

PCWP-280
RECEIVED

September 3, 2010

Pleasanton Planning Department
Attn: Rosalind Rondash
Assistant Planner
200 Old Bernal Avenue
Pleasanton, CA 94566

SEP 08 2010
CITY OF PLEASANTON
PLANNING DIVISION

EXHIBIT B

To Whom it May Concern:

We are residents of Kottinger Drive in Pleasanton and have begun construction on a BMX bike ramp in our backyard. We have been informed that we need to obtain a Conditional Use Permit in order to continue. As the department is aware, there are no specific requirements for a "BMX bike ramp" listed in the municipal code. We would like to ask the City Planning Department to consider allowing this ramp under a new Conditional Use Permit.

Our intent for having the bike ramp in our backyard is for our own children and their friends to ride. Our boys, 12 and 9 years old, have taken a particular interest in BMX biking and have spent many hours at the city's Val Vista Park. Having a bike ramp in our backyard would allow them to be home and supervised while enjoying their sport and getting exercise.

When the boys are home riding their bikes, we prefer them to be in the backyard, as we live on a very busy road. The residents of Kottinger Drive have continually complained about speeders and have worked with the city to find ways to slow down traffic. Our children know to stay out of the road because they have grown up with the constant flow, but their friends may be unaware which increases risk of accident or injury.

We will be enforcing rules of our own on the proposed ramp. As I am a stay at home mom, I am home when the kids are home and will be able to enforce these rules.

These rules are:

1. No riding without and adult present.
2. No riding without parental consent waiver signed.
3. No night riding (We will NOT have lights on the ramp.)
4. Helmets must be worn.
5. No profanity.
6. Only bikes allowed, no scooters or skateboards.


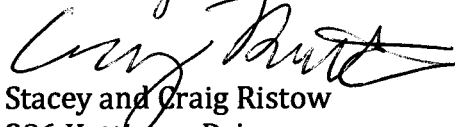
The City of Pleasanton offers a Conditional Use Permit for "skateboard ramps", however we will not be allowing skateboards on our ramp. We would like to suggest that noise from a bike ramp is not as loud or repetitive as a skateboard ramp as the wheels are larger and softer. We are also willing to look into sound dampening products to add to the construction.

As far as liability is concerned, we have checked with our insurance carrier, CSAA and are prepared to raise our liability coverage amount if the ramp is approved. We also have plans for installing a locking mechanism so that the ramp cannot be ridden when it is in place.

