Comments on Resolution 626

Tracy Craig

My name is Tracy Craig, and I own the home closest to the Del Mar tennis courts. I do not play tennis or pickleball, and I am not opposed to permanent pickleball if its impacts are properly assessed and addressed.

I am asking the Board to defer the vote on Resolution 626 and conduct a transparent public process before making this permanent land use change.

I have owned a public affairs firm for 26 years. I routinely work with public participation processes, although this is my first time on this side of one. A responsible process would include:

- Documenting demand and completing the broader planning review.
- Commissioning an independent noise study at affected homes, including mine, accounting for the removal of the windbreak.
- Providing a complete budget, determining whether effective mitigation is feasible, and committing funding. Neighbor protection should not depend on available staff time and resources.
- Completing Design Committee review and obtaining written determinations about applicable permitting requirements.
- Giving members advance notice, sharing findings, and documenting how their input informed the decision.

The Board has no clear public process for these decisions and no consistency in its approach. I do not know what criteria guide your decisions or whether my comments today will be documented, responded to, taken seriously or dismissed.

In my field, we routinely deal with public outrage. People want to feel seen, heard and that they matter. My neighbors and I are outraged because we do not feel listened to. When concerns go unanswered, people amplify them. That is what is happening here. Even getting an email acknowledged by the Board feels like an accomplishment.

A clear, consistent process would reduce conflict and unnecessary risk – a nice way to say litigation - for the Association and its members. It would take personalities out of the debate and ground decisions in evidence rather than individual Board members' opinions and assumptions.

Please defer permanent approval and physical changes while this work is completed and the pending mediation proceeds.