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Planning and Building DivLcion:

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Mail~apPLN122.4t5.3è3.4161

OTO the Planning Commission
the Board of Supervisors

1 Appelbrit InforimiL~on

Name **L~IIA O~C~**

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Zip:

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I have read and understood the **at~ched** torniaibn
regarding appeal process arid alternatives.

yes

No

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- D Staff or !~'(annThgOfrector
- O ~2or*igHearing Officer
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Signature:

Jim Norman

Date:

4/12/04

3 Ba~,Soi- Appeal

Planning staffiMII prepare a report based on your appeal. in order to faditate fft. your precise objections are needed. For example: Do you wiSh th~decision reversed? Ifso. why? Do you o~ect certain conditons of approvaf? if so. then which condftions and why?

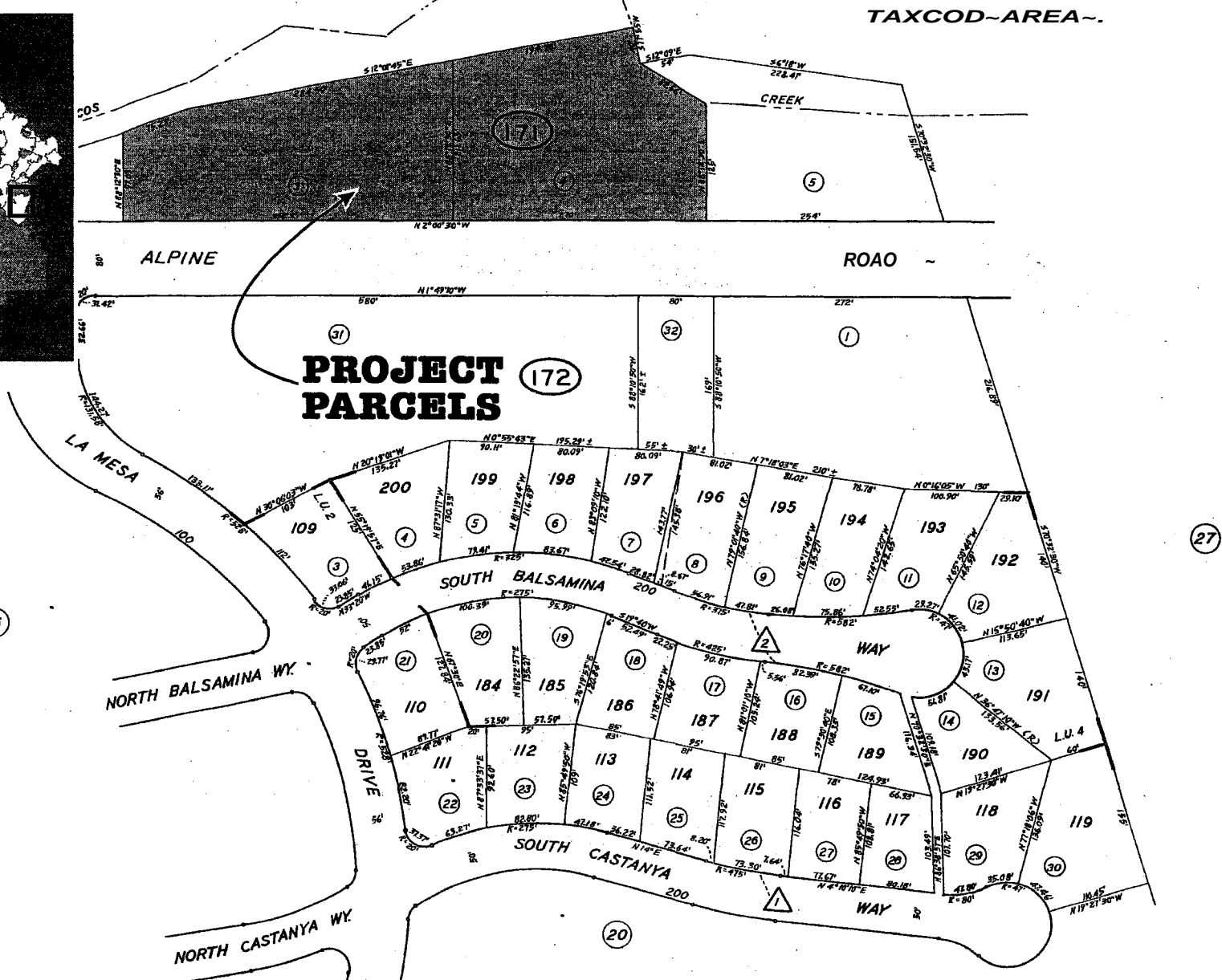
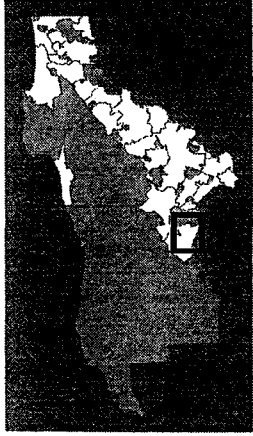
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Ladera Oaks Swim and Tennis Club is appealing the Planning Commission's 2-2 vote (Commissioner Ralph Nobles had to leave the 3/24/04 meeting before the vote was taken) on the club's request to upgrade its tennis court lighting system from six lights per court to eight lights per court. The Planning staff recommended approval of the request for an amendment to the club's use permit with additional conditions and mitigation which were acceptable to the club. The Board of Supervisors will determine whether the club's request is reasonable and in the public interest. The club bases its appeal on the grounds that the Planning Commission members voting to deny the request did not give adequate consideration to the following:

