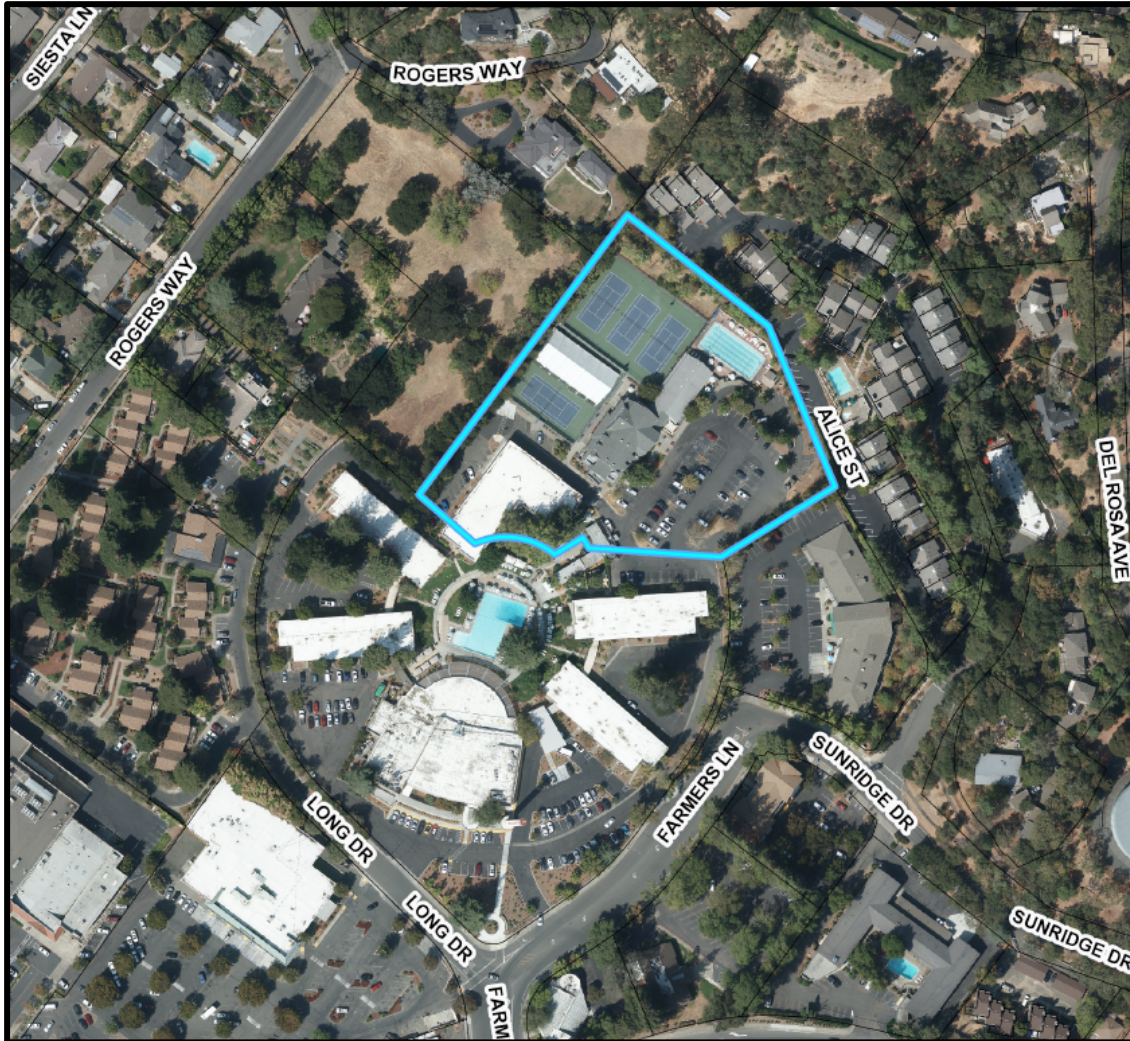
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May 16, 2024

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 4<sup>th</sup> Street Project Site

