

**From:** [Sheikhali, Monet](#)  
**To:** [michael arnold](#)  
**Cc:** [Mark & Jamie Hulsman](#); [The Woodlands HOA](#); [Ashlee Staroba](#); [Kathy Larocque](#)  
**Subject:** RE: [EXTERNAL] Notice of Application By Global Court (Montecito Heights Health Club) File # CUP23-066  
**Date:** Thursday, November 30, 2023 8:03:00 PM

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Hi Arnold,

Thank you for your email.

For the complete permit history of this site, please submit a public record request at <https://cityofsantarosaca.nextrequest.com/>.

I can schedule a face-to-face meeting with you next Friday, December 8<sup>th</sup>, from 10 to 12. Would that work for you? if that day doesn't work, let me know what days and times would work for you. Also, could you please let me know the number of people who will be attending? I will need to know before reserving a room for our meeting.

I will reach out to the applicant and ask about any tournaments for pickleball at this location and share your email with her.

Also, I will keep your email on file as public comments.

Let me know if you have any questions.

Have a great night,

**Monet Sheikhali | 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](mailto:msheikhali@srcity.org)



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**From:** michael arnold <mjarnold95404@yahoo.com>  
**Sent:** Wednesday, November 22, 2023 5:23 PM  
**To:** Sheikhali, Monet <msheikhali@srcity.org>  
**Cc:** Mark & Jamie Hulsman <malahau@msn.com>; The Woodlands HOA <board@woodlandsoa.com>; Ashlee Staroba <ashleestaroba@gmail.com>; Kathy Larocque <larocque@sonic.net>  
**Subject:** [EXTERNAL] Notice of Application By Global Court (Montecito Heights Health Club) File # CUP23-066

I received the Santa Rosa City Notice of Application regarding "Change of Use Permit"

I have cc'd a few of my neighbors that would like to be included in all our correspondence.

I would like to request a Chronological History of MHHC's Original Use Permits.  
Club Building Permits, Spa Building, Pool Construction, Change of direction of lower courts and addition

of the basketball court also parking lot addition.

My request for the Chronological History of Permits for MHHC would give all concerned the parameters that MHHC should be following and allow for neighbors responses.

Per your request! Before we have a face to face at the City offices I will give you information that I have accumulated regarding Montecito Heights Health Clubs request to convert three tennis courts to Pickleball.

1) MHHC converted one tennis court to Pickleball during the Covid months, without requesting a Change of Use,

2) I began my quest for information regarding the change from tennis to Pickleball in December 2022. Code Enforcement Case # CE22-1216.

It was at this time I assumed the change to Pickleball was not temporary.

3) Members of MHHC had been informed that the club was going to install lights and convert the top three courts to Pickleball in conjunction with the hotel to have large scale tournaments sponsored by The Flamingo.

4) The members interested in tennis where informed that USTA & the Women's League play would no longer be available because it requires 3 courts to field an event.

5) The application for the changes of now two courts do not address the increased parking that will be required by the club to handle such large events.

Two courts converted to 8 Pickle Ball courts would allow for 32 players playing simultaneously. With a field of players 3 times or more that number in a rotating tournament format.

6) According to one study by a retired engineer, a solid pickleball hit registers 70 decibels of noise, as much as a vacuum cleaner. The sound test done by Code Enforcement could not possible equate to the sounds during the full use of 8 courts.

I would ask that the neighbors that have been cc'd that have additional information or questions please use this or private emails to respond to this issue.

Michael J Arnold  
2200 Rogers Way  
Santa Rosa Ca 95404  
707 477-7209  
[mjarnold95404@yahoo.com](mailto:mjarnold95404@yahoo.com)

**From:** [Sheikhali, Monet](#)  
**To:** [Kerry Bodine](#)  
**Subject:** RE: [EXTERNAL] Pickleball courts  
**Date:** Monday, December 4, 2023 3:41:00 PM  
**Attachments:** [CUP23-066 - Acoustifence soundMitigation - Oct 2023.jpg](#)  
[CUP23-066 - Project Narrative.docx](#)  
[CUP23-066 - Sound Measurements 10.20.23.png](#)

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Hi Kerry,

This project is currently under review and has not yet been scheduled for a public hearing. I have attached the project narrative and sound measurements taken during court usage. The applicant proposes to reduce noise by placing tarps on the fence.

