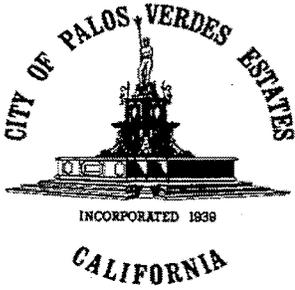


Director's Initial: \_\_\_\_\_  
Date of revision: 10/11/04



## CITY OF PALOS VERDES ESTATES SPORTS COURT APPLICATION

### ***Regulations***

A Sports Court shall be defined as any hardscape area of dimensions exceeding twenty feet by thirty feet, including, but not limited to, tennis courts, handball courts and racquetball courts, but excluding pools and driveways used exclusively for access to a garage.

The City Code states that an application for a Sports Court shall not be approved unless the following criteria are met:

A. **Lot Coverage**. No more than thirty percent of the lot is covered by permanent buildings, and no more than twenty-five percent of the lot shall be covered by a sports court. No more than sixty-five percent of the lot shall be covered by any hardscape including permanent structures such as buildings, swimming pool, spa, gazebo, sports court, bath house, patios and pool decking, as well as driveways and walkways. If the city council finds that the proposed coverage will have an adverse impact on the city's storm drain system, the permit may be denied notwithstanding the fact that the lot coverage requirement has been met.

B. **Setback**. No portion of the sports court hardscape shall be located closer than seven feet from any property line except, if adjacent to city parkland, it may be five feet from the property line.

C. **Proximity to Neighboring Living Quarters**. The distance from the sports court to any neighboring residence has been maximized. A minimum distance of fifty feet from any part of an adjacent residential building is required. If an adjacent lot is undeveloped, a sports court shall be a minimum distance of fifty feet from any portion of a reasonably sited potential residential development. The planning commission shall cause to be prepared a study of how the vacant lot(s) may be impacted by the proposal prior to making a recommendation to the city council of approval or denial of a sports court application.

D. **Landscaping**. A landscaping plan has been submitted and approved and the plan requires (1) mature screen planting around fence and/or walls which may be visible to the public and (2) prohibits maintenance of screen planting lower than the height of the court fence and any higher than three feet above the height of the court fence.

E. **Noise Control**. The applicant has made provisions to minimize the noise impact on the neighborhood through use of land contours, stucco or other sound absorbing materials and wall coatings.

F. **Drainage**. A drainage system has been provided which carries drainage away from adjacent structures and provides for the safe disposal of all drainage related to the sports court.

G. **Retaining Walls and Fences**. No retaining walls exceed eight feet on the downhill side of a slope, or more than ten feet on the uphill side and that no fences surrounding sports courts located near public streets or adjacent residences exceed eight feet in height as measured from the court surface. In locations not readily visible off the site, a fence height of ten feet may be permissible with city council approval.

H. **Windscreening Prohibited**. No wind screen shall be constructed.

I. **Lighting**. No lighting shall be permitted.

J. **Use Limitations**. The sports court does not unreasonably interfere with the use and enjoyment or potential use and enjoyment of adjacent or nearby property.

***Application***

Sports Court applications may be submitted in conjunction with other applicable planning applications such as Neighborhood Compatibility and Grading applications. The following are required with the initial submittal:

- One set of plans
- All application documents contained in this package
- Request for preparation of mailing matrix
- Applicable fees

Neighbors within 300 ft. are notified of Sports Court applications and invited to provide their input. Sports Court applications are reviewed by the Planning Commission.

The City Code contains additional information regarding Sports Courts. Questions may be directed to Planning Department staff.

