



PLANNING COMMISSION REGULAR MEETING AGENDA

Wednesday, September 10, 2025
7 p.m.

City Council Chamber
200 Old Bernal Avenue
Pleasanton, CA 94566

The meeting will be held at the City Council Chambers at 200 Old Bernal Ave and will be broadcast live at <https://www.youtube.com/user/TheCityofPleasanton>.

Public participation: It is requested that members of the public wishing to address the Planning Commission submit a speaker card. When public comment is opened on an agenda item, individuals may speak once per agenda item.

In Person at the City Council Chambers: Submit a physical speaker card to the Recording Secretary at the meeting. When your name is called, please provide comment at the podium.

PUBLIC HEARING PROCEDURE

Each of the items listed will be heard as shown on the agenda unless the Planning Commission chooses to change the order. As each item is called, the hearing will proceed as follows:

- A Planning Division staff member will make a presentation on each case and answer Planning Commission questions, as needed.
- The applicant will be asked to present, if desired, or answer questions. Applicant presentations should be no longer than ten minutes.
- The Chair then calls on anyone desiring to speak on the item. Speakers are requested to state their names for the public record and to keep their testimony to no more than three minutes each, with minimum repetition of points made by previous speakers and by being as brief as possible in making their testimony.
- Following public testimony, the applicant will be given the opportunity to respond to issues raised by the public. The response should be limited to five minutes.

The public hearing will then be closed. The Planning Commissioners then discuss among themselves the application under consideration and act on the item. Planning Commission actions may be appealed to the City Council. Appeals must be filed with the City Clerk's Office within 15 days of the Planning Commission's action.

The Planning Commission Chair may enforce other rules as may further the fair and efficient running of the meeting, such as reducing the amount of testimony time allotted to the applicant and all those who wish to speak when the meeting agenda is lengthy or when there are numerous speakers for any specific item. The audience is requested to respect and extend courtesies to all those wishing to testify on all cases by being quiet while others are speaking.

Notice

Under Government Code §54957.5, any writings/documents regarding an item on this agenda provided to a majority of the Planning Commission after distribution of the agenda packet will be available for public inspection at City Hall in the Planning Division, 200 Old Bernal Avenue, Pleasanton.

Accessible Public Meetings

The City of Pleasanton can provide special assistance for persons with disabilities to participate in public meetings. To make a request for a disability-related modification or accommodation (e.g., an assistive listening device), please contact Melinda Denis, Planning and Permit Center Manager, by phone at 925-931-5631 or by email at mdenis@cityofpleasantonca.gov at the earliest possible time. If you need sign language assistance, please provide at least two working days' notice prior to the meeting date.

CALL TO ORDER, PLEDGE OF ALLEGIANCE, AND ROLL CALL

AGENDA AMENDMENTS

CONSENT CALENDAR - *Consent Calendar items are considered routine and will be enacted by one motion unless a request for removal for discussion or explanation is received from the Planning Commission or a member of the public by submitting a speaker card for that item.*

1. Actions of the Zoning Administrator
2. Actions of the City Council
3. Approve the minutes of August 27, 2025

MEETING OPEN TO THE PUBLIC

4. Public Comment from the audience regarding items not listed on the agenda – *Speakers are encouraged to limit comments to 3 minutes*

PUBLIC HEARINGS AND OTHER MATTERS

5. **P25-0236, Tennis Court Lights, 2207 Martin Avenue** - Appeal of the Zoning Administrator's approval for an Administrative Design Review application (P25-0236) to install six approximately 15-foot-tall tennis court lights in the rear yard of an existing property located at 2207 Martin Avenue

MATTERS FOR COMMISSION'S REVIEW/ACTION/INFORMATION

6. Reports from Meetings Attended (e.g., Committee, Task Force, etc.)
7. Future Planning Calendar

MATTERS INITIATED BY COMMISSION MEMBERS

ADJOURNMENT

SUBJECT: Actions of the Zoning Administrator

P25-0282, Richard McPherson

Application for Administrative Design Review to construct an approximately 13-foot-tall pavilion located at 375 E. Angela Street.

Approved. Appeal period expires September 17, 2025. (*Megan Campbell 931-5610*)

P25-0277, Aidan DeBernardi

Application for Administrative Design Review to construct an approximately 685-square-foot first-floor front and rear addition, which includes conversion of approximately 43 square feet of garage area to living area, and an approximately 10-foot-tall attached rear patio trellis at an existing residence located at 6478 Randall Court.

Approved. Appeal period expires September 17, 2025. (*Diego Mora 931-5618*)

P25-0280, Francisco Perez/deHaro Construction Inc.

Application for Administrative Design Review to construct an approximately 180-square-foot single-story addition to an existing residence located at 2740 Laramie Gate Circle.

Approved. Appeal period expires September 17, 2025. (*Megan Campbell 931-5610*)

P25-0287, Greg Finney

Administrative Design Review procedure for the construction of an approximately 300-square-foot one-story addition behind the existing garage located at 3247 Cheryl Court.