Do you want me to call you tomorrow at 1 pm?

I will add your email to the project file as public comments, and it will be shared with the public.

Thanks,

Monet Sheikhali | Senior Planner  
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-----Original Message-----

From: Kerry Bodine <[kerrybodine@gmail.com](mailto:kerrybodine@gmail.com)>  
Sent: Friday, December 1, 2023 4:15 PM  
To: Sheikhali, Monet <[msheikhali@srcity.org](mailto:msheikhali@srcity.org)>  
Subject: [EXTERNAL] Pickleball courts

Hi Monet,

I live on the hill above the Flamingo and am concerned about the noise that would come from converting 2 tennis courts to 8 pickleball courts.

Can you please let me know the best way to lodge and discuss this concern?

Thank you,  
Kerry Bodine  
415-275-4400

**From:** [Sheikhali, Monet](#)  
**To:** [Ellie Schafer](#)  
**Subject:** RE: [EXTERNAL] Pickleball courts at the Flamingo  
**Date:** Thursday, December 7, 2023 12:20:00 PM  
**Attachments:** [CUP23-066 - Project Narrative.docx](#)  
[CUP23-066 - Sound Measurements 10.20.23.png](#)  
[CUP23-066 - Acoustifence soundMitigation - Oct 2023.jpg](#)  
[CUP23-066 - pickleball court 1 and 2 - proposed 8 courts.png](#)  
[CUP23-066 - Pickleball Soundproof Tarp Fence Location.docx](#)  
[CUP23-066 - QUOTE Pickleball First Serve Productions.doc](#)

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Hi Ellie,

It was great speaking with you on the phone.

As per our phone conversation, I am emailing you all the documents related to the proposed pickleball that the applicant has provided.

Please note that the project is still under review, and no public hearing has been scheduled yet. You will receive a notification again once the project has been scheduled for a public hearing meeting. I will share your email with the applicant so that the applicant is aware of the neighbor's questions and concerns.

If you have any questions, please don't hesitate to email or call me.

**Monet Sheikhali | Senior Planner**

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**From:** Ellie Schafer <ellieschafer@gmail.com>  
**Sent:** Wednesday, December 6, 2023 4:24 PM  
**To:** Sheikhali, Monet <msheikhali@srcity.org>  
**Subject:** [EXTERNAL] Pickleball courts at the Flamingo

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

**From:** [Sheikhali, Monet](#)  
**To:** ["Lucia M"](#)  
**Subject:** RE: [EXTERNAL] The Club at Flamingo application to convert tennis courts into pickleball courts  
**Date:** Thursday, December 28, 2023 2:24:00 PM

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Hello Lucia,

Thank you for sharing your comments and concerns about the proposed pickleball courts, and for including links to various pickleball news sources. I want to let you know that the project is still under review, and no final decision has been made yet.

Your email will be included in the project file as public comments and will be shared with the review authority and shared with the public. The applicant will also be made aware of your email and the concerns expressed by the neighbors.

Thank you again for taking the time to provide your comments.

**Monet Sheikhali | Senior Planner**

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**From:** Lucia M <conforti.lm@gmail.com>  
**Sent:** Thursday, December 28, 2023 1:30 AM  
**To:** Sheikhali, Monet <msheikhali@srcity.org>  
**Subject:** [EXTERNAL] The Club at Flamingo application to convert tennis courts into pickleball courts

I would like to submit the following comment regarding "The Club at Flamingo" application for converting two (2) tennis courts into eight (8) pickleball courts.

