



County of Monterey

Item No.1

Zoning Administrator

Legistar File Number: ZA 25-028

April 10, 2025

Introduced: 4/2/2025

Current Status: Agenda Ready

Version: 1

Matter Type: Zoning Administrator

PLN240107 - CHAMISAL FAMILY PARTNERSHIP LTD ET AL

Public hearing to consider a Minor Amendment to a previously approved Use Permit (PC1584) that allowed the establishment of the Chamisal Tennis and Fitness Club consisting of 14 courts, a clubhouse, and a swimming pool. This Amendment would allow for the conversion of two existing tennis courts into eight pickleball courts, the addition of three new pickleball courts, and the future conversion of one existing tennis court into four pickleball courts.

Project Location: 185 Robley Rd, Salinas

Proposed CEQA action: Find that the project qualifies for a Class 1 Categorical Exemption pursuant to CEQA Guidelines section 15301, and that no exceptions pursuant to section 15300.2 apply.

RECOMMENDATION:

It is recommended that the Zoning Administrator adopt a resolution to:

1. Find the project Categorically Exempt pursuant to section 15301 of the CEQA Guidelines, and there are no exceptions pursuant to section 15300.2; and
2. Approve a Minor and Trivial Amendment to a previously approved Use Permit (PC01584) that allowed the establishment of the Chamisal Tennis and Fitness Club consisting of 14 courts, a clubhouse, and a swimming pool. This Amendment would allow for the conversion of two tennis courts into eight pickleball courts, the addition of three pickleball courts, and the future conversion of one tennis court into four additional pickleball courts (total of 25 tennis or pickleball courts).

The attached draft resolution includes findings and evidence for consideration (**Exhibit A**). Staff recommends approval subject to 3 conditions.

PROJECT INFORMATION:

Agent: Stephen Lyon

Property Owner: Robert Mitchell

APN: 416-321-017-000

Parcel Size: 9 acres

Zoning: PQP/B-8-VS

Plan Area: Toro

Flagged and Staked: No

Project Planner: Joseph Alameda, Assistant Planner

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SUMMARY:

The subject property is located at 185 Robley Road in Salinas, within the Toro Area Plan. On December 20, 1972, the County of Monterey Planning Commission approved a Use Permit (PC01584) that allowed the establishment of the Chamisal Tennis and Fitness Club consisting of 14 courts, a clubhouse, and swimming pool. The applicant proposes a Minor and Trivial Amendment to the original Use Permit to allow for the conversion of two tennis courts into eight pickleball courts, the addition of three pickleball courts, and the future potential to convert one tennis court into four additional pickleball courts. At full build-out, a total of 25 athletic courts would be available to the Chamisal Tennis and Fitness Club members. No increase in membership numbers is anticipated, and the installation of pickleball courts is proposed to respond to a shift in facility demands. No other changes to the uses or development approved under PC01584 are proposed.

DISCUSSION:

The proposed project was scheduled for consideration before the Chief of Planning on March 19, 2025. However, prior to this administrative hearing, two objection letters were submitted by members of the public (**Exhibit C**). These letters raised concerns regarding the potential increase in ambient noise from the additional courts, inadequate parking to accommodate the expansion, and concerns about the compatibility of the land use with the surrounding area. While the public comments received did not expressly request a public hearing, the concerns raised were substantive in nature, which staff determined should be considered by the Zoning Administrator pursuant to Title 21 section 21.70.060.

Noise

Chamisal Fitness & Tennis Club (“Club”) hours are typically between 5:00 a.m. and 8:00 p.m. Sources of noise associated with the Club are generally limited to noise associated with on-site activities, including human voices, tennis and pickleball matches, and various other on-site activities. Sources of noise observed in the vicinity of the Club that were not related to Club activities included noise from traffic on nearby roadways, residential landscaping activities, and noise associated with aircraft overflights on approach to the Monterey Regional Airport.