**SPORTS COURT ANALYSIS**

**LOT COVERAGE**

	<b><u>Square Feet</u></b>	<b><u>% Lot Coverage</u></b>
LOT SIZE:	_____	_____
Permanent Building(s) footprint:	_____	_____
All other lot coverage (except sports court):	_____	_____
Proposed sports court area:	_____	_____
TOTAL LOT COVERAGE:	_____	_____

**SETBACKS**

	<b><u>Feet</u></b>	<b><u>Which Borders</u></b>
From North property line:	_____	_____
From East property line:	_____	_____
From South property line:	_____	_____
From West property line:	_____	_____

**PROXIMITY TO NEIGHBORING LIVING QUARTERS**

*Provide distances between the proposed Sports Court and all neighboring residences:*

<b><u>Address</u></b>	<b><u>Distance from Sports Court</u></b>
_____	
_____	
_____	
_____	

**LANDSCAPING**

*Describe the landscape screening proposed around the Sports Court.*

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**NOISE CONTROL**

*What provisions have been made to minimize noise impacts from the Sports Court on the surrounding neighborhood?*

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**DRAINAGE**

*Describe the drainage plan for the proposed Sports Court.*

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**RETAINING WALLS AND FENCES**

*Provide heights of walls and fences at each side of the sports court.*

	<b><u>Wall Height</u></b>	<b><u>Fence Height</u></b>	<b><u>Total Height</u></b>
North Side:	_____	_____	_____
East Side:	_____	_____	_____
South Side:	_____	_____	_____
West Side:	_____	_____	_____

**CITY OF PALOS VERDES ESTATES  
REQUIRED PLAN CHECK INFORMATION**

THE FOLLOWING INFORMATION IS MANDATORY AND MUST BE SUBMITTED WITH THE PLAN CHECK APPLICATION

OWNER/APPLICANT: \_\_\_\_\_  
PROJECT ADDRESS: \_\_\_\_\_  
LEGAL DESCRIPTION: LOT \_\_\_\_\_, BLOCK \_\_\_\_\_, TRACT \_\_\_\_\_  
APPLICANT'S AGENT: \_\_\_\_\_ PHONE: \_\_\_\_\_  
DATE: \_\_\_\_\_

LOT SIZE: \_\_\_\_\_ square feet

ALLOWABLE FLOOR AREA: \_\_\_\_\_ equals the smaller of 30% (lot size) + 1750 or 50% (lot size)

EXISTING LOT COVERAGE:

_____ sq. ft.	_____ % BUILDING
_____ sq. ft.	_____ % HARDSCAPE (pool, patio, deck, driveway, etc.)
_____ sq. ft.	_____ % TOTAL

PROPOSED LOT COVERAGE: (include only added lot coverage)

_____ sq. ft.	_____ % BUILDING
_____ sq. ft.	_____ % HARDSCAPE (pool, patio, deck, driveway, etc.)
_____ sq. ft.	_____ % TOTAL

**TOTAL LOT COVERAGE:** (sum of existing and proposed)

_____ sq. ft.	_____ % BUILDING (Not to exceed 30%)
_____ sq. ft.	_____ % HARDSCAPE (pool, patio, deck, driveway, etc.)
_____ sq. ft.	_____ % TOTAL

EXISTING FLOOR AREA:

_____ sq. ft. FIRST FLOOR	_____ sq. ft. MEZZANINE
_____ sq. ft. SECOND FLOOR	_____ sq. ft. GARAGE
_____ sq. ft. BASEMENT	_____ sq. ft. TOTAL*

PROPOSED FLOOR AREA: (include only added floor area)

_____ sq. ft. FIRST FLOOR	_____ sq. ft. MEZZANINE
_____ sq. ft. SECOND FLOOR	_____ sq. ft. GARAGE
_____ sq. ft. BASEMENT	_____ sq. ft. TOTAL

**TOTAL FLOOR AREA:** (sum of existing and proposed)

_____ sq. ft. FIRST FLOOR	_____ sq. ft. MEZZANINE
_____ sq. ft. SECOND FLOOR	_____ sq. ft. GARAGE
_____ sq. ft. BASEMENT	_____ sq. ft. TOTAL

**GRADING INFORMATION\***

PREVIOUS GRADING: (any movement of earth on this site prior to this application)

CUT \_\_\_\_\_ cubic yards

FILL \_\_\_\_\_ cubic yards

TOTAL \_\_\_\_\_ cubic yards

PROPOSED GRADING: (movement of earth required for this project)

