

May 12, 2024

City Santa Rosa
100 Santa Rosa Ave.

Room 3

Santa Rosa, CA 95404

ATTN: Monet Sheikhaili

Re: Pickleball at the Flamingo

Dear Mr. Sheikhaili:

Pickleball courts represent a significant annoyance. People choose to live in this area because it is a quiet neighborhood.

Scientific studies have shown low noise negatively impacts ^(health) health.

Also, seniors live nearby that are fragile, & more apt to be affected by the noise.

Sincerely,

Resident

1945 Long Dr. #16

Santa Rosa, CA 95405

From: [Sheikhali, Monet](#)
To: [Andre Lebel](#)
Subject: RE: [EXTERNAL] Notice of Public Hearing The Club at Flamingo-Global Court
Date: Wednesday, May 15, 2024 10:26:00 AM

Good Morning Andre' A. Lebel,

Thank you for providing your comments and concerns about the proposed project. I have included your comment in the project file and will share your email with the decision-maker along with other comments received.

The proposed use will be located at the existing tennis courts for the health club, which are separate from the Flamingo Hotel. The applicant is proposing to install tarps as a noise barrier on two sides of the courts to reduce the noise level. Staff has added a condition to the resolution to limit the hours of playtime. Also, the number of provided parking spaces for the health club is sufficient and exceeds the number of required parking spaces per the Santa Rosa Zoning Code.

Regards,

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



From: Andre Lebel <andrelebelram@gmail.com>
Sent: Tuesday, May 14, 2024 6:37 PM
To: Sheikhali, Monet <msheikhali@srcity.org>
Subject: [EXTERNAL] Notice of Public Hearing The Club at Flamingo-Global Court

Dear Ms Sheikhali,
I am writing to offer concerns regarding The Flamingo Hotel wanting to expand its pickleball courts. I live at the Vigil Senior Apartments adjacent to the Flaming Hotel on Long Drive.

The concerns I have are: 1) The sound of activities at the Flamingo including pickleball resounds throughout my community. As noted in our name, we are a senior community. Most are retired and enjoy a peaceful environment in which to live. On several occasions, the police have had to be called to ask the Flamingo to lower their music because the sound was disturbing the peace. Adding more pickleball courts will only increase the noise.

2) I suspect adding more pickleball courts will allow The Flamingo to sponsor tournaments. That in itself will create more noise; with cheers and audience attendance. When The Flamingo has a large event, the persons attending park on either side of Long Drive, the only avenue to enter and leave the property. An example of this is during the recent Tattoo Convention. The police were called due to patrons parking on either side of Long Drive. This created a hazard as emergency vehicles would not have been able to enter the property. The

Flamingo's parking lot cannot accommodate large groups of people.

I request that you please not grant The Flamingo a permit to expand their Pickleball courts.

Thanks for your time and consideration,

Andre' A. Lebel
1945 Long Drive Apt 4
Santa Rosa, CA 95405
415-254-4050

From: [Catherine Arnold](#)
To: [Sheikhali, Monet](#); [Catherine Arnold](#)
Subject: [EXTERNAL] Health Club Permit for Pickleball
Date: Tuesday, April 23, 2024 8:34:28 AM

To Monet Sheikhali,

When we met with you on December 8, 2023 to discuss the permit request for Pickleball courts, I requested a list of the neighbors that were sent notifications. Could you please send me the list that the city uses to inform neighbors of permit requests? Thank you.

I look forward to hearing back from you.

Best regards,

Catherine (Kit) Arnold

kitarnold@yahoo.com
(707) 293-5280 cell

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

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](#)

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

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



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: [Frieda Alker](#)
To: [Sheikhali, Monet](#)
Subject: [EXTERNAL] Flamingo Pickle Ball courts public hearing
Date: Tuesday, May 14, 2024 10:38:50 AM

I absolutely love the idea of the Flamingo having Pickle Ball . I am the owner/occupier of 123 Alice St and my back yard abuts the current tennis courts. It's good for business! and I am not bothered about the noise at all. It's fine. It's already a tennis court and playing ball games such as tennis or pickle ball should be encouraged. thank you for the opportunity to comment.