Approved. Appeal period expires September 17, 2025. (*Jenny Soo 931-5615*)

P25-0284, Darwin Lazary

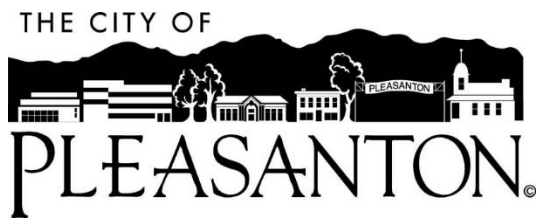
Administrative Design Review application for the construction of an approximately 323-square-foot first- and second-floor addition on the northwest side and an approximately 540-square-foot second-floor balcony on the rear of the existing residence at 1110 Arak Court.

Approved. Appeal period expires September 17, 2025. (*Jenny Soo 931-5615*)

P25-0238, Terry Townsend/AIA

Design Review Application for the construction of a new approximately 4,065-square-foot two-story single-family residence with an approximately 818-square-foot attached garage located on a vacant lot identified as 973 Sycamore Creek Way.

Approved. Appeal period expires September 17, 2025. (*Jenny Soo 931-5615*)



Planning Commission Agenda Report

September 10, 2025

Item 2

SUBJECT: Actions of the City Council

No items to report.

Wednesday, August 27, 2025

CALL TO ORDER, PLEDGE OF ALLEGIANCE, AND ROLL CALL

Chair Morgan called the regular meeting of the Planning Commission to order at 7:02 p.m. from the City Council Chambers located at 200 Old Bernal Avenue.

Commissioner Pace led the Pledge of Allegiance.

Present: Commissioners Anurag Jain, Vivek Mohan, Brandon Pace, Stephanie Wedge, and Chair Ken Morgan

Absent: Commissioner Dave Jagoe

AGENDA AMENDMENTS

None.

CONSENT CALENDAR

1. Actions of the Zoning Administrator

Recommendation: Receive the report.

2. Actions of the City Council

Recommendation: Receive the report.

3. Approve the meeting minutes of July 23, 2025

Recommendation: Approve the meeting minutes.

4. P25-0026, City of Pleasanton, Pleasanton Municipal Code Accessory Dwelling Unit Chapter Amendments - Consider and provide a recommendation to City Council for adoption of proposed amendments to Chapter 18.106 of the Pleasanton Municipal Code (PMC) regarding accessory dwelling units to comply with state law

Recommendation: Adopt Resolution No. PC-2025-18 recommending City Council adoption of proposed PMC amendments.

5. Receive an update on the Dublin/Pleasanton BART Station Concept Plan Project

Recommendation: Receive the report.

Chair Morgan opened the public comment. There being no speakers, Chair Morgan closed the public comment.

MOTION: It was m/s by Jain/Mohan to approve the Consent Calendar, as recommended. Motion passed by the following roll call vote:

Ayes: Commissioners Jain, Mohan, Pace, Wedge, and Chair Morgan
Noes: None
Abstain: None
Absent: Commissioner Jagoe

MEETING OPEN TO THE PUBLIC

6. Public comment regarding items not listed on the agenda.

Chair Morgan opened the public comment. There being no speakers, Chair Morgan closed the public comment.

PUBLIC HEARING AND OTHER MATTERS

7. PUD-152, 231 Old Bernal Avenue Workshop - Workshop to review and receive comments on a Planned Unit Development application to demolish an existing approximately 6,160-square-foot commercial office building and construct a three-story building consisting of an approximately 15,008-square-foot single-family residence with an approximately 725-square-foot ground-floor live-work space with associated site improvements located at 231 Old Bernal Avenue

Recommendation: Provide feedback to staff and the applicant.

Associate Planner Diego Mora presented the item.

Chair Morgan opened the public comment. Public comments were received from: Ambrish Patel, applicant; Gautam Patel, applicant; Blaise Lofland; and Dana Cintrone.

Chair Morgan closed the public comment.

The Commission provided feedback to staff and the applicant.

Chair Morgan called a recess at 9:08 p.m.

Chair Morgan reconvened the meeting at 9:16 p.m.

8. 2025-2026 Planning Commission Work Plan and Community and Economic Development Department Priorities

Recommendation: Receive the report.

Director Ellen Clark presented the item.

The Commission received the report.

MATTERS FOR COMMISSION'S REVIEW/ACTION/INFORMATION

9. Reports from Meetings Attended (e.g., Committee, Task Force, etc.)

Commissioners Mohan and Wedge attended the August 27, 2025, meeting of the Heritage Tree Board of Appeals.

Commissioner Jain attended the July 28, 2025, meeting of the Bicycle Pedestrian and Trails Committee.

10. Future Planning Calendar

Planning Manager Melinda Denis provided a brief overview of the items listed in the report.

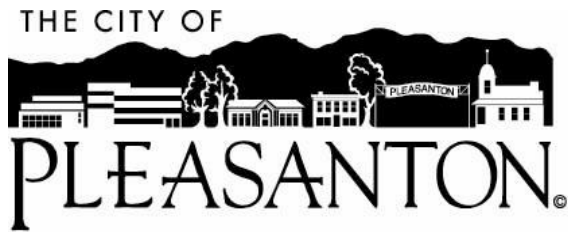
MATTERS INITIATED BY COMMISSION MEMBERS

None.

ADJOURNMENT

Chair Morgan adjourned the meeting at 9:51 p.m.

