



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:

- Two sets 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.

STANDARD CONDITIONS OF APPROVAL

The following is a list of standard conditions of approval applied to all **Sports Court** applications. The conditions may be modified, deleted or added to by the Planning Commission on a case-by-case basis. For final conditions for a specific project, please contact the Planning Department.

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. All buildings, fences, signs, roadways, parking areas, and other facilities or features shall be located and maintained as shown on the approved plans.
3. All buildings and structures shall be of the design as shown on the approved plans.
4. 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 clearance. Deviation from this requirement shall be only by written consent of the Director of Planning.
5. Expiration of the **Sports Court** Application approval shall be governed by the provisions of the City of Palos Verdes Estates Municipal Code that are applicable to the expiration of the Neighborhood Compatibility approval.
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 property owners, and their successors in interest, shall indemnify and defend the City of Palos Verdes Estates and its officers, employees and agents from and against all liability and costs relating to the City's actions concerning this project, including (without limitation) any award of litigation expenses in favor of any person or entity who seeks to challenge the validity of any of the City's actions or decisions in connection with this project. The City shall have the sole right to choose its counsel and property owners shall reimburse the City's expenses incurred in its defense of any lawsuit challenging the City's actions concerning this project.
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.

11. The owner shall provide for the planting of trees in the parkway adjacent to the site of the building in accordance with the recommendation of the Public Works Director or authorized designee.
12. The owner shall provide for the improvement of streets, alleys, walks, and drainage courses adjacent to the site of the building in conformance with standards and specifications of the City and plans approved by the City Engineer.
13. All pool/spa equipment and air conditioning units shall be contained in sound attenuating structures, subject to the approval of the City Engineer.
14. The owner shall provide a "Knox box" universal gate lock, if applicable, accessible to the police and fire departments. Applicants are advised to contact 1-800-552-5669 with any questions.
15. All non-standard encroachments shall be removed from any Parkland adjacent to the subject property, unless specifically approved otherwise by the Planning Commission.
16. The height of all new fireplace chimneys shall be the minimum allowable per the Building Code and the height of the chimney cap shall not exceed 30".
17. A landscape plan is required for all projects proposing new or altered landscaping that is 500 sq. ft. or more.

SPORTS COURT ANALYSIS

LOT COVERAGE

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

SETBACKS

	<u>Feet</u>	<u>Which Borders</u>
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:

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

LANDSCAPING

Describe the landscape screening proposed around the Sports Court.

NOISE CONTROL

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

DRAINAGE

Describe the drainage plan for the proposed Sports Court.

RETAINING WALLS AND FENCES

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

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

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

THE FOLLOWING IS MANDATORY AND MUST BE SUBMITTED WITH THE APPLICATION

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

LOT SIZE:
_____ sq. ft.

ALLOWABLE FLOOR AREA:
_____ sq. ft. Equals the lesser of 30% (lot size) + 1,750 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 (Not to exceed 65%)

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

(Cannot exceed Allowable Floor Area)

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 10 feet in depth or height.**
3. Any project where the quantity of cut and fill **exceeds 250 cubic yards.**
4. Any lot where the quantity of cut and fill **exceeds 100 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
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: _____
Lot Block Tract

Subscribed and sworn to before me this _____ day of _____, 20____.

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



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: _____

For Staff Use Only

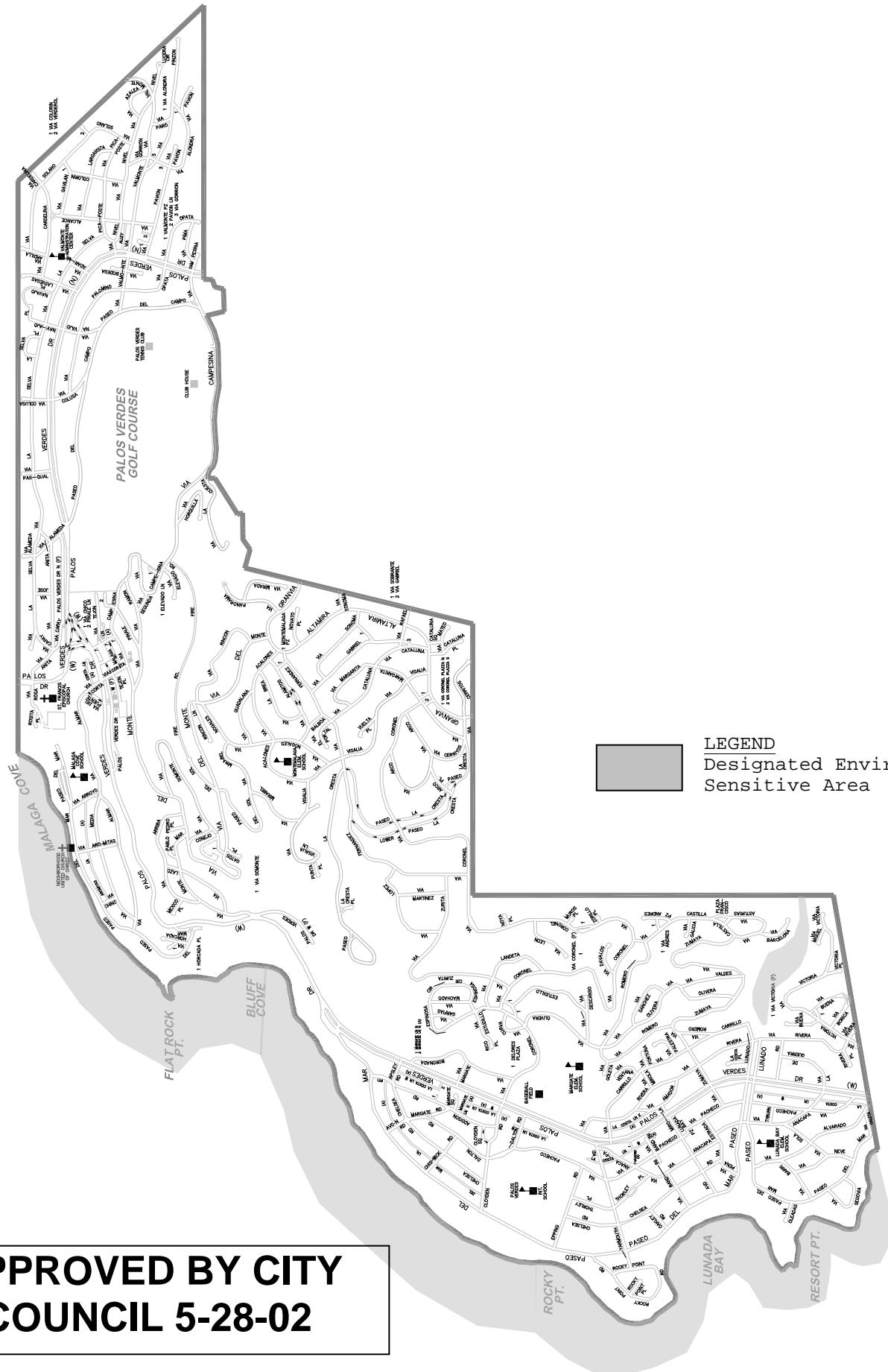
Mailing matrix prepared

Date: _____ Staff initials: _____

Applicant contacted/ package mailed

Date: _____ Staff initials: _____

City of Palos Verdes Estates ENVIRONMENTALLY SENSITIVE AREAS



LEGEND
Designated Environmentally Sensitive Area

APPROVED BY CITY COUNCIL 5-28-02