CUT \_\_\_\_\_ cubic yards

FILL \_\_\_\_\_ cubic yards

OVEREXCAVATION \_\_\_\_\_ cubic yards

RECOMPACTION\*\* \_\_\_\_\_ cubic yards

TOTAL \_\_\_\_\_ cubic yards

**\* GRADING APPLICATION AND PLANNING COMMISSION REVIEW IS REQUIRED IF:**

1. The building official has required an engineering geology report or soils engineering report.
2. Any project resulting in a cut or fill in excess of ten feet in depth or height.
3. Any project where the quantity of cut and fill exceeds two hundred fifty cubic yards.
4. Any lot where the quantity of cut and fill exceeds one hundred cubic yards of grading exterior to the dwelling unit foundation, garage, and driveway.
5. There has been grading or a grading application on the property within twenty-four months preceding the date of the current application which would, when combined with the current application, require grading permit approval.

**\*\* THE CITY OF PALOS VERDES ESTATES DOES NOT ACCEPT SHRINKAGE FACTORS OR OTHER METHODS OF GRADING DATA CALCULATION.**

OWNER'S AFFIDAVIT

State of California
County of Los Angeles

I, (We,) \_\_\_\_\_ hereby declare under the penalty of perjury, that I (We) am (are) the owner(s) of the property involved in this request and that the foregoing statements and the information submitted herewith are true and correct.

Owner(s) \_\_\_\_\_

Signature Signature
Address \_\_\_\_\_
\_\_\_\_\_
\_\_\_\_\_

Telephone ( ) \_\_\_\_\_ ( ) \_\_\_\_\_

Subject Address: \_\_\_\_\_ Legal Description: \_\_\_\_\_

Subscribed and sworn to before me this \_\_\_\_ day of \_\_\_\_\_, 19\_\_.

\_\_\_\_\_  
Notary Public

TO ALL APPLICANTS

Employees of the City of Palos Verdes Estates will give every possible assistance to anyone who desires to utilize the remedies provided by the City's zoning ordinance. However, the burden of proof is on the applicant to make the showing necessary before any of the described permits can be granted. Also, there is no guarantee - expressed or implied - that any permit will be granted by whatever agency or individual has authority in the matter.

The applicant shall understand also that each matter must be carefully investigated and, after a staff investigation has been made or a public hearing has been held, the staff's recommendation or decision may be contrary to a position taken in any preliminary discussions.

The staff is not permitted to assist the applicant or any opponents of any applicant in preparing arguments for or against a request. I have read the forgoing and understand that I HAVE THE BURDEN OF PROOF in the matter arising under the application made by me.

\_\_\_\_\_  
Applicant/Owner Signature Date

# Application Certification

**This certification must be completed for all Grading Applications and Neighborhood Compatibility Applications. It must be completed, signed, and stamped by the engineer or architect responsible for the application. If significant erroneous information is found to be contained in the application, the City may contact the State Department of Consumer Affairs with this certification and a report of the errors for the Department's information.**

**The Director of Planning may waive the requirement for this Certification if the services of a licensed engineer or architect are not needed for construction documents for the project.**

Project Address: \_\_\_\_\_

Grading Application/Neighborhood Compatibility Case #: \_\_\_\_\_

Architect/Engineer's Name: \_\_\_\_\_

Architect/Engineer's Address: \_\_\_\_\_

\_\_\_\_\_

Architect/Engineer's License # \_\_\_\_\_

Architect/Engineer's License Expiration Date \_\_\_\_\_

I am the architect/engineer for the subject project. I hereby certify that the information contained in this application is true and is accurate as defined by the licensing boards for architects/engineers.

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Stamp

**STANDARD URBAN STORMWATER MITIGATION PLAN (SUSMP) CHECKLIST  
FOR DEVELOPMENT PLANNING PRIORITY PROJECT CATEGORIZATION**

Application No. \_\_\_\_\_  
 Project Location: \_\_\_\_\_  
 Project Description: \_\_\_\_\_