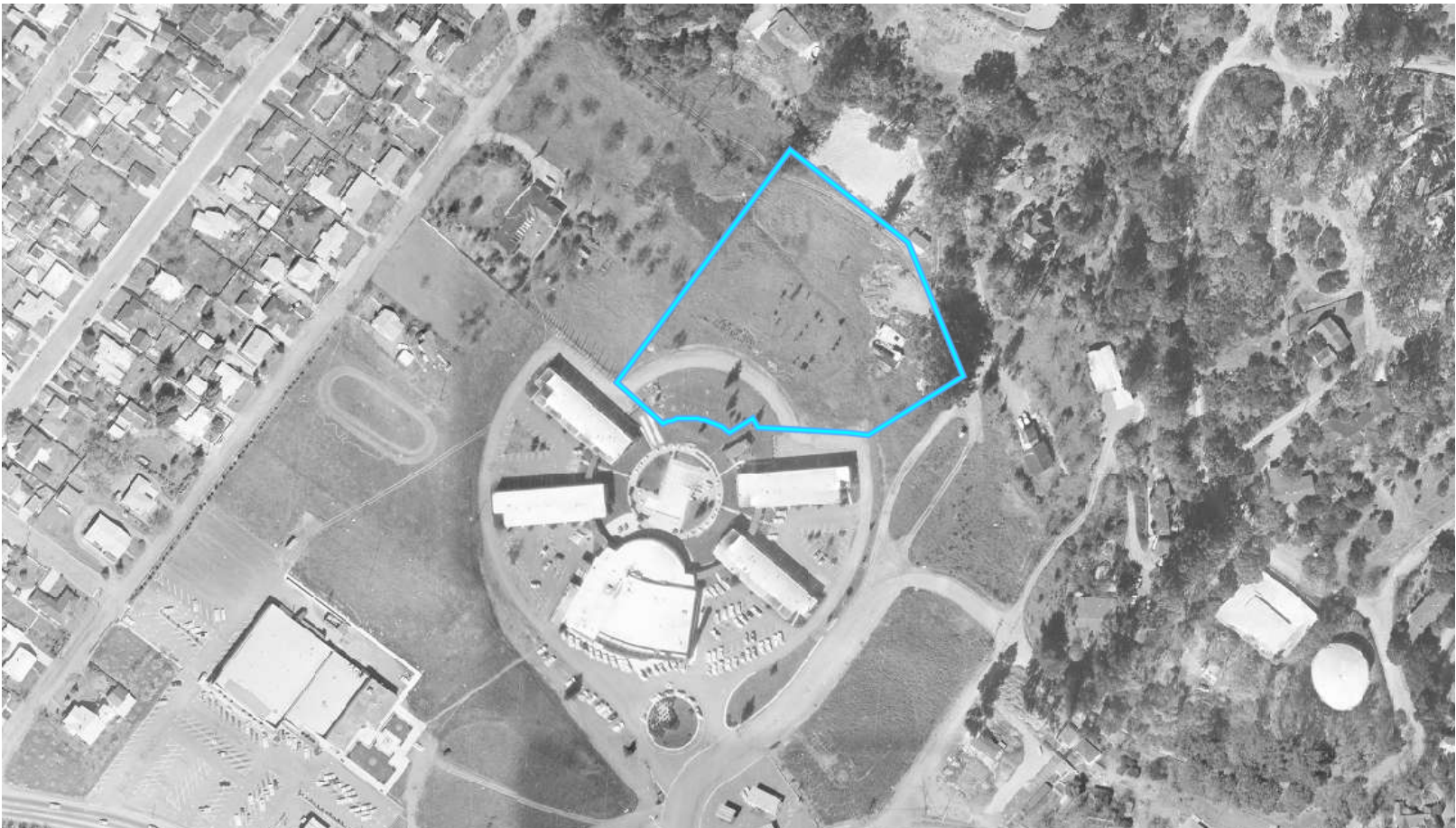








The hotel was built in 1957



1963 Aerial View

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



1987 Aerial View