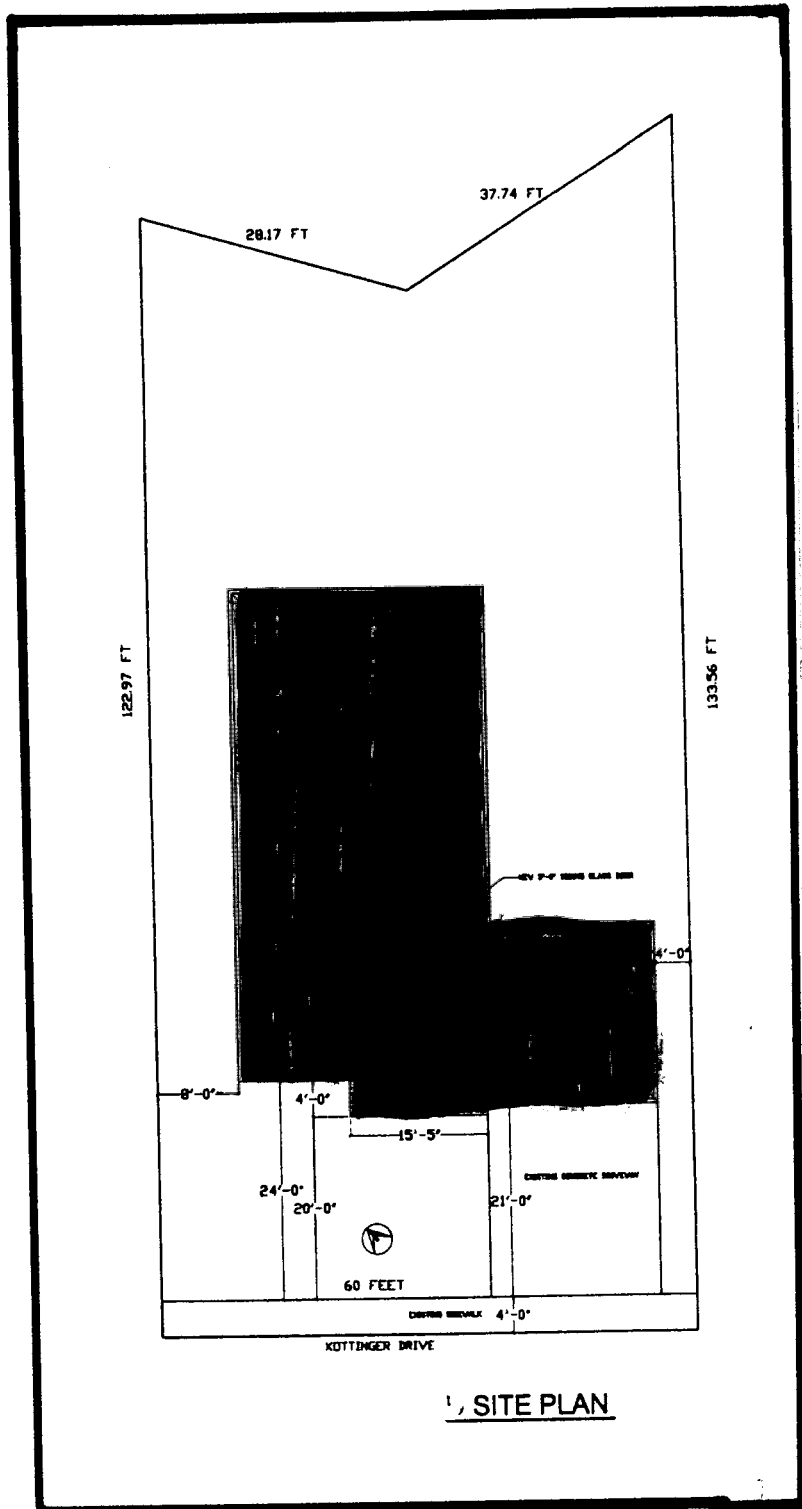
Craig and I have lived on Kottinger Drive for close to 18 years and have enjoyed the peaceful neighborhood with the large backyard that backs to the Kottinger Park. We have always been respectful neighbors and nothing about that will change if we are granted permission to build this bike ramp. Our children will have great memories of playing their sport in their own backyard with their friends.

We have attached a few photos of the ramp under construction as well as two letters from neighbors in support of the ramp.