The Flamingo Resort is not located in wine country surrounded by vineyards — it is located in a residential area, surrounded by homes. I live next door to The Flamingo Resort.

The application to create 8 pickleball courts needs to be carefully considered in light of how playing pickleball has created noise pollution in every residential area where pickleball courts are located.

Contrary to tennis equipment, playing pickleball is done with a hard plastic ball and a hard paddle. Compared to playing tennis for which the average decibel has been measured at 40 dBA, the average pickleball decibel (both indoor and outdoor) has been measured at about 70 dBA.

Allowing pickleball to be played outdoors for 10 hours during summer months (9 am – 7 pm) is too many hours — the longest that residential area based pickleball courts should be allowed to remain open is 8 hours. And having 8 pickleball courts within a residential area is excessive — the total should be reduced to 4 courts.

Residents need to be protected from the constant, loud, pop-pop-pop-pop-pop noise

created by pickleball playing, and any business that wants to create outdoor pickleball courts within a residential area should be required to soundproof them with sound barriers.

There is no shortage of articles about the noise problems created by pickleball. I found these with a quick search:

**Pickleball is wreaking havoc across the US — and it's only going to get worse**

October 2, 2023

New York Post

<https://nypost.com/2023/10/02/pickleball-is-wreaking-havoc-across-the-us/>

**Homeowners are increasingly taking legal action over pickleball racket**

September 5, 2023

KPBS

<https://www.kpbs.org/news/quality-of-life/2023/09/05/homeowners-are-increasingly-taking-legal-action-over-pickleball-noise>

**As pickleball grows in popularity, noise complaints are also on the rise**

ABC News

August 23, 2023

<https://abcnews.go.com/US/pickleball-grows-popularity-noise-complaints-rise/story?id=102450818>

**Why Has Pickleball Become a Controversial Sport? Pickleball Noise Complaints Need to be Taken Seriously**

22 July 2023

50 Plus

<https://50plus-today.com/pickleball-noise/>

**Welcome to the pickleball backlash: noise pollution, broken bones and a tennis turf war**

4 July 2023

The Guardian

<https://www.theguardian.com/sport/2023/jul/04/welcome-to-the-pickleball-backlash-noise-pollution-broken-bones-and-a-tennis-turf-war>

**Shattered Nerves, Sleepless Nights: Pickleball Noise Is Driving Everyone Nuts**

June 30, 2023

The New York Times

<https://www.nytimes.com/2023/06/30/sports/pickleball-noise-complaints-lawsuits.html>

**Pickleball is America's fastest-growing sport. These people hate it**

March 11, 2023

CNN

<https://www.cnn.com/2023/03/11/business/pickleball-sports-noise-complaints-tennis-ctpr/index.html>

**Pickleball noise is fueling neighborhood drama from coast to coast**

March 3, 2022

Los Angeles Times

<https://www.latimes.com/california/story/2022-03-03/pickleball-noise-fueling-neighborhood-drama>

I strongly suggest that the City of Santa Rosa Planning & Economic Development Department pay heed to what other municipalities are dealing with as a result of the noise

problems created by the pickleball craze.

Respectfully,

**Lucia M. Conforti**



**From:** [michael arnold](#)  
**To:** [Sheikhali, Monet](#)  
**Cc:** [Mark & Jamie Hulsman](#); [Kathy Larocque](#); [Ashlee Staroba](#); [The Woodlands HOA](#); [Kit Arnold](#)  
**Subject:** [EXTERNAL] Re: health club  
**Date:** Tuesday, April 16, 2024 12:52:05 PM  
**Attachments:** [Flamingo Resort Narrative for Pickleball Conditional Use Permit.docx](#)

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Thank You for the update.