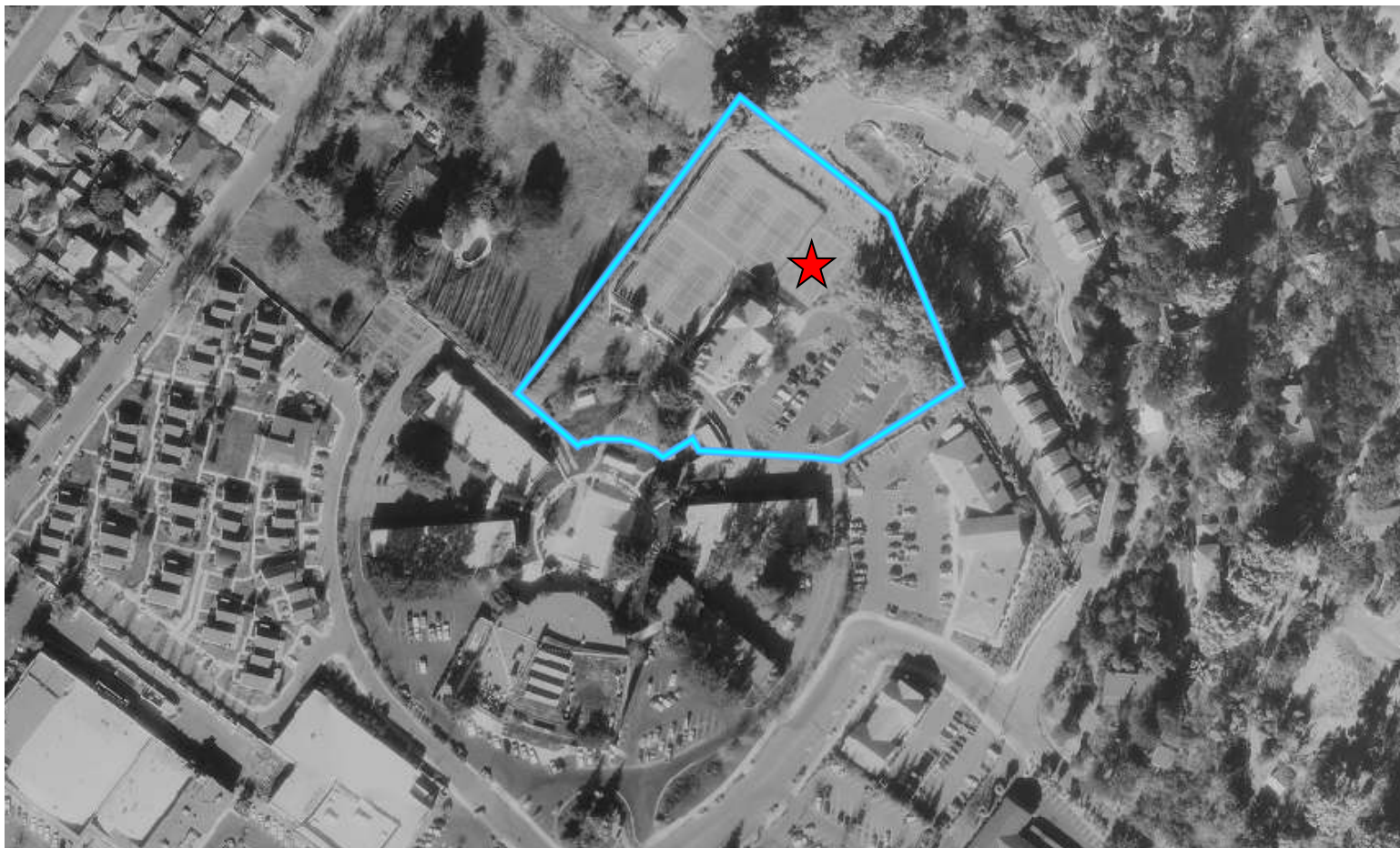


1988, 10,000-sf tennis club was approved



1991 Aerial View

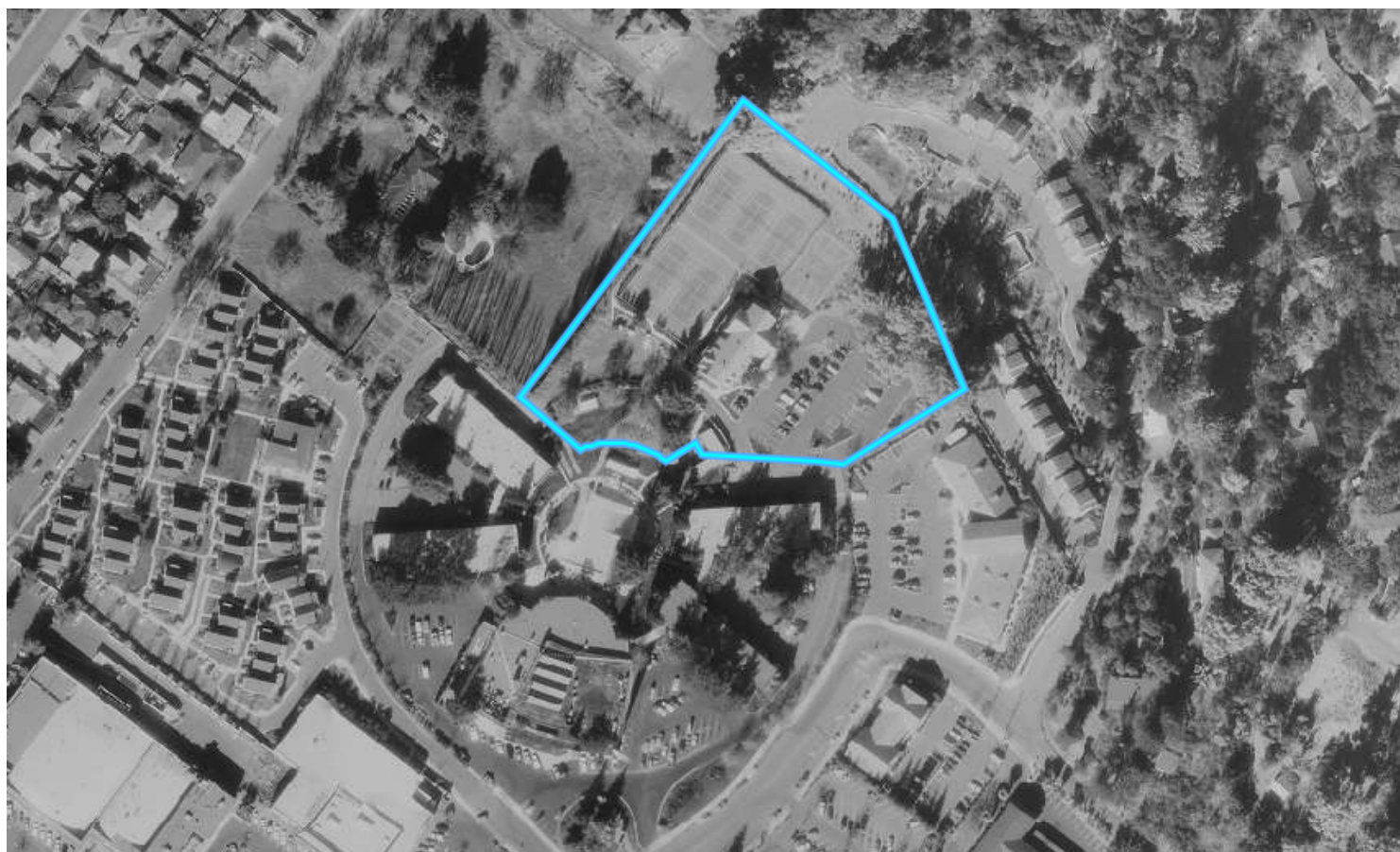
1989, a new basketball court and jogging track were approved