Estela Ramirez, Recording Secretary



Planning Commission Agenda Report

September 10, 2025

Item 5

- SUBJECT:** P25-0236
- APPLICANT/
PROPERTY OWNERS:** Meenu Gochhwal & Ashish Choudhary
- APPELLANT:** Ray & Michele Peterson
- PURPOSE:** Appeal of the Zoning Administrator's approval of an Administrative Design Review application to install six approximately 15-foot-tall tennis court lights in the rear yard of an existing property located at 2207 Martin Avenue.
- LOCATION:** 2207 Martin Avenue
- GENERAL PLAN:** Low Density Residential
- ZONING:** PUD-LDR (Planned Unit Development – Low Density Residential)
- EXHIBITS:**
- A. Draft Resolution and Conditions of Approval
 - B. Project Plans dated "Received June 2, 2025"
 - C. Appeal Letter dated "Received August 4, 2025"
 - D. Public Comments
 - E. Location and Notification Map

STAFF RECOMMENDATION

Adopt a resolution upholding the Zoning Administrator's approval of an Administrative Design Review application, Case No. P25-0236, based on the required findings and subject to the draft Conditions of Approval listed in Attachment 1 to Exhibit A.

EXECUTIVE SUMMARY

On July 18, 2025, the Zoning Administrator (ZA) conducted a public hearing and approved an Administrative Design Review (ADR) application to install six approximately 15-foot-tall tennis court lights in the rear yard of an existing property located at 2207 Martin Avenue. On August 4, 2025, the neighbors/appellants located at 3520 Dennis Drive filed an appeal of the ZA's action to the Planning Commission.

Per PUD-148 (the development plan approved by the City Council on February 6, 2023), sports court lighting exceeding 8 feet in height requires ADR approval. As conditioned, staff recommends the Planning Commission find the proposal consistent with the design review standards as outlined in Pleasanton Municipal Code (PMC) Section 18.20.030, affirming the ZA's approval.

BACKGROUND

On August 23, 2023, the Planning Commission reviewed the proposed PUD-148 application for 2207 Martin Avenue and recommended approval to the City Council. The request was to apply R-1-40,000 District development standards to the property, with additional standards specific to a partially built tennis court located in the rear yard. During the public hearing, the applicant stated that while they had no immediate plans to install lighting, they did not want future lighting to be prohibited. Additional background related to the development history of the tennis court is provided in the [August 23, 2023, agenda report](#). On December 13, 2023, the Planning Commission reaffirmed and recommended approval of PUD-148 to the City Council.

The PUD-148 application was introduced to the City Council on January 16, 2023, and adopted on February 6, 2023. The approval established R-1-40,000 District development standards for the property, along with specific development standards for the tennis court. While tennis court lighting was not explicitly prohibited, the PUD requires ADR approval for any lighting installed above 8 feet in height.

On May 22, 2024, the ZA referred an ADR application to install six approximately 15-foot-tall tennis court lights to the Planning Commission for review and consideration. With respect to the lighting, neighbors expressed concerns regarding impacts on homes, the height of the light poles, and potential traffic hazards. The Planning Commission determined the lighting impact analysis lacked sufficient detail, making it difficult to assess potential lighting impacts on the neighboring properties. After reviewing all testimony and project materials, the Planning Commission denied the application. However, the Commission clarified the denial did not mean lighting could never be installed; rather, the specific proposal submitted was not supported by an adequate lighting study/analysis.

On June 2, 2025, staff received a second ADR application to install six approximately 15-foot-tall tennis court lights in the rear yard (“the Project”). In response to the Planning Commission’s comments from May 22, 2024, the applicant provided an updated and more detailed lighting/photometric study prepared by cBright Lighting, manufacturer lighting specifications, and an evaluation of the existing and proposed off-site lighting impacts (Exhibit B) .

On June 17, 2025, staff sent neighbor notices as part of the ADR process and received a request for a ZA hearing by the property owners at 3520 Dennis Drive. The ZA held a public hearing on July 18, 2025. During the notice period and at the hearing, neighbors expressed concerns regarding light pollution, visual blight, setting a precedent for future development, the proximity of lights to the adjacent residence to the north, disregard for zoning regulations, and the project’s history of unpermitted work relating to the tennis court. After considering all public comments, the ZA approved the ADR application, subject to the conditions outlined in Attachment 1 to Exhibit A.

The ZA’s action was appealed to the Planning Commission on August 4, 2025 (Exhibit C).

SITE AND AREA DESCRIPTION

The subject property is a flat, approximately 1.67-acre site located between Martin Avenue and Dennis Drive. It is developed with an approximately 4,173-square-foot two-story, single-family residence with an attached garage. The property includes several mature trees clustered near the center and is also thoroughly landscaped throughout. Surrounding the property to the north, south, and west are other single-family homes—consisting of one- and two-stories—

while to the east, across Martin Avenue, lies land owned by the Alameda County Flood Control and Water Conservation District (see Figure 1).