Sincerely,

Frieda Alker

From: [Larocque](#)
To: [Sheikhali, Monet](#)
Cc: [michael.arnold](#); [Kit Arnold](#); [malahau@msn.com](#)
Subject: [EXTERNAL] Re: Flamingo Hotel project for pickleball courts
Date: Saturday, May 4, 2024 11:55:25 AM
Attachments: [image001.png](#)

Greetings Ms. Sheikhali: Thank you for sharing this information. We join in the comments already submitted by Mr. and Mrs. Arnold. In addition, we would note that the sound test, with results reported for hearing at approximately five feet from ground level, does not address the situation of the Flamingo courts. We are uphill neighbors, and it is our experience that sound from the hotel and health club is amplified by the hill. We would expect that an adequate sound study would reflect the residential situation and base-of-hill location of the health club courts.

Thank you for your attention.

Best regards,
Kathy Larocque

On Apr 15, 2024, at 12:04 PM, Sheikhali, Monet <msheikhali@srcity.org> wrote:

Hello Ms. Larocqu,

I am emailing you to let you know about scheduling the Flamingo Hotel Health Club pickleball 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 before the meeting.

The applicant has provided a letter from the tarp installer, including a noise study done for eight pickleball courts in Walnut Creek. 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. You can review the study in this folder:  [Health Club](#).

Also, I researched and found the history of uses and permits for the hotel and the health club,

which you can review in this folder:  [Health Club](#). I tried to understand what uses were approved for the health club.

Further, the applicant has provided the revised narrative that answers most questions about the

court's usage and hours, also available in this folder:  [Health Club](#).

Feel free to share this information with other neighbors.

By the way, I will be out of the office from May 1st and returning to the office on May 13th. During this period, I may not be available to respond to emails or calls until I am back in the office. However, once I return, I will make it my priority to reply to those calls or emails as soon as possible.

Regards,

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



My name is Kerry Bodine, and I live on Sunrise Avenue on the hill above the Flamingo. My husband Brian Haven is here, too.

Our personal concerns fall into two categories:

1. **First and foremost is quality of life.** We moved to Santa Rosa from San Francisco several years ago because of the peace and quiet afforded by the city and *our* property, in particular. We spend a significant amount of time outside in our backyard — and we're concerned that the peace and quiet we currently enjoy will be forever marred by noise from pickleball activity.
2. **Our second concern is the resale value of our home.** We're making continued investments in our property, and we're concerned that when it eventually comes time for us to sell, our property value will not reflect its full potential because of noise from the pickleball. As we all know, lower property values negatively impact homeowners and deprive the county of related tax income.

Of course, we're concerned not just for us, but also for the quality of life and property values of all of our neighbors.

For these reasons, we ask you to VOTE NO on the Flamingo's pickleball application.

Should you decide to allow pickleball, we have the following requests:

- **Please require the Flamingo to provide, and only allow, noise dampening paddles.**
 - Yes, many Pickleball players have their own paddles and probably prefer to play with them. But we are balancing the needs of all sides here. Requiring play with noise dampening paddles is a small sacrifice for people who are coming into our peaceful neighborhood for recreation purposes.
 - We also ask that there be a stipulation for the Flamingo to not only to provide these types of paddles, but also to upgrade them to whatever is state-of-the-art on a jointly determined regular basis.
- **We ask the city to assess the noise level on the hill behind the Flamingo prior to granting a permit.**
 - Sound moves in every direction, not just parallel with the ground.
 - Sound also travels faster in warmer air, so sound waves are refracted upward, away from the ground.
 - At our home, we very clearly hear the music played at the Flamingo, and we are not confident that ANY of the proposed noise tarps will have any dampening effect on the pickleball noise refracted up the hill towards our home.
- **Please require the Flamingo to enforce a ban on foul language at the courts.**