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



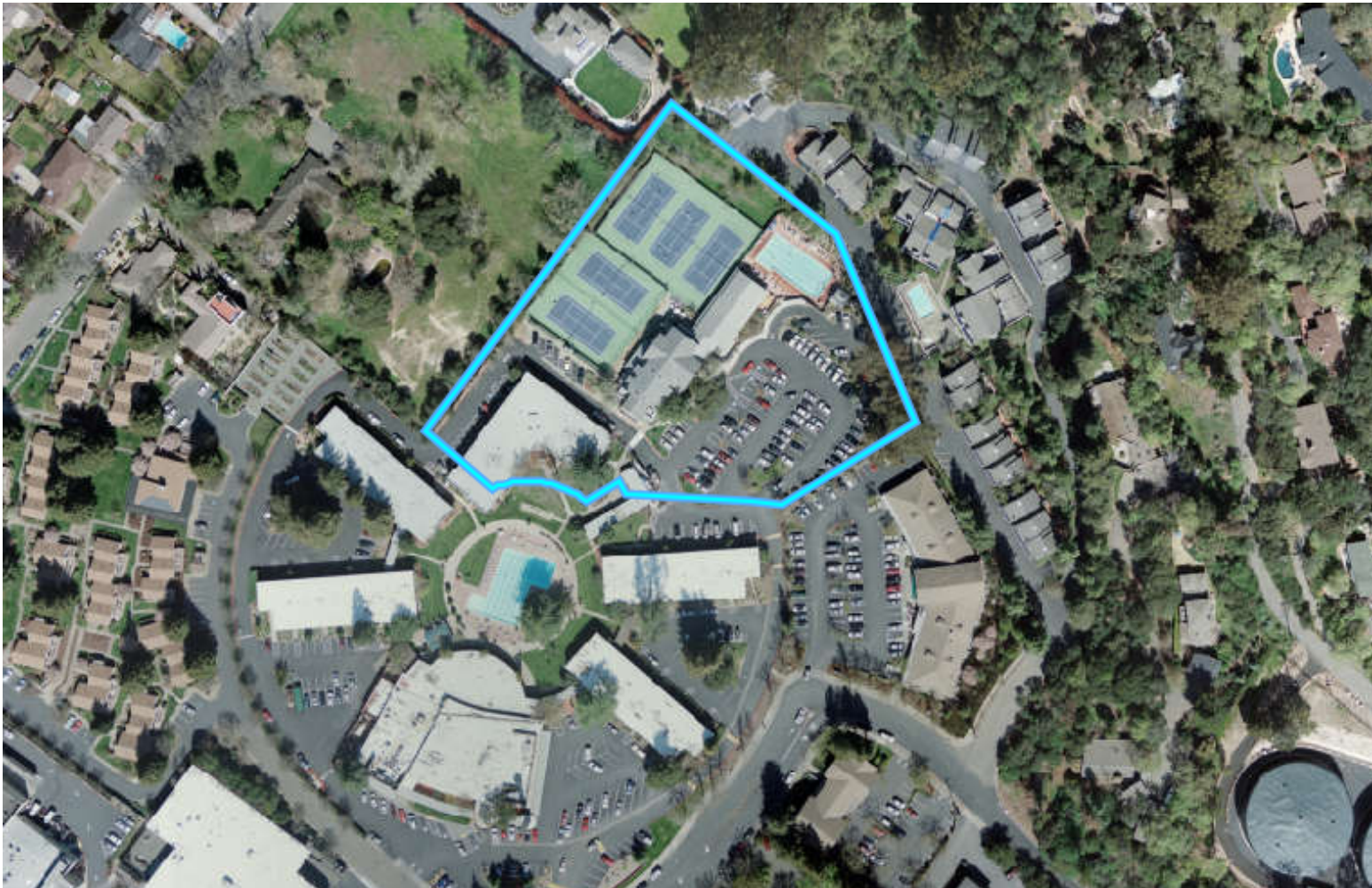
2001 Aerial View

2004, a new lap pool was approved



2005 Aerial View





2009 Aerial View