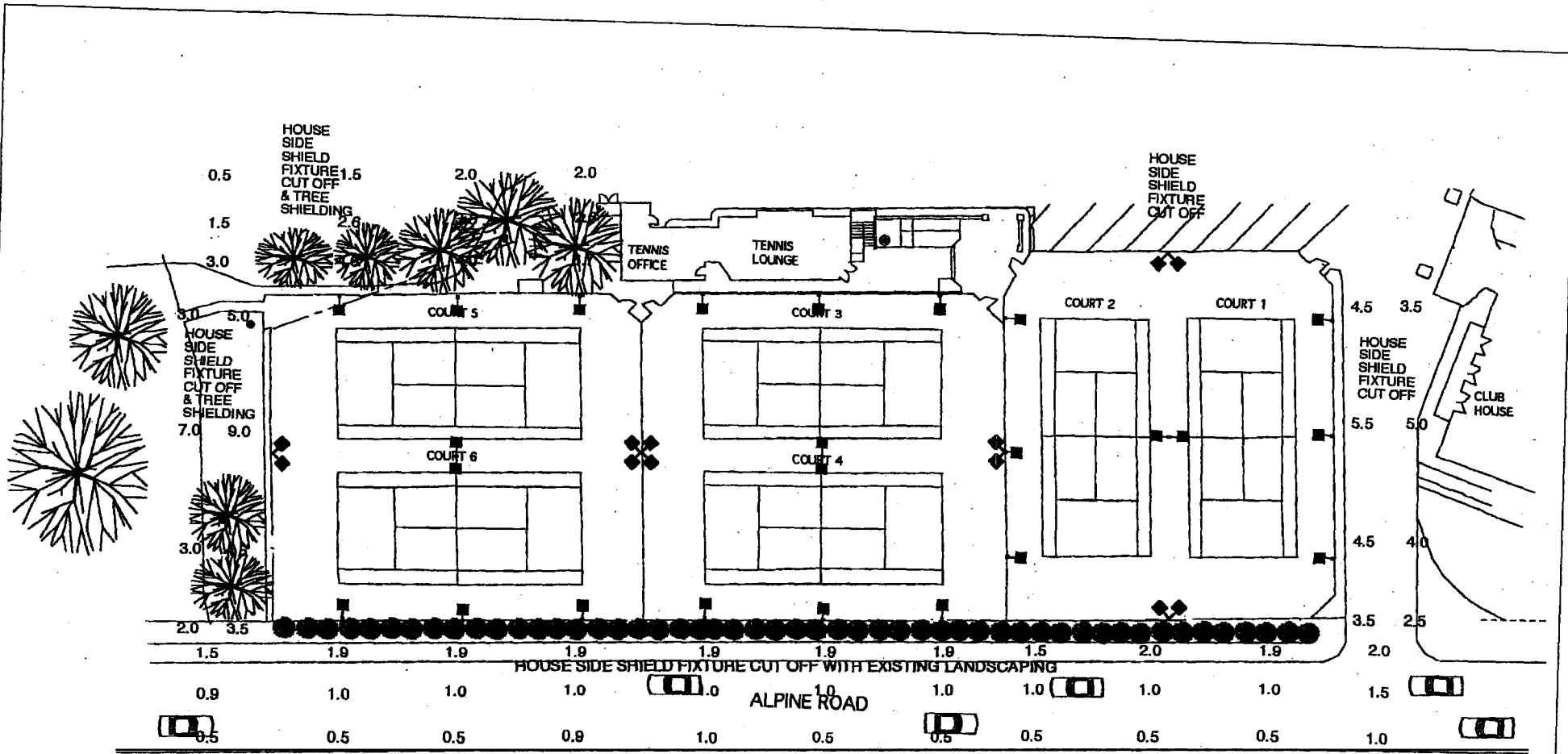
- 1) The proposed amendment to the club's use permit is in conformance with the County's General Plan and Zoning regulations, as determined by County staff.
- 2) The conclusions of the Initial Study and Negative Declaration (environmental assessment) and recommended findings state that there is no substantial evidence that the project, if subject to the mitigation measures contained in the Negative Declaration, will have a significant effect on the environment.
- 3) The club's proposed lighting system uses improved lighting technology and external shielding to better direct the light onto the courts while reducing the amount of light spillage onto Alpine Road, and is therefore consistent with General Plan Policy 4.21 (Scenic Corridors) as to protecting visual quality and proper siting of development.
- 4) The proposed improvements also provide additional protection along Los Trancos Creek, a sensitive habitat area. The new light fixtures will direct light away from the creek, a windscreen will be installed on the tennis court fence along the creek and that fence will be extended upward an additional eight feet to keep tennis balls within the confines of the court and out of the creek area. These conditions are consistent with General Plan Policy 1.31 (Regulate the Location, Siting and Design of Development in Sensitive Habitats)
- 5) New restrictions on evening play as provided in conditions #7 and #8 and the new requirement in condition #9 to install motion sensors will reduce the effects of court lighting visible to residents on South Balsamina Way.
- 6) The club is located across the street from a professional office and shopping center with much greater street frontage and all-night exterior lighting and other light sources visible along the Alpine Scenic Corridor.
- 7) General Plan Policy 6.29 allows for recreational facilities to operate and maintain their facilities. The current lighting levels are inadequate for recreational play as defined by the U.S. Tennis Court and Track Builders Association.
- 8) The club is seeking to provide safer nighttime recreational activity for its members by installing a new state of the art lighting technology which is better for both the tennis players and the environment than the 19-year old lighting system now in place.