Sincerely,

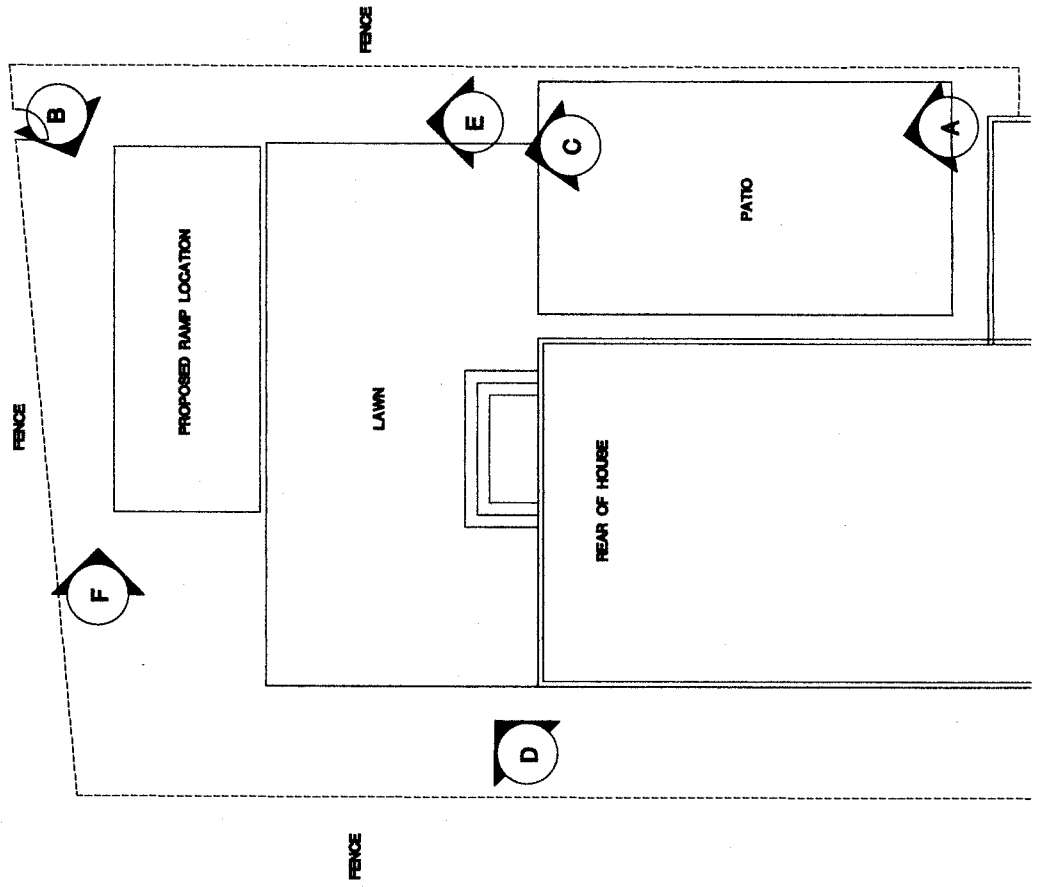


Stacey and Craig Ristow
286 Kottinger Drive
(925)426-7784

Cc: Wayne R. Weimer



SITE PLAN