Figure 1: Aerial View of Vicinity



PROPOSED PROJECT

The applicant proposes to install six tennis court lights, each approximately 15 feet tall, around an existing rear yard tennis court (Exhibit B). The lights would be placed directly adjacent to the existing tennis court, with a side setback of approximately 6 feet from the northern property line (adjacent residence) and a rear setback of approximately 33 feet. Each light fixture would be downward-facing, equipped with anti-glare and an approximately 18-inch extension arm. The light fixture models are proposed: three light fixtures along the northern property line, each producing approximately 31,956 lumens, and three others producing approximately 37,424 lumens, for a combined total of approximately 208,138 lumens. The three light fixtures closest to the adjacent residence on the north side would also include shielding. Further, the project proposes automated light timers.

ANALYSIS

Consistency with General Plan and Zoning Land Uses:

General Plan

Although General Plan policies and programs do not explicitly address sports courts or lighting, at least three policies and programs address the need to retain the character of existing neighborhoods and minimize intrusions. As conditioned, staff finds the Project would meet the intent of the General Plan.

Zoning

The subject property is zoned PUD-LDR and is subject to the R-1-40,000 District development standards, as well as more site-specific development standards incorporated into the Conditions of Approval adopted as part of PUD-148.

Tennis Court Development Standards

The PMC does not address sports courts and associated lighting. However, the approval for PUD-148 includes specific tennis court development standards, which include the following:

- a. Allow fencing at a maximum height of 10 feet in height at the front and rear (narrow) ends of the tennis court.
- b. Allow fencing at a maximum height of 8 feet on the long sides of the tennis court, extending from the 10-foot-high corner poles to the service lines.
- c. Vining vegetation shall be planted to grow along the tennis court fencing, and tall, 5-gallon minimum vegetation shall be placed between the tennis court and northern property line fencing.
- d. The Applicant and neighbor (appellant) shall share repair costs of an approximately 7-foot-high solid wood fence along the northern property line between 2207 Martin Avenue and 3520 Dennis Drive. If the applicant and neighbor have not shared costs to pay for the repairs within six months of the effective date of this approval, the applicant shall be relieved of this condition.
- e. Tennis court lighting above 8 feet in height shall require Administrative Design Review.

Since the approval of PUD-148, the applicant has added vegetation on the northern property/fence line and increased the height of the existing wood fence at the rear (along Dennis Drive) from approximately 6 feet to 7 feet pursuant to an approved over-height-fence permit (Case No. P24-0196). The applicant has also completed construction of the step-down style tennis court fencing with vegetation as required by item c above (Exhibit B). Furthermore, the applicant is no longer subject to item d above due to the lapse of time.

The applicant proposes tennis court lighting consistent with, or below, industry standards for recreational tennis courts (see [May 22, 2024, agenda report](#) for industry standard analysis). Exhibit B includes a photometric study evaluating six anti-glare, approximately 15-foot-tall light poles with approximately 18-inch extension arms, three of which—on the north side—are equipped with shields. The lighting/photometric study also provides nighttime and footcandle color renderings illustrating the lighting impacts. Both renderings show the light focused downward toward the court with no spillover beyond the property boundaries.

According to the lighting/photometric study (Exhibit B), the proposed lighting, with the included mitigation measures, would result in zero light spillover to the adjacent north property or to Dennis Drive across the rear property line. In addition, existing vegetation provides further light mitigation. As part of the original tennis court and fencing approvals under PUD-148, a mix of plantings was installed and has since matured to a height of approximately 6 to 9 feet (Exhibit B).

The application also provides existing lighting conditions adjacent to/near the project site, including streetlights on Dennis Drive and garage lights from the adjacent property to the north at 3520 Dennis Drive. Staff believes the proposed tennis court lighting would not significantly increase the overall lighting in the surrounding area. As part of the ADR approval, the lights are

limited to operating between 7 a.m. and 10 p.m. daily. Additionally, a condition requires installation of an automatic timer to ensure the lights are not left on outside of these hours.

Appeal

The appellants filed an appeal of the ZA's determination on August 4, 2025 (Exhibit C). The bases of the appeal include:

- An alleged staff conflict of interest
- A claim that the ZA's reasoning for approval is not consistent with the Planning Commission's determination on May 22, 2024
- The overall tennis court project history.

In approving the application, the ZA considered all public comments, relevant development standards, and the Planning Commission's previous comments and determinations made at the public hearings held on August 23, 2023, and December 13, 2023. When recommending approval of PUD-148 and in their comments denying the first ADR application for tennis court lighting, the Planning Commission accounted for the potential of tennis court lighting, approved the tennis court location with an approximately 6-foot northern side setback, and established specific tennis court regulations, without prohibiting sports court lighting. Under PUD-148, tennis court lighting above 8 feet in height requires ADR approval. As such, the ZA focused on the design and lighting impacts of the proposal—not whether lighting would otherwise be allowed or subject to the R-1-40,000 District accessory structure setback of 20 feet. The ZA concluded that the project complies with PMC Section 18.20.030 design review criteria and the lot's applicable development standards set forth in PUD-148, subject to the Conditions of Approval.

DESIGN REVIEW CONSIDERATIONS

The PMC Section 18.20.030 sets forth the scope of review criteria to be addressed in reviewing projects subject to design review. These criteria are set forth in the draft Resolution included as Exhibit A. As described in Exhibit A and based on the information and analysis provided in this Agenda Report, staff recommends the Planning Commission make the required findings to affirm the Zoning Administrator's approval for ADR Case No. P25-0236.

