

Exhibit A
Draft PRZ-36/Sport Court Code Amendment
December 27, 2006

Proposed new language is in red, while proposed deletions are in strikeout.

I. Chapter 18.84 Site, Yard, Bulk, Usable Open Space, And Landscaping Regulations

18.84.90 Side And Rear Yards—Requirements and Exceptions:

H. Sport Courts, Sport Court Fencing, Sport Court Lighting

In A and R districts, outdoor sport courts, such as tennis, basketball, and racquetball courts, sport court fencing, and sport court lighting shall adhere to the following requirements:

1. The sport court, sport court fencing, and sport court lighting shall:
 - a. be located between the main structure and the side property line or between the main structure and the rear property line;
 - b. adhere to the minimum side and rear yard setback requirements for class I accessory structures in the applicable zoning district;
 - c. in no case have a side and rear yard setback less than 10 feet; and
 - d. not be located in an agricultural, open space conservation, view corridor, or public service easement area.

2. Sport courts shall:
 - a. be subject to the same grading requirements applicable to pools in the applicable PUD, if located in a PUD without specific sport court grading requirements;
 - b. adhere to the minimum setbacks note in section 18.84.90.H.1; and
 - c. not be restricted as to color.

Basketball hoops, centerline netting, soccer goal netting, and similar types of equipment which are part of a sports court shall not be subject to Design Review.

3. Sport court fencing shall:
 - a. be open view fencing;
 - b. be black, green, brown, or if wire mesh, gray;
 - c. be a maximum of 10 feet (10') in height;
 - d. have a wood or metal top cap;
 - e. have panels which are open view mesh fabric, vinyl clad mesh, or wire mesh, not including gray chain link;

- f. have posts which are only made of wood or metal;
- g. be installed such that the panels are taught;
- h. be located within 5 feet (5') of the sport court,
- i. adhere to the minimum setbacks noted in section 18.84.90.H.1; and
- j. not include barb wire or razor wire.

4. Sport court lighting shall:

- a. be directed downward and designed so as to not shine on neighboring properties;
- b. be off between 10:00 p.m. and 7:00 a.m.;
- c. be no more than 15 feet (15') in height;
- d. be located within 5 feet (5') of the sport court, and
- e. adhere to the minimum setbacks noted in section 18.84.90.H.1.

The applicant shall provide a photometric foot candle diagram from an electrician, an electrical engineer, or another qualified person as determined by the zoning administrator, demonstrating that no sport court lighting shall spill onto the surface of adjacent properties.

- 5. Application for a sport court, sport court fencing, and sport court lighting shall be made to the zoning administrator on a form supplied by the City. The zoning administrator shall issue the approval upon determining that the proposed sports court, sport court fencing, and sport court lighting meets the requirements of section 18.84.90.H.
- 6. Sports may be played between the front property line and the main structure; however, a sport court, sport court lighting, and sport court fencing shall not be allowed. A basketball hoop may be located above a garage without Design Review approval. A portable basket ball hoop may be located between the front property line and the main structure, if it does not interfere with vehicles entering and exiting the garage. A portable basketball hoop between the front property line and the main structure does not require Design Review approval. An application is not required to play sports between the front property line and the main structure.
- 7. Between the main structure and the side property line and between the main structure and the rear property line, areas where sports are played without an official court, such as in an existing lawn area, shall not be considered a sports court if:
 - a. there is no sport court fencing or lighting;
 - b. only portable sports equipment is used; and
 - c. the equipment is less than 6 feet (6') in height or, if taller than 6 feet (6') in height, the equipment is removed when not in use.

18.84.160 Accessory Structures—Location And Yards:

- A. In an R district, class I and class II accessory structures may be located in a required rear yard or a required interior side yard ~~within 35 feet (35')~~ of the rear lot line, provided that the distances to lot lines shall not be less than prescribed in section 18.84.010 of this chapter, except that class II accessory structures may be constructed to the property line, but not attached to the fence, and provided that in the aggregate no more than five hundred (500) square feet or ten percent (10%) of the area of the required rear yard, whichever is greater, shall be covered by structures other than garages or carports in an RM-2,500, RM-2,000 or RM-1,500 district.