In accordance with Title 10 Chapter 10.60 and the 2010 General Plan Safety Element, an Acoustics report (LIB250054) was prepared to assess the potential impacts of the additional courts. The report involved both long-term and short-term ambient noise level measurements at six locations in the vicinity of the Chamisal Fitness & Tennis Club and the surrounding residential areas. The closest existing residential land uses to the pickleball courts are located at setback distances of 500 feet or greater from the center of the eight pickleball courts. The noise levels measured at sites ST-3 and ST-5 are the most accurate representation of the proposed pickleball noise levels that may be heard within 50 to 100 feet of the perimeter of Club activities. At these locations, pickleball noise levels were measured to be between 40.6 and 64.8 decibels (dB). The acoustical engineer also measures noise levels near an off-site residence (site ST-4). The report found that the maximum noise levels at the closest residential land uses to the Club would be expected to be in the range of approximately 52-61 dB.

2010 General Plan Policy S-7.4 requires that new noise generators may be allowed in areas where projected noise levels are “conditionally acceptable”. Additionally, Table S-2 of the Safety Element (2010 General Plan) finds that development generating noise between 55 to 70 dB is considered to be conditionally acceptable within Residential Land Use areas. Title 10 section 10.60.030 prohibits any

machine, mechanism, device, or contrivance that produces a noise level that exceeds seventy (70) dBA measured fifty (50) feet from being operated. Noise generated from playing pickleball, specifically the paddle hitting the ball, would be considered a contrivance or device in this case. Based on the conclusions of the prepared Acoustics report, the proposed pickleball use will not generate noise that exceed the 70 dBA maximum established by Title 10 and is within the acceptable levels established by the 2010 General Plan Safety Element. Further, Title 10 section 10.60.040(C) exempts outdoor gatherings and sporting events on commercial or institutional premises from the allowed daytime and nighttime noise thresholds of Title 10, provided such use is conducted pursuant to applicable rules, regulations, and zoning restrictions. The Chamisal Fitness & Tennis Club property is zoned Public Quasi Public and allows sporting events and outdoor gatherings. Thus, although the proposed use complies with applicable regulations and policies related to noise, the noise generated by the proposed pickleball use is also exempt from requirements of Title 10.

Parking

Title 21 section 21.58.040 establishes the required minimum number of off-street parking spaces for Tennis Courts as 2 spaces per court. The proposed expansion will result in the potential for up to 25 total courts within the Tennis Club, therefore requiring a minimum of 50 parking spaces. The Tennis Club has an existing 112 parking spaces, not including 4 spaces which are reserved for handicapped parking.

Land Use

The subject property is zoned Public/Quasi-Public (“PQP”), which allows for the establishment of Country Clubs subject to the granting of a Use Permit pursuant to Title 21 section 21.40.050. On December 20, 1972, the County of Monterey Planning Commission approved a Use Permit (PC01584) that allowed the establishment of the Chamisal Tennis and Fitness Club consisting of 14 courts, a clubhouse, and a swimming pool, which was prior to the residential development in the area. The proposed conversion of tennis courts to pickleball courts and the installation of additional pickleball courts is in keeping with the intention of the original Use Permit and are an appropriate use under the PQP zoning district. Further, there has been no evidence demonstrating that the proposed land use will be incompatible with the surrounding rural area.

OTHER AGENCY INVOLVEMENT:

The following agencies have reviewed the project, have comments, and/or have recommended conditions:

- HCD-Engineering Services
- Environmental Health Bureau
- HCD-Environmental Services
- Monterey County Regional Fire Protection District

Prepared by: Joseph Alameda, Assistant Planner, x7079

Reviewed and Approved by: Fiona Jensen, Principal Planner (WOC)

The following attachments are on file with the HCD:

Exhibit A - Draft Resolution including:

- Attachment 1 - Recommended Conditions of Approval
- Attachment 2 - Plans

Exhibit B - Vicinity Map

Exhibit C - Public Comment

Exhibit D - Acoustics Report

cc: Front Counter Copy; Monterey County Regional Fire Protection District; HCD-Environmental Services; HCD-Engineering Services; Environmental Health Bureau; Joseph Alameda, Planner; Fiona Jensen, Principal Planner (WOC); Robert Mitchell, Property Owners; Stephen Lyon, Agent; The Open Monterey Project; LandWatch (Executive Director); Lozeau Drury LLP; Christina McGinnis, Keep Big Sur Wild; Holger Kappler, Herman Campos, Interested Parties; Planning File PLN240107