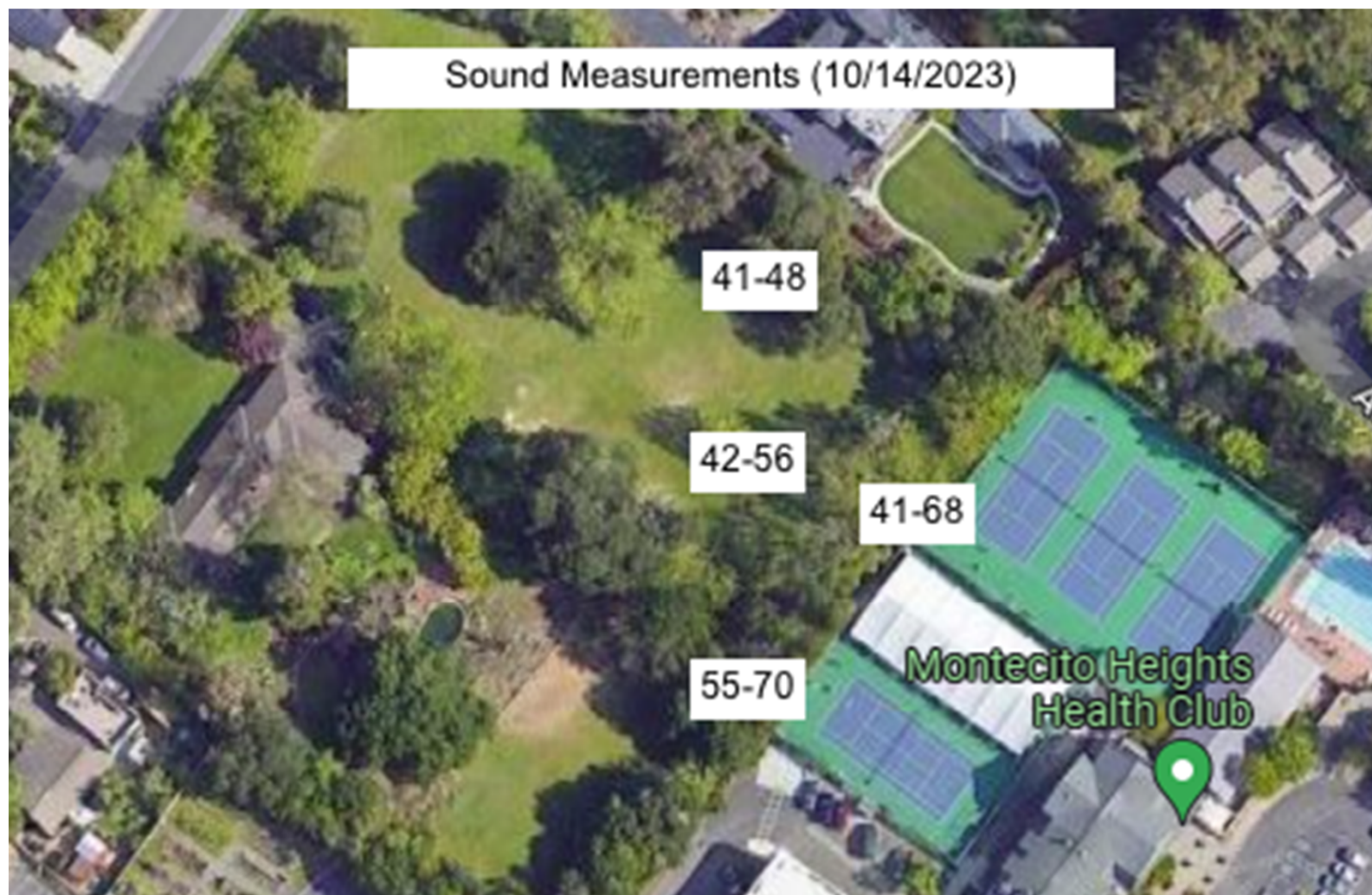
December 5, 2022, a complaint was received for an outdoor tent covering a tennis court without a permit and loud noise related to pickleball outdoor activities