[Staff's Comment: The proposed amendment to section 18.84.160.A would allow accessory structures, including sports courts, to be setback more than 35' from the rear property line, so long as all other requirements are met.]

- C. On a reversed corner lot **in a C, O, or I district**, an accessory structure shall not be located closer to the rear lot line than the required side yard on the adjoining key lot, and not closer to the side property line adjoining the street than the required front yard on the adjoining the key lot.

[Staff's Comments: In the R districts, the minimum dimensions mentioned would always be met. The proposed amendment would allow accessory structures, including sports courts, to be located in all portions of a rear yard on a corner lot, so long as the standard requirements applicable to other lots in the same zoning district are met. The way the current regulation is written, accessory structures (including low trellis structures and pools located behind a solid fence) would need to be setback approximately 23 feet from the street side property line on a typical corner lot.]

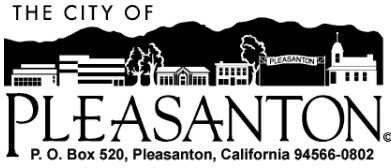
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Exhibit B—PRZ-36

**Table 1: Comparison of Sport Court Regulations
December, 2006**

City	Regulations									
	Yard Setbacks (min.)	Lighting Height (max.)	Lighting Hours (max.)	Lighting Intensity (max.)	Fencing	Grading/Location on a Slope	Landscape Screening	Stormwater Retention	Process	Other
La Canada Flintridge	-Side-15' -Rear-15' -Front- Not allowed	-20'—as measured from the surface of the court to the top of the lights	-6 a.m.-10 p.m. -Timers which shut off the lights when not in use	-Allowed to create up to 1 ft. candle above ambient on neighboring lots -Lighting must be directed onto property with court	-10' max.— as measured from the surface of the court to the top of the fence -Must be mesh, chain link type fencing	-Court must be located at the lowest elevation of natural grade	-Required -Also requires solid wall between court and property lines	*	-CUP—required for lights—planning commission can impose more stringent standards than those listed	-Applicants and contractor are required to sign an agreement about the lighting conditions
Lafayette	-Side and Rear-Principal structure setbacks apply -Front- Not allowed -Must be at least 50' from neighboring residential homes	-No lighting allowed	-No lighting allowed	-No lighting allowed	-10' max.— as measured from the surface of the court to the top of the fence -Must be dark in color	*	-Required	-Prop. owner is required to implement means to achieve zero net increase to peak storm water runoff	-Generally staff level review; however, Planning Commission can waive rules if exceptions are proposed and deemed appropriate	*
Santa Barbara	*	-No lighting allowed	-No lighting allowed	-No lighting allowed	*	*	*	*	*	*
Yorba Linda	-Side-10' (3' if no fencing) -Rear-10' -Front- Not allowed	-22'	-7 a.m.-10 p.m.	-Allowed to create up to 0.2 ft. candle above ambient on neighboring property so long as light source is cut off at any point above 5 ft. when seen from neighboring properties -Lights must be setback a min. of 10' from side and rear prop. lines -Max. of 8 lights -Court must be designed painted, colored, and/or textured to reduce the reflection of light	-10' max. as measured from the surface of the court to the top of the fence	*	-Required	*	-CUP—required for lights and fence— planning commission can impose more stringent standards than those listed	*
Pleasanton— Kottinger Ranch Unit 3	-Side-10', street side- 20' -Rear-10' -Front-Principal structure setbacks apply	-10'	-7 a.m. -10 p.m.	-Lights must be directed onto property with court -Shields may be required if necessary	-10' max. -Must be black or dark green vinyl clad chain link fencing	-No grading allowed outside the building envelope/outside of the setbacks on several lots -Max. grading limit for entire lot set at 7,000 sq. ft. in area -Max. retaining wall height 5'	-Required	*	-Staff level review	*
Pleasanton— Ruby Hill	-Side-10' -Rear-10' -Front-25' -Golf course-50'	-Lights should be as close to the grade as feasible	-Must be turned off by 10 p.m.	-Lighting may not intrude onto a neighboring property -Shields are required -Courts should be soft red or green and not be highly reflective	-10' max. -Should be black or green	-Contour grading is encouraged -Retaining walls encouraged to be less than 5' (special Ruby Hill approval required for walls greater than 5')	-Required	*	-Staff level review	*
Vineyard Avenue Corridor Specific Plan	*-Applicable PUD standards apply	* Applicable PUD standards apply	* Applicable PUD standards apply	* Applicable PUD standards apply	-Chain-link fencing in residential areas shall not be permitted, except for possible use around tennis courts	-Tennis courts should not be permitted on slopes which exceed 7 percent -Retaining walls should generally not exceed 5'	*Applicable PUD standards apply	* Applicable PUD standards apply	* Applicable PUD standards apply	* Applicable PUD standards apply