PUBLIC NOTICE

Notice of this application was sent to surrounding property owners and tenants within a 1,000-foot radius of the site (Exhibit E). At the time this report was published, staff received several comments expressing concern about the proposed tennis court lights. Noticed neighbors expressed concerns about the proximity of the tennis court lights to nearby residences, potential lighting and traffic impacts, the height of the light poles, aesthetic considerations, tennis court setbacks, and consistency with the Planning Commission's prior denial. Please see Exhibit D for full public comment details. Any additional public comments received after publication of this report will be forwarded to the Planning Commission.

ENVIRONMENTAL ASSESSMENT

This project is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15303, Class 3, New Construction or Conversion of Small Structures. Therefore, no environmental document accompanies this report.

SUMMARY/CONCLUSION

As proposed and conditioned, staff finds the proposed tennis court lighting would not adversely impact the surrounding uses. Conditions of Approval have been included as part of Project approval, which will ensure the safety and general welfare of the surrounding area and the City. Staff has reviewed the application and proposed plans and finds the tennis court lighting is consistent with general industry standards for residential tennis court lighting. Accordingly, staff recommends that the Planning Commission affirm the decision of the Zoning Administrator approving the ADR application, Case No. P25-0236, subject to the Conditions of Approval.

Primary Author: Diego Mora, AICP, Associate Planner, dmora@cityofpleasantonca.gov

Reviewed/Approved By:

Kimberly Cilley, Assistant City Attorney

Melinda Denis, Planning and Permit Center Manager/Deputy Director

RESOLUTION NO. PC-2025-19

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF PLEASANTON AFFIRMING THE ZONING ADMINISTRATOR'S DECISION TO APPROVE AN APPLICATION FOR ADMINISTRATIVE DESIGN REVIEW (ADR) TO INSTALL SIX, APPROXIMATELY 15-FOOT-TALL, TENNIS COURT LIGHTS IN THE REAR YARD LOCATED AT 2207 MARTIN AVENUE, SUBJECT TO THE CONDITIONS OF APPROVAL
CASE NO. P25-0236**

WHEREAS, on June 2, 2025, Meenu Gochhwal and Ashish Choudhary ("Applicant") applied for ADR approval under case No. P25-0236 to install six approximately 15-foot-tall, tennis court lights in the rear yard located at 2207 Martin Avenue (hereinafter "the Project"); and

WHEREAS, the subject property is designated Low Density Residential in the General Plan; and

WHEREAS, the zoning for the subject property is PUD-LDR (Planned Unit Development – Low Density Residential) District; and

WHEREAS, on September 10, 2025, the Planning Commission held a duly noticed public hearing to consider the Project, all public comments and testimony, and findings.

NOW, THEREFORE BE IT RESOLVED, the Planning Commission of the City of Pleasanton, does resolve, declare, determine, and order the following:

Section 1: Prior to taking action on the Project, and at a properly noticed public meeting, the Planning Commission reviewed written and oral staff reports, conducted a public hearing on the Project and took testimony, and received into the record all pertinent documents related to the Project (collectively, the "Record Evidence"). The Planning Commission's determination is based on the Record Evidence, which is incorporated into this Resolution by reference.

Section 2: The Project is consistent with the adopted General Plan as it aligns with the applicable land use designations and supports the General Plan's Programs, Policies, and Goals related to retaining the character of existing neighborhoods and minimizing intrusions. The Project is also consistent with the R-1-40,000 District development standards, as modified by the specific development standards for the tennis court set forth in PUD-148.

Section 3: Findings for California Environmental Quality Act (CEQA)
Finds the Project is categorically exempt from CEQA pursuant to CEQA Guidelines Section 15303, Class 3, New Construction or Conversion of Small Structures. The addition of six approximately 15-foot-tall tennis court lights is considered construction of new small facilities or accessory structures and is consistent with the applicable site development standards. The Project does not involve the use of significant amounts of

hazardous substances, all necessary public services and facilities are available, and the surrounding area is not environmentally sensitive. Therefore, no additional environmental review is required.

Section 4: Criteria for Design Review Approval

With respect to the Administrative Design Review application, the Planning Commission finds the Project was reviewed and approved based on the nine criteria as required by Section 18.20.030 of the Pleasanton Municipal Code, which include the following:

1. Preservation of the natural beauty of the city and the project site's relationship to it;
2. Appropriate relationship of the proposed building to its site, including transition with streetscape, public views of the buildings, and scale of buildings within its site and adjoining buildings;
3. Appropriate relationship of the proposed building and its site to adjoining areas, including compatibility of architectural styles, harmony in adjoining buildings, attractive landscape transitions, and consistency with neighborhood character;
4. Preservation of views enjoyed by residents, workers within the city, and passersby through the community;
5. Landscaping designed to enhance architectural features, strengthen vistas, provide shade, and conform to established streetscape;
6. Relationship of exterior lighting to its surroundings and to the building and adjoining landscape;
7. Architectural style, as a function of its quality of design and relationship to its surroundings; the relationship of building components to one another/the building's colors and materials; and the design attention given to mechanical equipment or other utility hardware on roof, ground or buildings;
8. Integration of signs as part of the architectural concept; and
9. Architectural concept of miscellaneous structures, street furniture, public art in relationship to the site and landscape.