Request for Approval
Backyard Bike Ramp
Ristow – 286 Kottinger Drive





⇐ Photo taken from point A

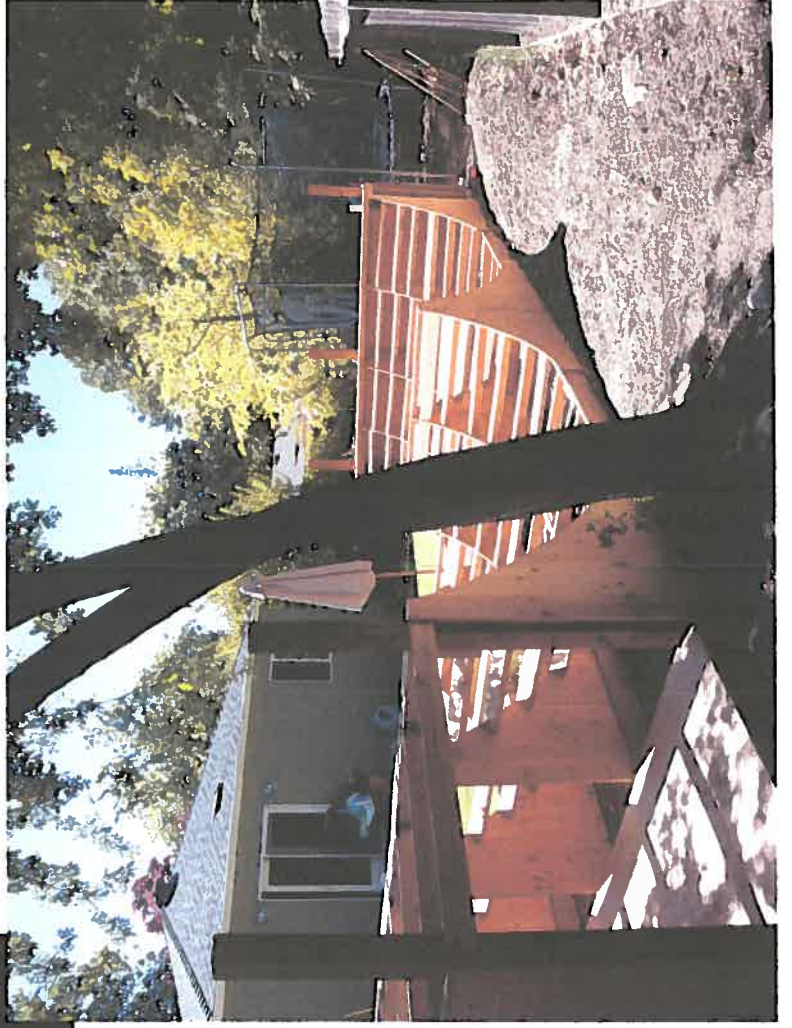


Photo taken from point B ⇐