- **Please ban tournaments. Should you decide to allow tournaments, please put specific stipulations in the permit that will limit tournament activity and the related noise nuisance.**
 - These stipulations might include a limit on the number of people allowed on the courts at any given time
 - And/or the frequency and duration of tournaments.
- **We ask that all verbal commitments by the Flamingo be written stipulations of the permit so that they're legally obligated to keep their word — and that if they don't, the surrounding neighbors have recourse to pause pickleball activity until the approved conditions are met.**
 - Last week Laura told us that they have no plans for pickleball tournaments for the upcoming year.
 - Point A: We hope to enjoy the sanctuary of our home for longer than the next year.
 - Point B: Even if Laura made and kept a promise that they won't hold tournaments, what's to stop the next person in her role from making a different decision?
- **We ask for a written stipulation regarding customer service standards for the surrounding community.**
 - When this came up at last week's meeting, Laura mentioned that some of the neighbors have her direct number.
 - We shouldn't have to have Laura's direct number to have our concerns addressed.
 - **Part A** of this customer service request is for the Flamingo to publish and publicize email addresses and phone numbers that we can use to report concerns and violations.
 - **Part B** is a stipulated, reasonable response time to complaints made when the Flamingo is out of compliance.
 - **Part C** is sufficient customer service training for all Flamingo employees on how to handle incoming communication from neighbors.
- **We plead with you to provide legal recourse if the noise requirements are not met.**

Wrapping up — My husband and I are both business owners, and we understand Yang's desire to provide a service to their customers. But Yang didn't purchase a business property in an industrial area of the city or in an open field. They made a *business decision* to purchase a property that's nestled in a quiet residential community. And wanting to serve their customers doesn't give them carte blanche to do it in a way that harms our neighbors.

Whatever you decide, please ensure that our neighbors have recourse in this matter — and that you don't hand Yang a blank check if pickleball is approved. We thank you for your time.

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](#)

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
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

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

From: Kerry Bodine <kerrybodine@gmail.com>
Sent: Friday, December 1, 2023 4:15 PM
To: Sheikhali, Monet <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: ["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

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

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



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

50 ft - distance

Good morning,

My name is Mark Hulsman and I live with my wife, Jami at 2170 Rogers Way. Our undeveloped property is five feet away from the proposed pickle ball courts and our home is 120 feet away from the proposed courts. This has been our family home for the past seventy years.

There is no other property in the City of Santa Rosa, or Sonoma County for that matter that has a proposed pickle ball court use permit so close to an existing residential property. Approval of this project would be setting a precedent. - *opening a*

Precedent

Oakmont was the first in Santa Rosa to put pickle ball on tennis courts near residential property. There were only four courts allowed in any tennis complex. The distance from the courts to the first residential property line is forty feet. There is another forty feet to the actual residence which was on a bluff above the tennis courts for a total of eighty feet. *This was*

approved by the city Council -

Again, I reiterate Flamingo Hotel wants to put eight pickleball courts five feet away from our property line. Given the criteria of the City of Santa Rosa, when development of this property happens, it will be multi-family units at least two stories tall with a set back of 20 feet.

Before the cease and desist order was initiated, only four courts were used and one court was used as a tented weight/workout area. The pickleball started at 7:00 in the morning, and was sporadically played until the evening during the week. On the weekends the courts were used from 7:00 until sunset.

Even though our home is 120 feet away from the pickle ball courts, we were subjected to the continual "pop, pop, pop, of pickleball play. The noise level would be much worse for any future units closer to our property line.

The Flamingo intends to install sound tarps to reduce the noise of play. Yet, given what they call the shadow box effect of where noise travels, it is good to protect maybe the first floor of a residence, but does not protect the second floor of a residence. In essence, noise travels more than lateral, it travels upwards and over the barrier.

The sound test that was conducted by the City was done when there was minimal play going on at the courts in that there was family play which does not reflect was the actual sound level would be when there is tournament play. There is quite a difference between casual players and league play.

Having researched noise levels that accompany pickle ball play, the problem is not so much with the decibels of the sound, but with the high pitched "hertz". What this means is that the human ear is more accustomed to hearing high pitched sounds rather than the low based sounds. This is what most people complain about. The tarps do nothing to reduce this type of noise. I got this type of information from an article written by Mark Dent on 7/21/2023 in The Hustle .com The next article is from Mr. Unetich who advises and works with USA Pickle ball and according to him, pickle ball paddles vibrate at a high pitch of a thousand to two thousand "hertz" and this causes the "pop, pop, pop" sound. The next article is from PaddleTek.com (game on). According to them tarps and paddle boards have to be the newest on the market in order to bring decibel levels and high pitched frequency levels down to a point where they are not noticed.