<b>Part A. Planning Priority Projects Subject to SUSMP:</b> <i>Does the proposed project involve any of the following?</i>	<b>YES</b>	<b>NO</b>
1. Single-family hillside development that contemplates grading on any natural slope that is 25 percent or greater and where grading contemplates cut or fill slopes. [Subject to Numerical Design Criteria if development is one acre or more]		
2. Home subdivisions of ten or more housing units. [Subject to Numerical Design Criteria]		
3. Industrial/commercial development that disturbs one acre or more of surface area must comply with all the SUSMP requirements. [Subject to Numerical Design Criteria]		
4. Automotive service stations. [Subject to Numerical Design Criteria if it creates 5,000 sq. ft. or more of surface area]		
5. Retail gasoline outlet. [Subject to Numerical Design Criteria if it creates 5,000 sq. ft. or more of impervious surface area and with projected Average Daily Traffic (ADT) of 100 or more vehicles]		
6. Restaurants. [Subject to Numerical Design Criteria if it creates 5,000 sq. ft. or more of surface area]		
7. Parking lot 5,000 sq.ft. or more of surface area or with 25 or more parking spaces. [Subject to Numerical Design Criteria]		
8. Redevelopment projects in subject categories that meet Redevelopment thresholds. [Subject to Numerical Design Criteria]		
9. Project located in, adjacent to or discharging directly to an Environmentally Sensitive Area (ESA) where the discharge is likely to impact a sensitive biological species or habitat and create 2,500 sq. ft. or more impervious surface area. [Subject to Numerical Design Criteria] See ESA Map.		

If all answers to Part A are NO, continue to Part B.

<b>Part B. Project features subject to Site Specific Mitigation:</b> <i>Does the proposed project involve any of the following?</i>	<b>YES</b>	<b>NO</b>
10. Vehicle or equipment fueling areas		
11. Vehicle or equipment maintenance areas, including washing or repair		
12. Commercial or industrial waste handling or storage		
13. Outdoor handling or storage of hazardous materials		
14. Outdoor manufacturing areas		
15. Outdoor food handling areas or processing		
16. Outdoor animal care, confinement, or slaughter		
17. Outdoor horticulture activities		

**Planning Priority Project**

If any question in Part A and/or Part B is answered "YES", the project is a planning priority project subject to the Development Planning Program of the SQMP and will require post development storm water quality mitigation, either SUSMP or site-specific.

**Planning Exempt Project**

If every question in Part A and Part B is answered "No", project is exempt from Development Planning but must still submit the "Owner's Certification of Compliance with Minimum Requirements" and comply with construction requirements.

## DEFINITIONS

“Best Management Practice (BMP)” means methods, measures, or practices designed and selected to reduce or eliminate the discharge of pollutants to surface waters from point and nonpoint source discharge including storm water. BMPs include structural and non structural controls, and operation and maintenance procedures, which can be applied before, during, and/or after pollution producing activities.

“Hillside” means property located in an area with known erosive soil conditions, where the development contemplates grading on any natural slope that is twenty-five percent (25%) or greater.

“Numerical Design Criteria”

A. Mitigate (infiltrate or treat) storm water runoff volume from either:

1) The 85<sup>th</sup> percentile 24-hour runoff event determined as the maximized capture storm water volume for the area, from the formula recommended in Urban Runoff Quality Management, WEF Manual of Practice No. 23/ASCE Manual of Practice No. 87, (1998); or

2) The volume of annual runoff based on unit basin storage water quality volume, to achieve 80 percent or more volume treatment by the method recommended in California Storm water Best Management Practices Handbook – Industrial/Commercial, (1993); or

3) The volume of runoff produced from a 0.75 inch storm event, prior to its discharge to a storm water conveyance system; or

4) The volume of runoff produced from a historical-record based reference 24-hour rainfall criterion for “treatment” (0.75 inch average for the Los Angeles County area) that achieves approximately the same reduction in pollutant loads achieved by the 85<sup>th</sup> percentile 24-hour runoff event