↔ Photo taken from point C

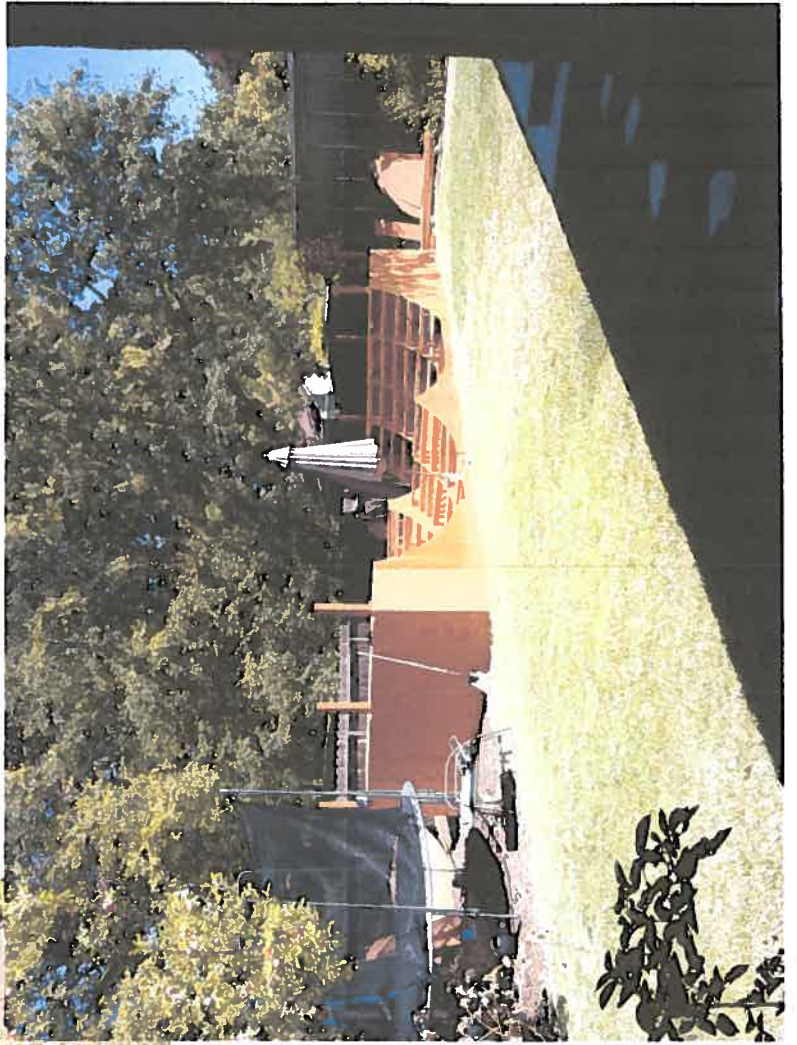


Photo taken from point D ↔



↔ Photo taken from point E