With respect to the above criteria, the Planning Commission finds the Project, as conditioned, would preserve and enhance the City's aesthetic values and ensure the preservation of the public health, safety and general welfare. The Project is consistent with the allowable height, setbacks and other pertinent development standards of the PUD-LDR and subject to the R-1-40,000 District development standards in which it is located. The lighting is designed to harmonize and integrate with its surroundings by providing adequate illumination for the tennis court, while minimizing glare and spillover onto adjacent properties. The shielded, downward-directed tennis court lighting is appropriately sized and located in conformance with the existing property standards.

Section 5: The Planning Commission hereby affirms the Zoning Administrator's decision approving Case No. P25-0236, an Administrative Design Review application to install six approximately 15-foot-tall tennis court lights in the rear yard at 2207 Martin

Avenue, subject to the Conditions of Approval shown in Exhibit A, attached hereto and incorporated herein by reference.

Section 6: The Planning Commission directs the Planning Manager to file a Notice of Exemption with the Alameda County Clerk.

Section 7: This resolution shall become effective 15 days after its passage and adoption unless appealed prior to that time. A decision of the Planning Commission may be appealed to the City Council by any interested party within 15 days of the date of the decision.

PASSED, APPROVED AND ADOPTED by the Planning Commission of the City of Pleasanton at a regular meeting held on September 10, 2025, by the following vote:

Ayes:

Noes:

Absent:

Abstain:

ATTEST:

Melinda Denis
Secretary, Planning Commission

Ken Morgan
Chair

APPROVED AS TO FORM:

Kimberly Cilley
Assistant City Attorney

**EXHIBIT A
DRAFT CONDITIONS OF APPROVAL**

**P25-0236
2207 Martin Avenue
September 10, 2025**

The applicant is hereby notified, as part of this approval, that (s)he is required to satisfy and maintain compliance with the conditions of approval below. Where approval by the Director of Community and Economic Development, Planning Division, Director of Engineering/City Engineer, City Attorney, Chief Building and Safety Official, Fire Department or other City staff is required, review shall be for compliance with all applicable conditions of approval, adopted policies and guidelines, ordinances, laws and regulations, and accepted practices related to the approval. In addition to complying with the conditions below, the applicant is required to comply with all applicable federal, state, and local laws that pertain to this project whether or not specifically noted herein.

This approval is granted for an Administrative Design Review approval to install six, approximately 15-foot-tall, tennis court lights, in the rear yard on Assessor Parcel No. 946-1146-46, located at 2207 Martin Avenue. Development shall be substantially as shown on the project materials listed below:

- a. Project plans, Exhibit B, prepared by Meenu Gochhwal and Ashish Choudhary, owners, dated "Received" on June 2, 2025, and kept on file in the Planning Division of the Community Development Department.

The project materials listed above are collectively the "Approved Plans."

THIS APPROVAL IS GRANTED SUBJECT TO THE FOLLOWING CONDITIONS:

1. **APPROVAL AND REVISIONS:** proposed development shall be in substantial conformance with the "Approved Plans", except as modified by the following conditions. Minor changes to the plans may be allowed subject to the approval of the Director of Community Development if found to be in substantial conformance with the approved exhibits. Planning Division approval is required before any changes are implemented in site design, grading, architectural design, building colors or materials, green building measures, landscape material, etc.
2. **EXPIRATION:** Administrative Design Review approval shall lapse and become void one year following the effective date of project approval, unless prior to the expiration of one year, a building permit is issued and construction is commenced and diligently pursued toward completion or an extension has been approved by the City
3. **CONDITIONS OF APPROVAL CHECKLIST:** The applicant shall submit a "Conditions of Approval Checklist" indicating all conditions in Exhibit A have been satisfied, incorporated into the building permit plans or improvements plans, and/or addressed. Said checklist

shall be incorporated as one of the first four plan sheets of all building permit and engineering permit plan submittals for review by the City prior to issuance of permits

4. **LIABILITY AND INDEMNIFICATION:** To the extent permitted by law, the project applicant shall hold harmless, defend (with counsel acceptable to the City), and indemnify the City, its City Council, its officers, commissions, employee and agents from and against any claim, action, or proceeding brought by a third party against the indemnified parties and/or the applicant to attack, set aside, or void the approval of the project or any permit authorized hereby for the project, including without limitation, reimbursing the City its attorneys' fees and costs incurred in defense of the litigation. The City may, in its sole discretion, elect to defend any such action with attorneys of its choice.