San Mateo County Board of Supervisors Meeting

Applicant: Eudora Oaks
 File Numbers: PLN 2003-00060

Attachment: 2



EXISTING Lighting Plan / 12 Footcandles @ 2-Footcandle Average Per Court

Footcandle Level @ 3'-0" A.F.G.

Scale: 1/8" = 1'-0"

22

NEW 8'-0" HIGH FENCE EXTENSION WITH WINDSCREEN (SEE SD.2, DETAILS 4 & 5)

HOUSE SIDE SHIELD FIXTURE CUT OFF & TREE SHIELDING

HOUSE SIDE SHIELD FIXTURE CUT OFF & TREE SHIELDING

HOUSE SIDE SHIELD FIXTURE CUT OFF

HOUSE SIDE SHIELD FIXTURE CUT OFF

HOUSE SIDE SHIELD FIXTURE CUT OFF WITH EXISTING LANDSCAPING

ALPINE ROAD

New Lighting Plan/ 8 Fixtures @ 74FC Average Per Court

Footcandle Level @ 3'-0" A.F.G.

San Mateo County Board of Supervisors Meeting

Applicant: Ladera Oaks

Attachment: _____

File Numbers: 1'LN Z003-00060



May 20, 2004

Sara Bortolussi, AICP
County of San Mateo
Planning and Building Division
455 County Center, 2nd Floor
Redwood City, CA 94063

Re: Ladera Oaks Tennis Court Lighting Application (PLN2003-00060)

Dear Ms. Bortolussi,

The Ladera and Portola Valley community would like to present a point by point rebuttal to the "Basis for Appeal" filed by the Ladera Oaks Tennis and Swim Club ("The Club".)