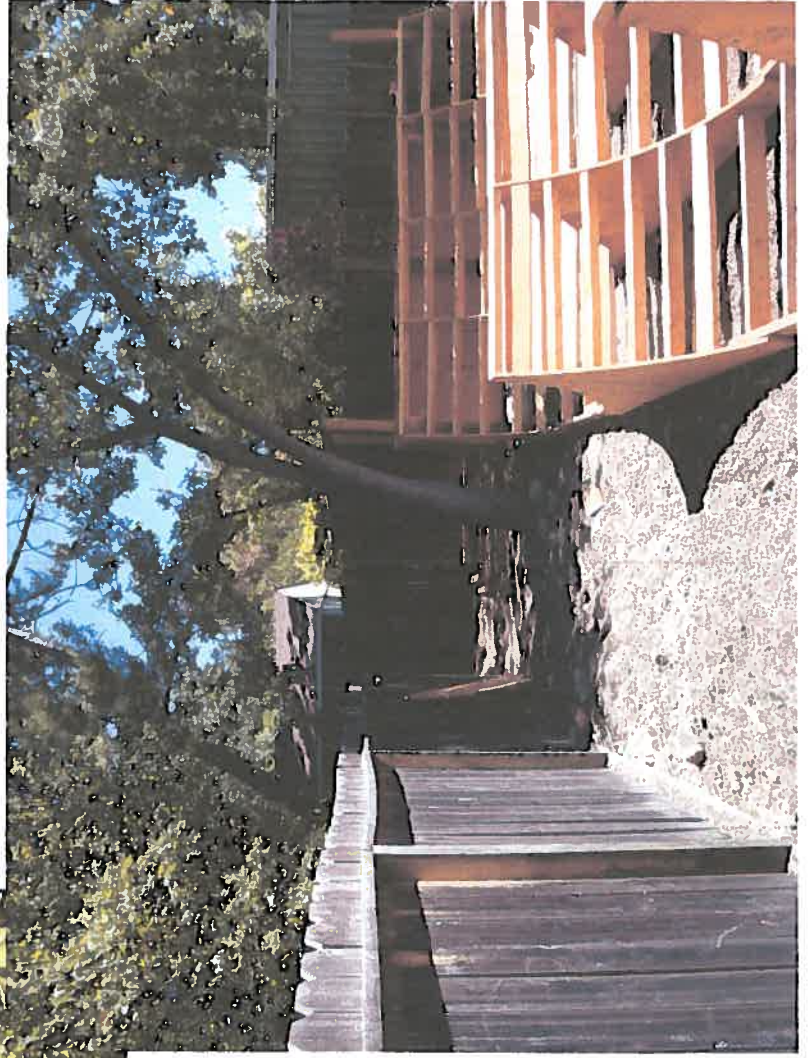
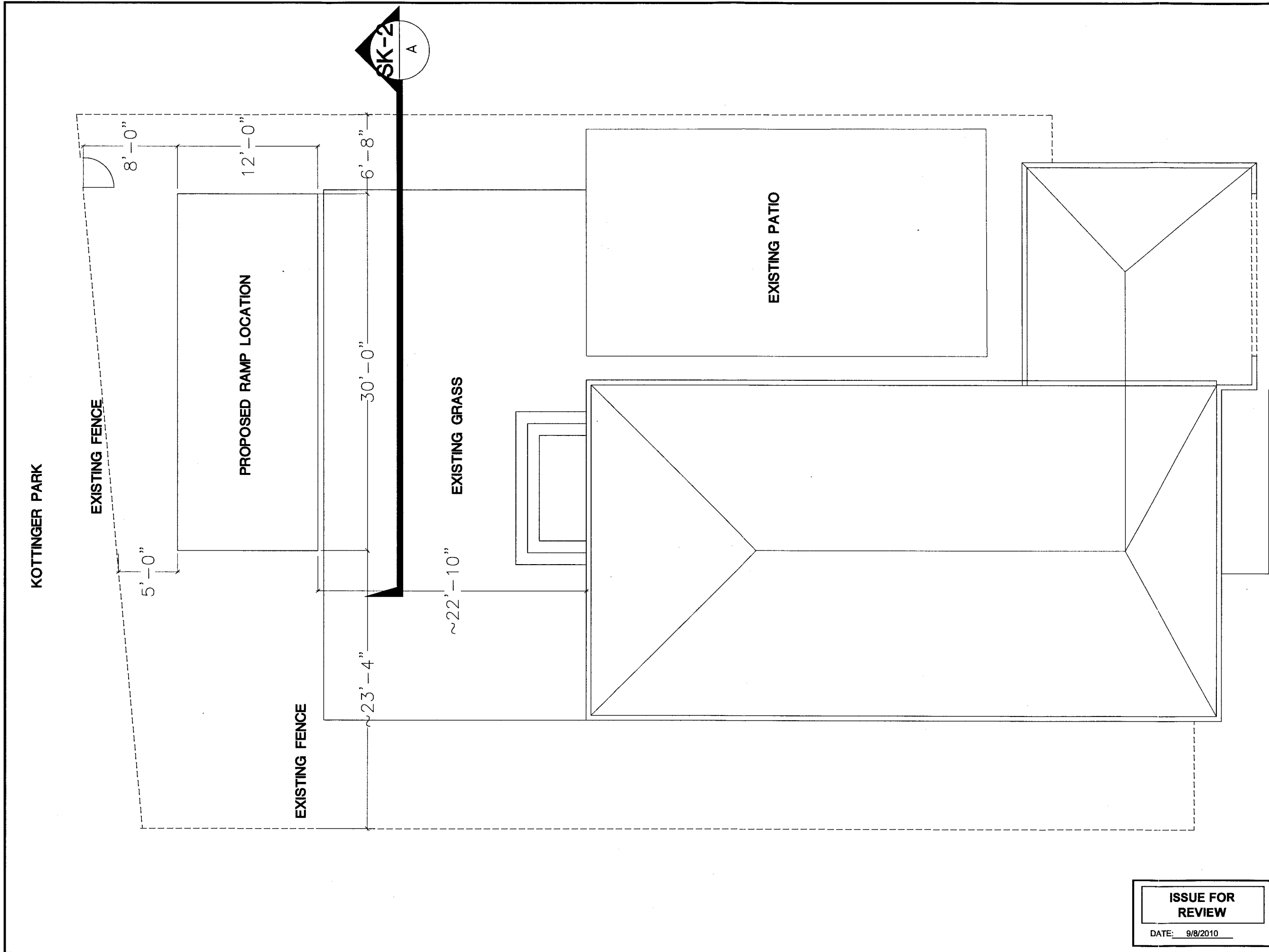
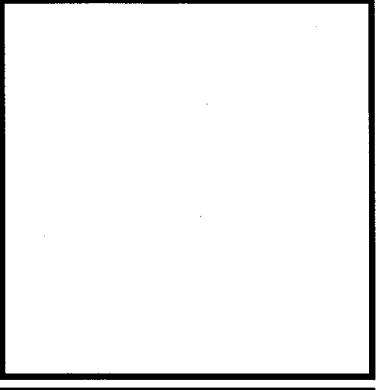
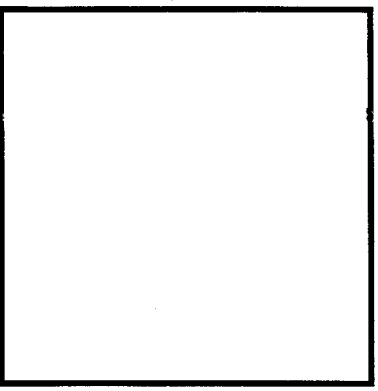