PLANNING DIVISION – 925-931-5600

Tennis Court Lighting

5. All appropriate City permits shall be obtained prior to construction of the tennis court lighting
6. All six tennis court lights shall be down-directed so as to minimize any off-site light and glare, and be no taller than 15-feet measured vertically from the average elevation of the natural grade or finished grade, whichever is lower. **Project specific condition**
7. The three tennis court lights on the north side of the tennis court shall be shielded to minimize any off-site lighting spillover. **Project specific condition**
8. Light trespass across property lines onto adjacent residential property shall be limited to 0.1 foot-candle. **Project specific condition**
9. Hours of Illumination. No person or persons shall turn on, or allow to be left on, tennis court lights between 10:00 p.m. and 7:00 a.m. daily. **Project specific condition**
10. Tennis court lights shall be on a timer which allows for a maximum duration of lighting that does not exceed two hours before shutting off lights to help ensure that lights are not inadvertently left on beyond the times specified above. **Project specific condition**
11. Final inspection by the Planning Division is required prior to use of tennis court lighting. **Project specific condition**
12. All demolition and construction activities, inspections, plan checking, material delivery, staff assignment, or coordination, etc., shall be limited to the hours of 8 a.m. to 5 p.m., Monday through Saturday. No construction shall be allowed on State or Federal Holidays or Sundays. The Director of Community Development may allow earlier "start-times" or later "stop-times" for specific construction activities (e.g., concrete pouring), if it can be demonstrated to the satisfaction of the Director of Community Development that the construction noise and construction traffic noise will not affect nearby residents or businesses. All construction equipment must meet Department of Motor Vehicles (DMV)

noise standards and shall be equipped with muffling devices. Prior to construction, the applicant shall post on the site the allowable hours of construction activity.

END

RECEIVED

06.02.25

P25-0236

CITY OF PLEASANTON
PLANNING DIVISION

EXHIBIT B

APPROVED

PERMIT NO.: P25-0236

DATE: 07.18.25

INITIALS: DM

CITY OF PLEASANTON
PLANNING DIVISION

EXHIBIT B

Dennis Drive

Martin Ave



Parcel number: 946114646 – Owner: Meenu Gochhwal/Ashish Choudhary

Project Overview and Scope:

- Installation of six 15-foot-tall light poles equipped with LED fixtures around the tennis court, as highlighted in orange.
- The poles will be positioned next to the court approximately 6 feet away from the adjacent neighbor's property fence and approximately 33 feet from the rear property line.
- Each light fixture includes an 18-inch extension arm, positioning the light fixtures further into the court and away from the adjacent property.
- Fixtures will be downward-facing and equipped with anti-glare features and shields (on three fixtures adjacent neighbors' side) to prevent any light spillover beyond the neighboring fence line.
- Tennis court Lights will have a light timer to ensure shut off of lights.

Features of the light fixtures

➤ Pole Heights:

- 15 ft Poles vs industry standard of min 20ft

➤ Fixture Orientation:

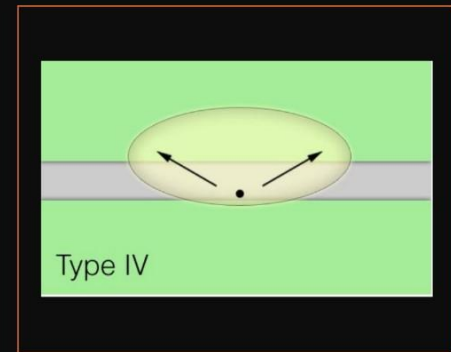
- Fixtures pointing downwards with no tilt

➤ Light Control:

- Shields for minimal light spillover

➤ Optics and Glare Reduction:

- Type 4 Optics use - Type 4 optics provide a forward throw distribution,
- Designed to illuminate large, rectangular areas such as tennis courts, with minimal light spillover.
- Anti Glare



Reducing Light Spillover with Shields

➤ Use of Shields:

- To further minimize light spillover, we have incorporated shields on our tennis court lights. These shields are specifically designed to direct light downward onto the court, preventing it from spilling over into neighboring properties.

➤ Benefits of Shields:

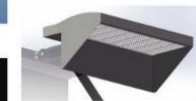
- **Focused Illumination:** Shields ensure that the light is concentrated where it's needed—on the tennis court.
- **Reduced Glare:** By controlling the direction of the light, shields reduce glare that can be distracting to both players and neighbors.
- **Enhanced Privacy:** Neighbors' properties remain dark, preserving their privacy and preventing light pollution.



Light distribution without Back Light Shield



Light distribution with Back Light Shield



Extension arm 18" long being used positioning the light fixtures further into the court and away from the adjacent property.



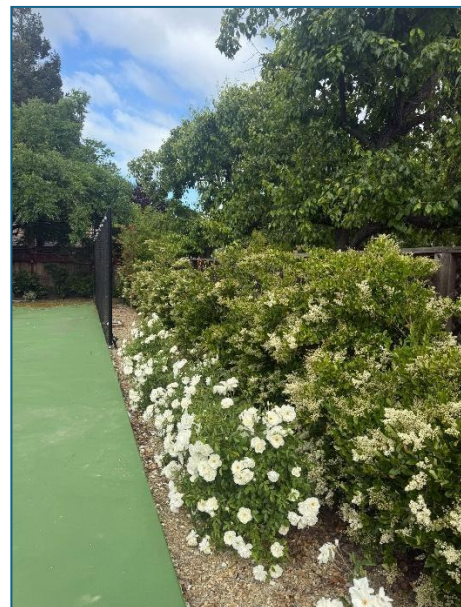
Single Arm Tennis (SAT)



Proactive Privacy and Screening Measures

To ensure privacy and mitigate any visual impact, the following landscaping and screening have been implemented:

- Mature 25-foot trees already line half the property boundary.
- For the remaining half, six new 24 G trees (8–9 feet tall) and privet hedges (now 6–7 feet tall) have been planted along both the rear and adjacent fences.
- Structural screening is further enhanced by a 6-foot fence on the adjacent side and a 7-foot fence at the rear.