Also, the comments from various magazines that were pro pickle ball that the best way to avoid complaints is a buffer zone of anywhere of 100 feet, and in some cases, 250 feet from the nearest pickle ball court to residences. For instance, a Torrence California municipal code enacted in 2024 requires 250 feet from court to residence. There are more of these types of articles if you take a look at noiseawareness.org. which has many articles regarding Pickle ball lawsuits, neighborhood complaints and setbacks.

→ Bring in pages 1, 2, + 3

We suggest the paddles proposed by the Flamingo should be mandated for all players who play on the courts. Health club guests and hotel guests are not allowed to bring their own weights or athletic equipment to play with, why should paddles be any different if they are only going to cater to these people. This should not be an issue, since they told us at our neighborhood meeting that it was not their intention to have any tournaments.

We have a long history of being neighbors with the Flamingo Hotel, and there has been some history that has involved broken promises and deaf ears to the issues of noise, repair and replacement of required acoustic fencing, and wayward tennis balls. The representatives at the neighborhood meeting suggested that they would "check in" with us every six months to see how things were going. We do not feel that is a reliable way to monitor this process.

We feel if there is any approval of any part of what they are proposing should fall under a conditional or provisional approval. What the solutions could be is:

1>No pickle ball allowed.

- 2>Re-stripe the current tennis courts #1 and #2 to run north and south as they were supposed to be, then one of the courts closest to the clubhouse have four courts of pickle ball with complete sound mitigation so that none of the neighbors would hear any of the noise generated.
- 3>The only people allowed to play on the courts would be the members of the health club. It would take the whole idea of using pickle ball tournaments to sell hotel rooms out of the equation.

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](#)

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> 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

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



From: michael arnold <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>
Date: April 14, 2024 at 4:26:04 PM PDT
To: Kit Arnold <kitarnold@yahoo.com>, michael arnold
<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.

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

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 8th, 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



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

From: [Nicholas Allen](#)
To: [Sheikhali, Monet](#)
Subject: Re: [EXTERNAL] The Club at Flamingo CUP-23-066 Sound Test Readings
Date: Wednesday, May 15, 2024 4:50:38 PM

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: [Nicholas Allen](#)
To: [Sheikhali, Monet](#)
Subject: Re: [EXTERNAL] The Club at Flamingo CUP-23-066 Sound Test Readings
Date: Tuesday, May 14, 2024 3:39:45 PM

Monet,

Thank you for providing the link to the documents. After reviewing them, it seems I may be missing something. The project narrative document references a "Sound Test" conducted by Code Enforcement Officer Lizzette Marqueze and Supervising Planner Susie Murray. The only content from this test I see is an areal image with some numbers on it. Is there any other documentation about this test which is guiding the city's decision? If so, may I please have a look at it?

Thanks,

Nick Allen
707-835-4365

From: [Nicholas Allen](#)
To: [Sheikhali, Monet](#)
Cc: [Marquez, Lizzette](#)
Subject: Re: [EXTERNAL] The Club at Flamingo CUP-23-066 Sound Test Readings
Date: Tuesday, May 14, 2024 4:44:15 PM

Monet,

Thank you for the link to the city code. This helps a little bit. Do I understand you correctly? The only information from the sound test which has been considered are the readings shown in the "Noise letter" document. Right?

Lizzette, do you have any information about the sound test conducted 10/14/23 near the Flamingo Hotel you could share?

Thank you,

Nick Allen
707-835-4365

From: [Sheikhali, Monet](#)
To: [Nicholas Allen](#)
Bcc: [Krohn, Laura](#)
Subject: RE: [EXTERNAL] The Club at Flamingo CUP-23-066 Sound Test Readings
Date: Wednesday, May 15, 2024 11:48:00 AM

Nick,

The 16-page document is all I have and is included in the folder I sent you.
I have forwarded your email and questions to the applicant team and I can ask the tarp installer to answer your questions.
Does this help?