### **OR**

B. Mitigate (infiltrate or treat) storm water runoff flows from either:

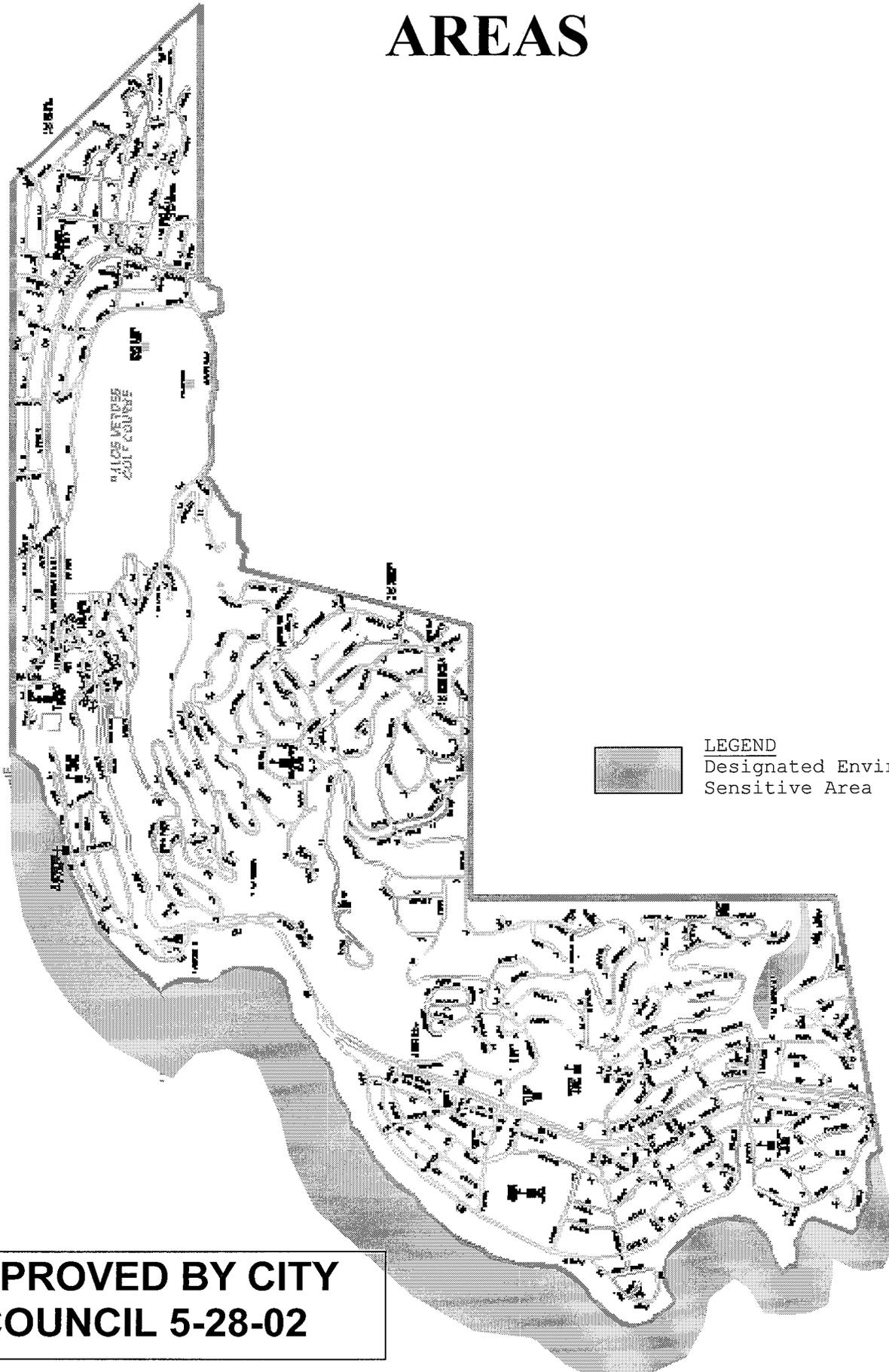
1) The flow of runoff produced from a rain event equal to at least 0.2 inches per hour intensity; or

2) The flow of runoff produced from a rain event equal to at least two times the 85<sup>th</sup> percentile hourly rainfall intensity for Los Angeles County; or

3) The flow of runoff produced from a rain event that will result in treatment of the same portion of runoff as treated using volumetric standards above