- 1) The Club is located in an R/E (Residential Estate) zone and must abide by the zone's residential designation. The Club needs a conditional use permit to operate as a private club and must abide by all the conditions in its use permit. Any proposed amendment to The Club's use permit requires approval by the Planning Commission. After two hearings and deliberations of the facts presented, the Planning Commission voted to reject the Club's application.
- 2) During the hearings, neighbors presented evidence to challenge the "Initial Study/Negative Declaration." The declaration was not voted on per se but at least one commissioner (Commission Chairman Jon Silver) said during the deliberations he had serious problems with the declaration and would not support it.
- 3) The Club's original application was to increase its tennis court lighting by 3.7X to an unprecedented 85 Foot Candles (FC) on 12 light fixtures per court which would rival the light intensity of Stanford's Tennis Stadium. When it became clear that no one would support stadium-level lighting in a residential neighborhood, the Club changed its proposal to increase lighting by 2.6X to 60 PC on 8 light fixtures per court which would still give them the brightest lit recreational tennis courts in the Bay Area. Most tennis courts in residential neighborhoods are not lighted. Those few that are lighted are all restricted to a low level of lighting (20—30 PC) on either four or six light fixtures per court. The Club's application would put six of the brightest-lit tennis courts right along the Alpine Road Scenic Corridor. That would clearly violate the County's General Plan regarding the protection of Scenic Corridors.
- 4) The Club's six tennis courts are located on the banks of the Los Trancos Creek, a sensitive habitat area with a number of threatened species. Acknowledging that activities at the Club could have a negative impact on this habitat, County Staff imposed strict conditions on all construction and night time activities adjacent to the Creek. These restrictions are independent of the lighting level proposed by the Club. The Club could implement these protection measures without increasing the lighting of its tennis courts.
- 5) The overall negative impact of increased lighting is at issue here. While the conditions cited may slightly reduce the negative impact, they do not address the proportional increase in

reflected light, nor the fundamental problems of light trespass and light pollution generated by six brightly-lit tennis courts within the County designated Scenic Corridor that is directly visible to many residences in Ladera and Portola Valley.

6) The professional office center located across the Club is closed in the evening and weekends – it even rents its parking lot to the Club after 6:00 PM weekdays and on weekends. The professional office center has only low level security lighting most of which are not even visible to residents. The shopping center has very limited evening activities and its security lights have warm tones and are largely hidden from residents. By contrast, the Club’s original proposal would install 72,000 watts of high-intensity white lights which would generate as much light output (in lumens) as 10,000 household light bulbs! There is simply no comparison.

7) The U.S. Tennis Court and Track Builder Association is an industry association that promotes the building and lighting of tennis courts. Its “guidelines” are self-serving and misleading. *None* of the tennis courts in the Club’s own survey even come close to the association’s guidelines. Even tennis complexes that host professional tennis tournaments such as the Siebel Open have lighting that is substantially lower than the guidelines. Recreational night time tennis clearly does not require such intense lighting.

8) The Club’s current lighting is right in line with what other tennis facilities have. Most tennis courts in residential neighborhoods do not even have any lighting; those that do have lighting levels similar to what the Club currently has. The game of tennis has certain inherent risks that are present during both day time and night time play. The current lighting level is more than adequate for recreational play.

The Club is located right on the Alpine Road Scenic Corridor. Just two miles up the road is the Alpine Hills Tennis Club, which is also located on the Scenic Corridor, and is prohibited from having lighted courts by the Town of Portola Valley. The communities in close proximity to Portola Valley that also value their rural feel do not allow outdoor lighting of athletic facilities of any kind. They include Atherton, Woodside and Los Altos Hills.

The residents of this area are overwhelmingly opposed to any additional lighting at the Club. The residents of Ladera, the residents of Portola Valley, the Ladera Community Association, the Mayor of Portola Valley, the Sierra Club, among others, have communicated their opposition to this proposal.

Thank you for the opportunity to submit our rebuttal. We appreciate your consideration of our concerns.

Sincerely,

Larry Lai

K. Larry Lai
231 S. Balsamina Way

MEMORANDUM OF UNDERSTANDING
BETWEEN LADERA OAKS SWIM AND TENNIS CLUB
AND SAN MATEO COUNTY PLANNING DIVISION
REGARDING CONDITIONS OF APPROVAL
(UP 35-76 AMENDED).

OCTOBER 1986

Regarding Condition No. 14:

"The applicant shall post, by October 1, 1986, a sign, within the clubhouse, requesting guests to depart from the Club in a direct and quiet manner."

The following clarification applies:

The sign shall be required to be posted at any Club event which is scheduled to end at 10:00 p.m. or later.

Regarding Condition No. 15:

^tThe Club shall assure that a security guard is present to monitor and control noise associated with departing guests when weekend activities are scheduled to end after 10:00 p.m."

The following clarification applies:

The requirement for a security guard shall apply to such evening activities where leased parking facilities across Alpine Road are utilized.

The above clarifications are accepted.

Jim Foreman, Club Manager

Date /

Kim Powleson, Planner

Date

KAP:kcd - 1(2007983