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

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

From: Nicholas Allen <nicholascallen@yahoo.com>
Sent: Wednesday, May 15, 2024 11:35 AM
To: Sheikhali, Monet <msheikhali@srcity.org>
Subject: Re: [EXTERNAL] The Club at Flamingo CUP-23-066 Sound Test Readings

Monet,

It seems I may not have all of the pages of the Noise letter from JMC Lighting dated March 18th. In the PDF you provided, the letter is only two pages before it gets to the attachments, and the sentence "Pitch is the height or depth on the relative rapidity (frequency) of the vibrations nearest residential land uses" does not make sense. Perhaps there is a missing page(s) which may help clear up some of my confusion. Do you have more pages from this letter you can send me?

Thanks,

Nick Allen
707-835-4365

From: [Marquez, Lizzette](#)
To: [Nicholas Allen](#)
Cc: [Sheikhali, Monet](#)
Subject: RE: [EXTERNAL] The Club at Flamingo CUP-23-066 Sound Test Readings
Date: Wednesday, May 15, 2024 11:38:54 AM

Mr. Allen,

I took dBA measurements at different locations, near and far, while the activity of pickleball was taking place. The City of Santa Rosa enforces ambient base noise level criteria using a sound level meter.

"Ambient noise" is the all-encompassing noise associated with a given environment, being usually a composite of sounds from many sources near and far. For the purpose of this chapter, ambient noise level is the level obtained when the noise level is averaged over a period of 15 minutes without inclusion of noise from isolated, identifiable sources, at the location and time of day near that at which a comparison is to be made.

Regards,

Lizzette Marquez | Code Enforcement Officer
Planning and Economic Development | 100 Santa Rosa Ave. Room 3 | Santa Rosa, CA 95404
Tel. (707) 543-3235 | Fax (707) 543-4315 | lm Marquez@srcity.org

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

From: Nicholas Allen <nicholascallen@yahoo.com>
Sent: Wednesday, May 15, 2024 11:21 AM
To: Marquez, Lizzette <LMarquez@srcity.org>
Cc: Sheikhali, Monet <msheikhali@srcity.org>
Subject: Re: [EXTERNAL] The Club at Flamingo CUP-23-066 Sound Test Readings

Lizzette,

Excellent, Thank you I was just about to ask you for that. These measurements were all taken while pickleball was in play, correct? Was the ambient or background level measured?

Nick Allen
707-835-4365

From: [Marquez, Lizzette](#)
To: [Nicholas Allen](#); [Sheikhali, Monet](#)
Subject: RE: [EXTERNAL] The Club at Flamingo CUP-23-066 Sound Test Readings
Date: Wednesday, May 15, 2024 11:14:24 AM

Hello Nick,

Monet asked me to forward the following information regarding the sound level meter: It measures in dBA.

Regards,
Lizzette Marquez | Code Enforcement Officer
Planning and Economic Development | 100 Santa Rosa Ave. Room 3 | Santa Rosa, CA 95404
Tel. (707) 543-3235 | Fax (707) 543-4315 | lm Marquez@srcity.org

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

From: Marquez, Lizzette
Sent: Wednesday, May 15, 2024 9:15 AM
To: Nicholas Allen <nicholascallen@yahoo.com>; Sheikhali, Monet <msheikhali@srcity.org>
Subject: RE: [EXTERNAL] The Club at Flamingo CUP-23-066 Sound Test Readings

Good morning,

Please see the attached revised PDF. The first page is the only one that changed. It was the wrong case number and address. Please let me know if you have any questions.

Regards,
Lizzette Marquez | Code Enforcement Officer Planning and Economic Development | 100 Santa Rosa Ave. Room 3 | Santa Rosa, CA 95404 Tel. (707) 543-3235 | Fax (707) 543-4315 | lm Marquez@srcity.org

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

From: Nicholas Allen <nicholascallen@yahoo.com>
Sent: Tuesday, May 14, 2024 4:44 PM
To: Sheikhali, Monet <msheikhali@srcity.org>
Cc: Marquez, Lizzette <LMarquez@srcity.org>
Subject: Re: [EXTERNAL] The Club at Flamingo CUP-23-066 Sound Test Readings

Monet,

Thank you for the link to the city code. This helps a little bit. Do I understand you correctly? The only information from the sound test which has been considered are the readings shown in the "Noise letter" document. Right?