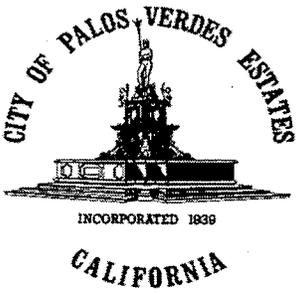
“Redevelopment” means (a) land-disturbing activity that results in the creation, addition, or replacement of 5,000 square feet or more of impervious surface area on an already developed site. Where Redevelopment results in an alteration to more than fifty percent of impervious surfaces of a previously existing development, and the existing development was not subject to post development storm water quality control requirements, the entire project must be mitigated. Where Redevelopment results in an alteration to less than fifty percent of impervious surfaces of a previously existing development, and the existing development was not subject to post development storm water quality control requirements, the alteration must be mitigated, but not the entire development (b) Redevelopment does not include routine maintenance to maintain original line and grade, hydraulic capacity, or original purpose of facility, nor does it include emergency construction activities required to immediately protect public health and safety (c) Existing single-family structures are exempt from Redevelopment requirements.

# City of Palos Verdes Estates ENVIRONMENTALLY SENSITIVE AREAS



**LEGEND**  
Designated Environmentally Sensitive Area

**APPROVED BY CITY  
COUNCIL 5-28-02**



# *City of Palos Verdes Estates*

## *Request for Preparation of Mailing Matrix for Planning Application*

Fee Paid: \_\_\_\_\_ MR #: \_\_\_\_\_ Date: \_\_\_\_\_

Applicant: \_\_\_\_\_

Application No.: \_\_\_\_\_

Project Address: \_\_\_\_\_

APN (required for vacant lots): \_\_\_\_\_

Once you have submitted this request for preparation of a mailing matrix, City staff will prepare the pertinent documents, according to City standards and provide a copy for you.

How do you wish to be notified when the mailing matrix is ready?

Call me and I will pick it up. Phone: \_\_\_\_\_

Contact name: \_\_\_\_\_

Mail it to me. Phone: \_\_\_\_\_

Name and Address: \_\_\_\_\_

\_\_\_\_\_

Fax it to me. I will be responsible for printing it on labels.

Fax: \_\_\_\_\_ Phone: \_\_\_\_\_

Contact name: \_\_\_\_\_

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### *For Staff Use Only*

Mailing matrix prepared

Date: \_\_\_\_\_ Staff initials: \_\_\_\_\_

Applicant contacted/ package mailed

Date: \_\_\_\_\_ Staff initials: \_\_\_\_\_

**RESOLUTION NO. PCR-\_\_**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF  
PALOS VERDES ESTATES, CALIFORNIA, APPROVING AN  
APPLICATION FOR A SPORTS COURT PERMIT AT**

\_\_\_\_\_.

WHEREAS, on \_\_\_\_\_, an application for a Sports Court Permit was submitted for the property located at Lot \_\_\_ of Block \_\_\_\_\_ of Tract Number \_\_\_\_\_ in the City of Palos Verdes Estates, County of Los Angeles, State of California, commonly known as \_\_\_\_\_, Palos Verdes Estates, California ("the Property"). The application sought approval of a \_\_\_\_\_; and,

WHEREAS, on \_\_\_\_\_, the Planning Commission conducted a hearing on the matter. At such hearing the Commission received and considered documentary evidence including, but not limited to, a staff report and site plans and received and considered oral testimony from the applicant and others. The Commission further received information and considered information regarding environmental review of the application and the determination that the project is categorically exempt from the California Environmental Quality Act; and,

WHEREAS, following the conclusion of the public discussion and thorough deliberation of the subject matter, the Planning Commission determined by a vote of \_\_\_ to \_\_\_, that Sports Court Permit Number \_\_\_\_\_, should be conditionally approved as set forth herein below:

NOW, THEREFORE, THE PLANNING COMMISSION OF THE CITY OF PALOS VERDES ESTATES, DOES HEREBY RESOLVE, AS FOLLOWS:

Section 1. Based upon the evidence presented, the Planning Commission hereby finds and determines as follows:

1. Each fact set forth in the recitals above is true and correct.
2. Each fact set forth in the memorandum for Agenda Item Number. \_\_\_\_\_, Meeting Date, \_\_\_\_\_, from Planning staff, presented to the Planning Commission on said date, is true and correct.