Photo taken from point F →



ISSUE FOR REVIEW

DATE: 9/8/2010



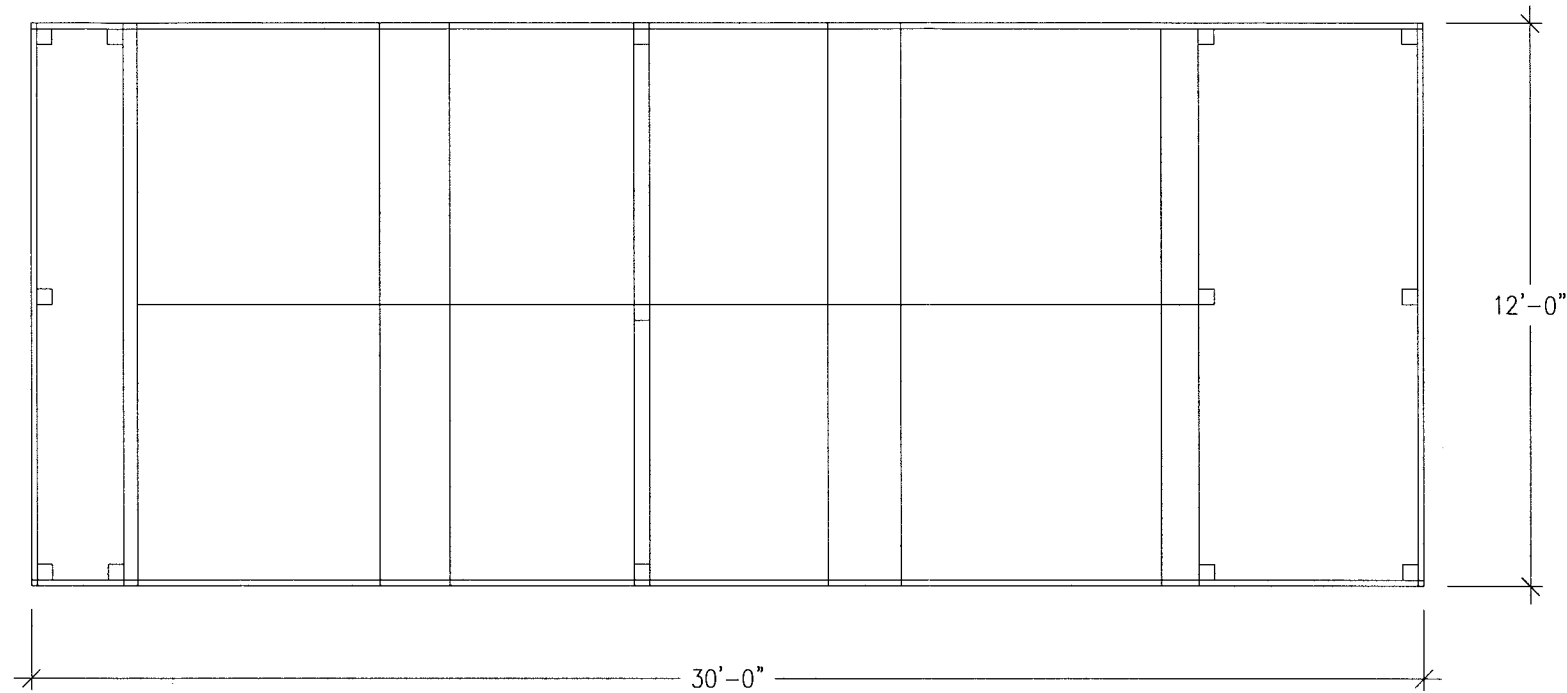
▲	9/8/2010	ISSUED FOR REVIEW	CWR
No.	Date	Description	By