I have written a few notes regarding the issuance of a Conditional use permit to Flamingo Resort & Spa DBA Montecito Heights Club.  
see attached

On Monday, April 15, 2024 at 11:37:08 AM PDT, Sheikhali, Monet <[msheikhali@srcity.org](mailto:msheikhali@srcity.org)> wrote:

Good morning, Mr. Arnold,

I plan to schedule this project for the Zoning Administrator's public hearing on May 16th. I still need to prepare all the notices and the resolution. The notices will go out to neighbors within 600 feet, and two signs will be posted on-site. Like the last notice, you and your neighbors should receive a postcard.

The applicant has provided a letter from the tarp installer, including a noise study done for eight pickleball courts in Walnut Creek (Attached). The study concludes that installing the sound-absorbing acoustic panels will reduce the noise from the courts. I am relying on the report and the support letter.

Also, I researched and found the history of uses and permits for the hotel and the health club. I will send the attachment in a separate email because the file is too large. I tried to understand what uses were approved for the health club.

Further, the applicant has provided the attached revised narrative that answers most questions about the court's usage and hours.

I will email Mr. Hulsman, Ashlee, and Kathy today to inform them about the May 16th meeting. I will also share the documents with them as well.

Feel free to share this information with other neighbors.  
Have a great day,

**Monet Sheikhali | Senior Planner**

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**From:** michael arnold <[mjarnold95404@yahoo.com](mailto:mjarnold95404@yahoo.com)>

**Sent:** Monday, April 15, 2024 10:04 AM  
**To:** Sheikhal, Monet <msheikhal@srcity.org>  
**Subject:** [EXTERNAL] Fwd: health club

I just received a copy of Montecito Health Clubs newsletter.  
See attached  
I would like to speak to you regarding there plans.

Thank You  
Mike Arnold  
707 477-7209  
Sent from my iPhone

Begin forwarded message:

**From:** Larocque <[larocque@sonic.net](mailto:larocque@sonic.net)>  
**Date:** April 14, 2024 at 4:26:04 PM PDT  
**To:** Kit Arnold <[kitarnold@yahoo.com](mailto:kitarnold@yahoo.com)>, michael arnold  
<[mjarnold95404@yahoo.com](mailto:mjarnold95404@yahoo.com)>  
**Subject:** health club

FYI:

- **Pickleball:** We have received a provisional Hearing Date!!! May 16th, time TBD, is the proposed date and I am awaiting the additional information to have signage created, which has to be posted 10 days before the hearing, for public awareness. The best part of this is we shaved off 6+ weeks by being able to avoid retesting the sound levels and are thrilled we are moving forward!! The sound mitigation tarps (curtains) do have a lead time so we are working with the vendor closely. The unexpected could change things but this is the latest and greatest positive news of the day!

In response to the Flamingo Resort & Spa Narrative of Minor Use Permit to Convert the tennis courts (1&2) to Pickleball.

- 1) I question the validity of the sound test conducted by Lizzette Marquez, Code Enforcement Officer and Susie Murray, Supervising Planner. My concern is that it was not done at full sound capacity that the tournaments will cause.
- 2) The Club proposal does state that they will be allowing court use outside of just club members. Increasing the combined impact of noise that will occur when Club & Hotel activities are simultaneously occurring. 20-52.050 Conditional Use Permit & Minor Conditional Use Permit. B. Applicability 2. Scope of review Minor Conditional Use Permit applications shall include all other land use activities occurring on the subject parcel.
- 3) The conversion of tennis courts for Pickleball use, has Municipalities caught up in lawsuits because current sound tests do not accurately deal with the nuisance it creates.
- 4) In the Club narrative. "Scientists are trying to Make Pickleball Quieter". They reference the New Technology/Owl Sport that have paddles that reduce noise by MORE than 50%. Yet they say that these new advances won't be required for use.
- 5) I would also reference 20-52.050 Section G Issuance and Duration 2. Duration. Conditional Use Permits and Minor Conditional Use Permits shall be in effect for the duration of use, **or for a time specified in the conditions of approval.**

In conclusion

- a) club membership only and sound reducing equipment (mandatory) for use.
- b) the issuance of a conditional use permit with a specified **time limit** to allow for the city requirements to catch up with this new sport.