Section 2. Pursuant to the foregoing recitations, the following findings are made:

A. Lot Coverage: No more than thirty percent of the lot is covered by permanent buildings, and no more than twenty-five percent of the lot is covered by a sports court. No more than sixty-five percent of the lot is covered by any hardscape including permanent structures such as buildings, swimming pool, spa, gazebo, sports court, bath house, patios and pool decking, as well as driveways and walkways.

B. Setback: No portion of the sports court hardscape shall be located closer than seven feet from any property line (except if adjacent to city parkland, it may be five feet from the property line).

*Sports Court*

C. Proximity to Neighboring Living Quarters. The distance from the sports court to any neighboring residence has been maximized. A minimum distance of fifty feet from any part of an adjacent residential building is required. (If an adjacent lot is undeveloped, a sports court shall be a minimum distance of fifty feet from any portion of a reasonably sited potential residential development).

D. Landscaping. A landscaping plan has been submitted and approved and the plan provides (1) mature screen planting around fence and/or walls which may be visible to the public and (2) prohibits maintenance of screen planting lower than the height of the court fence and any higher than three feet above the height of the court fence.

E. Noise Control. The applicant has made provisions to minimize the noise impact on the neighborhood through use of land contours, stucco or other sound absorbing materials and wall coatings.

F. Drainage. A drainage system has been provided which carries drainage away from adjacent structures and provides for the safe disposal of all drainage related to the sports court.

G. Retaining Walls and Fences. No retaining walls exceed eight feet on the downhill side of a slope, or more than ten feet on the uphill side and that no fences surrounding sports courts located near public streets or adjacent residences exceed eight feet in height as measured from the court surface.

H. Windscreening Prohibited. No wind screen shall be constructed.

I. Lighting. No lighting shall be permitted.

J. Use Limitations. The sports court does not reasonably interfere with the use and enjoyment or potential use and enjoyment of adjacent or nearby property.

Section 3. Pursuant to the foregoing recitations and findings, the Planning Commission approves Sports Court Permit Number \_\_\_\_\_, subject to the following conditions:

1. This approval is granted for the land or land use as described in the application and any attachments thereto, and as shown on the plot plan submitted, attached hereto as Exhibit A.
2. Prior to obtaining a building permit and within 30 day hereof, the applicant and property owner shall file with the Secretary of the Planning Department written acknowledgment of the conditions stated herein on forms provided by the Planning Department.
3. All buildings, fences, signs, roadways, parking areas, and other facilities or features shall be located and maintained as shown on the approved plans.
4. All buildings and structures shall be of the design as shown on the approved plans.
5. Compliance with and execution of all conditions listed herein shall be necessary prior to obtaining final building inspection clearance and/or prior to obtaining any occupancy

*Sports Court*

clearance. Deviation from this requirement shall be only by written consent of the Director of Planning.

6. All requirements of any law, ordinance, or regulation of the State of California, City of Palos Verdes Estates, and any other governmental entity shall be complied with.
7. This approval is subject to the applicant paying all fees and assessments to the City of Palos Verdes Estates, as required by Ordinance.
8. In the event the City determines that it is necessary to take legal action to enforce any of the provisions of these conditions, and such legal action is taken, the applicant shall be required to pay any and all cost of such legal action, including reasonable attorney's fees, incurred by the City, even if the matter is not prosecuted to a final judgment or is amiably resolved, unless the City should otherwise agree with the applicant to waive said fees or any part thereof. The foregoing shall not apply if the permittee prevails in the enforcement proceeding.
9. The applicant shall defend, indemnify, and hold harmless the City and its officers, agents, and employees from any claim, action or proceeding against the City or its officers, agents or employees to attach, set aside, void, or annul approval of this application. The City shall promptly notify the applicant of any such claim, action, or proceeding and shall cooperate fully in the defense.
10. An approval granted by the Planning Commission does not constitute a building permit or authorization to begin any construction. An appropriate permit issued by the Department of Building and Safety must be obtained prior to construction, enlargement, relocation, conversion, or demolition of any building or structure within the City.

APPROVED AND ADOPTED this \_\_\_\_ day of \_\_\_\_, 20 .

\_\_\_\_\_  
CHAIRMAN

ATTEST:

\_\_\_\_\_  
SECRETARY