Project
RISTOW RESIDENCES

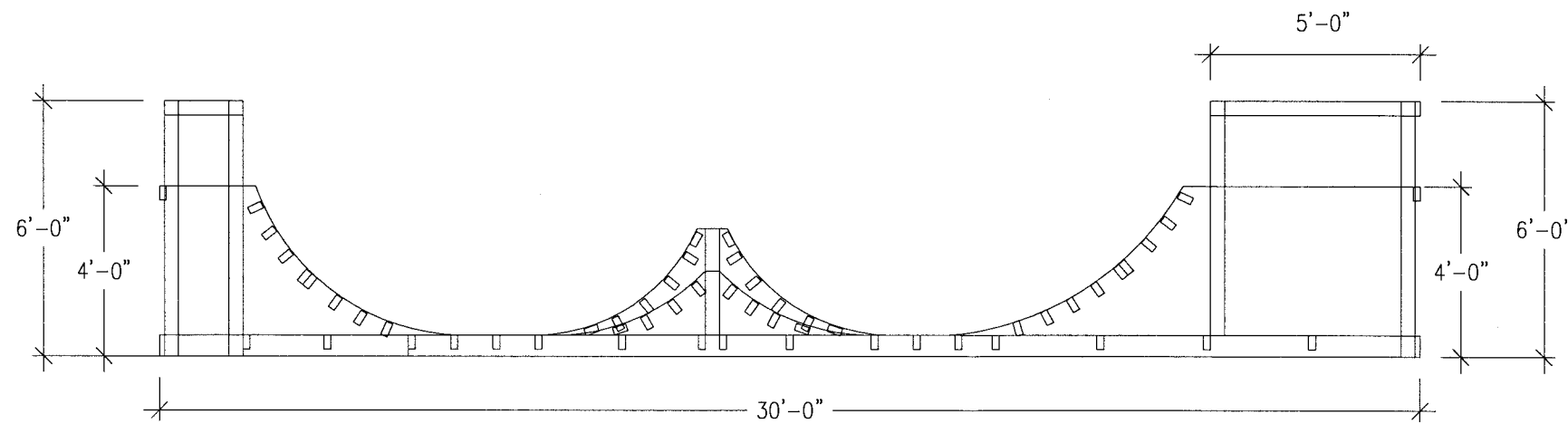
286 KOTTINGER DRIVE
 PLEASANTON, CA

Title
**PROPOSED BACKYARD
 BMX RAMP - SITE PLAN**

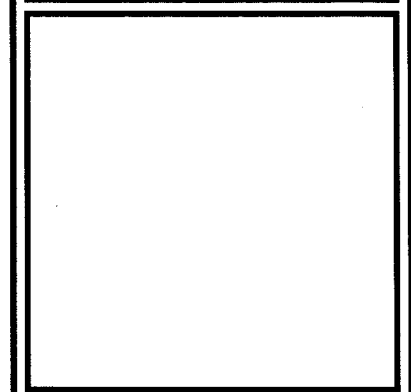
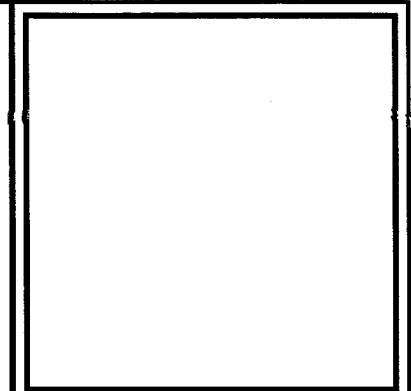
Designed By _____	Checked By _____
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Scale _____	
File Name _____	1 of 2 Sheets



B BMX RAMP SECTION - TOP VIEW



A BMX RAMP SECTION - SIDE VIEW



△ No.	9/8/2010 Date	ISSUED FOR REVIEW Description	CWR By						

Project
RISTOW RESIDENCES
 286 KOTTINGER DRIVE
 PLEASANTON, CA

Title
**PROPOSED BACKYARD
 BMX RAMP
 SECTION OF THE BMX RAMP**

Designed By _____ Checked By _____
 Drawn By _____ Project Manager _____
 Job Number
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 Scale _____
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**ISSUE FOR
 REVIEW**
 DATE: 9/8/2010