Lizzette, do you have any information about the sound test conducted 10/14/23 near the Flamingo Hotel you could share?

Thank you,

Nick Allen
707-835-4365

From: [Sheikhali, Monet](#)
To: [michael.arnold](#)
Subject: RE: health club
Date: Monday, April 15, 2024 11:36:00 AM
Attachments: [Attachment 1 - Project Narrative.pdf](#)
[Attachment 2 - Noise letter.pdf](#)

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

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



From: michael.arnold <mjarnold95404@yahoo.com>
Sent: Monday, April 15, 2024 10:04 AM
To: Sheikhali, Monet <msheikhali@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>

Date: April 14, 2024 at 4:26:04 PM PDT

To: Kit Arnold <kitarnold@yahoo.com>, michael arnold <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!

From: [Sheikhali, Monet](#)
To: [Mark & Jamie Hulsman](#)
Subject: Flamingo Hotel project for pickleball courts
Date: Monday, April 15, 2024 12:00:00 PM
Attachments: [image001.png](#)

Hello Mr. Hulsman,

I am emailing you to let you know about scheduling the Flamingo Hotel Health Club pickleball 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 before the meeting.

The applicant has provided a letter from the tarp installer, including a noise study done for eight pickleball courts in Walnut Creek. 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. You can review the study in this folder:  [Health Club](#).

Also, I researched and found the history of uses and permits for the hotel and the health club, which you can review in this folder:  [Health Club](#). I tried to understand what uses were approved for the health club.

Further, the applicant has provided the revised narrative that answers most questions about the court's usage and hours, also available in this folder:  [Health Club](#).

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

Feel free to share this information with other neighbors.

By the way, I will be out of the office from May 1st and returning to the office on May 13th. During this period, I may not be available to respond to emails or calls until I am back in the office. However, once I return, I will make it my priority to reply to those calls or emails as soon as possible.

Regards,

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



From: [Sheikhali, Monet](#)
To: ashleestaroba@gmail.com
Subject: Flamingo Hotel project for pickleball courts
Date: Monday, April 15, 2024 12:02:00 PM
Attachments: [image001.png](#)

Hello Ms. Staroba,

I am emailing you to let you know about scheduling the Flamingo Hotel Health Club pickleball 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 before the meeting.

The applicant has provided a letter from the tarp installer, including a noise study done for eight pickleball courts in Walnut Creek. 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. You can review the study in this folder:  [Health Club](#).

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Regards,

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



From: [Larocque](#)
To: [Sheikhali, Monet](#)
Subject: [EXTERNAL] Re: Flamingo Hotel project for pickleball courts
Date: Monday, April 15, 2024 4:24:25 PM

Thank you for the information.
Kathy Larocque

On Apr 15, 2024, at 12:04 PM, Sheikhali, Monet <msheikhali@srcity.org> wrote:

Hello Ms. Larocqu,

I am emailing you to let you know about scheduling the Flamingo Hotel Health Club pickleball 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 before the meeting.

The applicant has provided a letter from the tarp installer, including a noise study done for eight pickleball courts in Walnut Creek. 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. You can review the study in this folder: [<image001.png> Health Club](#).

Also, I researched and found the history of uses and permits for the hotel and the health club, which you can review in this folder: [<image001.png> Health Club](#). I tried to understand what uses were approved for the health club.

Further, the applicant has provided the revised narrative that answers most questions about the court's usage and hours, also available in this folder: [<image001.png> Health Club](#).

Feel free to share this information with other neighbors.

By the way, I will be out of the office from May 1st and returning to the office on May 13th. During this period, I may not be available to respond to emails or calls until I am back in the office. However, once I return, I will make it my priority to reply to those calls or emails as soon as possible.

Regards,

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