Note: *No special standard or requirement



Planning and Community Development Department
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Pleasanton, CA 94566-0802
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APPLICATION FOR A SPORT COURT

Address of Residence: _____
(Street Address) (Zip Code)

Name of Property Owner(s): _____ Telephone: (____)_____
(Print Name)

Mailing Address: _____ Alternate
(if different from residence address) (Street Address) Phone: (____)_____

(City) (Zip Code) Fax: (____)_____

Property Owner—Describe the proposed court, fencing, and lighting (for example: basketball court with 10 foot tall green mesh fence with four 15 foot tall lights):

Property Owner—Attach the following to this application:

- Site plan showing all property lines, the house footprint, the location of the proposed sport court, sport court fencing, and sport court lighting, all proposed minimum distances between the property lines and the sport court, sport court fencing, and sport court lighting, and all existing easements
- If fencing is proposed, an elevation drawing or picture of the proposed sport court fencing, which includes its proposed height, color, post and top cap material, and panel material
- If lighting is proposed, an elevation drawing or picture of the proposed sport court light standard, which includes its proposed height and proposed light source shielding
- If lighting is proposed, a photometric foot candle diagram of the property from an electrician or electrical engineer demonstrating that no sport court lighting shall spill onto the surface of adjacent properties
- If grading is proposed and the property is located in a PUD with grading requirements, a grading plan showing all existing and proposed grades, all proposed retaining walls, including wall materials and heights, and, if required per the PUD, additional information about the total amount of site grading

(Please also complete the reverse side of this form)

Conditions of Approval

If your application is approved by the Planning Department, it is approved subject to section 18.84.90.H of the Pleasanton Municipal Code, which includes the following requirements:

1. The sport court, sport court fencing, and sport court lighting shall:
 - a. be located between the main structure and the side property line or between the main structure and the rear property line;
 - b. adhere to the minimum side and rear yard setback requirements for class I accessory structures in the applicable zoning district;
 - c. in no case have a side and rear yard setback less than 10 feet; and
 - d. not be located in an agricultural, open space conservation view corridor, or public service easement area.

2. Sport courts shall:
 - a. be subject to the same grading requirements applicable to pools in the applicable PUD, if located in a PUD without specific sport court grading requirements; and
 - b. not be restricted as to color.

3. Sport court fencing shall:
 - a. be open view fencing;
 - b. be black, green, brown, or if wire mesh, gray;
 - c. be a maximum of 10 feet (10') in height;
 - d. have a wood or metal top cap;
 - e. have panels which are open view mesh fabric, vinyl clad mesh, or wire mesh, not including gray chain link;
 - f. have posts which are only made of wood or metal;
 - g. be installed such that the panels are taught;
 - h. be located within 5 feet (5') of the sport court; and
 - i. not include barb wire or razor wire.

4. Sport court lighting shall:
 - a. be directed downward and designed so as to not shine on neighboring properties;
 - b. be off between 10:00 p.m. and 7:00 a.m.;
 - c. be no more than 15 feet (15') in height;
 - d. be located within 5 feet (5') of the sport court; and
 - e. be designed such that no sport court lighting shall spill onto the surface of adjacent properties.

Homeowner Association

It is the property owners' responsibility to obtain approval from their Homeowners Association, if it has design review authority, prior to any change in use and/or construction of any improvements.

Property Owner's Signature: _____ *Date:* _____

(For Completion by the Planning Department)

Zoning of Property: _____ Approved: _____
(Initials) (Date)