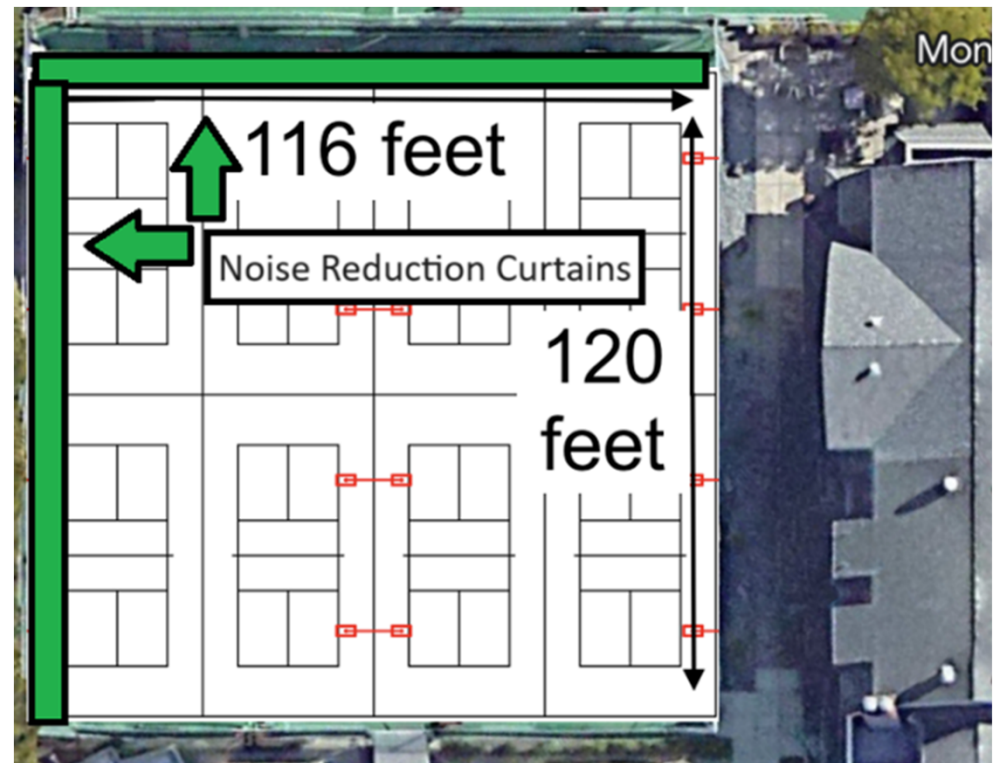
2022 Aerial View



# 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 a categorical exemption:

- 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 4<sup>th</sup> Street.

### Questions

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