Existing Illumination in Surroundings

Though the adjacent neighbor already has garage door lights and there is a streetlight at the rear of the property, the lighting design ensures that the neighbor's driveway and garage remain unaffected by the tennis court lighting.





Street light view from the rear road

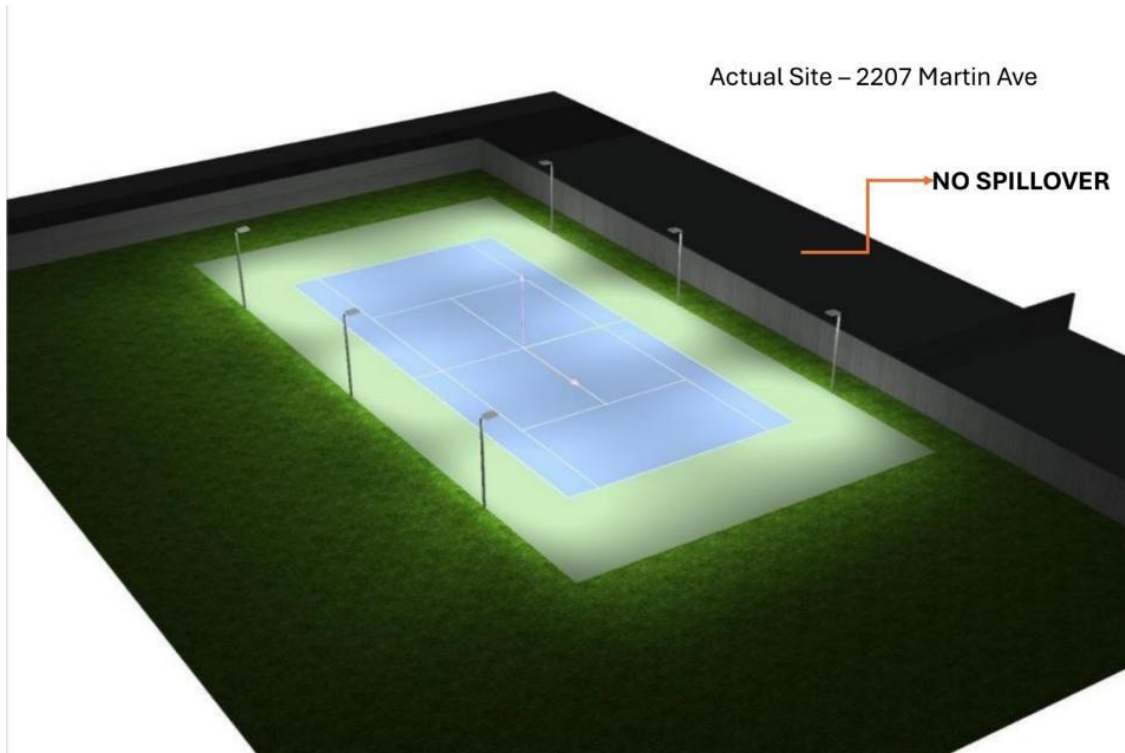


Street light view from our lawn side

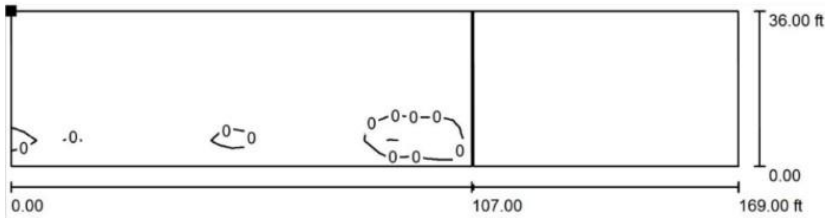
Lighting Impact and Neighbor Consideration

Photometric visuals confirm that:

- No light spillover occurs onto adjacent or rear properties.
- The lighting direction and shielding comply with best practices to preserve neighboring privacy and minimize visual intrusion.

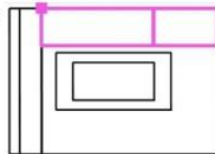


Exterior Scene 1 / Neighbor's property / Surface 1 / Isolines (E)



Values in Footcandles, Scale 1 : 369

Position of surface in external scene:
Marked point:
(-69.000 ft, 69.999 ft, 0.000 ft)



NO Spillover on neighbors' property

Grid: 12 x 56 Points

E_{av} [fc]
0.00

E_{min} [fc]
0.00

E_{max} [fc]
0.00

Request for Approval

We have taken all reasonable and proactive steps to be thoughtful neighbors, ensuring our lighting remains fully contained within our property boundaries.

We kindly request the City's approval based on this detailed scope, design approach, and the enclosed supporting photometric documentation.



2207 Martin Ave
Pleasanton, CA 94588

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Residential Outdoor Tennis Court Lighting

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Surface 1

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Yard

Surface 1

 Isolines (E) 10

Tennis 1 Calculation Grid (PA)

 Value Chart (E, Perpendicular) 11

Tennis 1 Calculation Grid (TA)

 Value Chart (E, Perpendicular) 12

RECEIVED

06.02.25

P25-0236

CITY OF PLEASANTON
PLANNING DIVISION

EXHIBIT B

APPROVED

PERMIT NO.: P25-0236

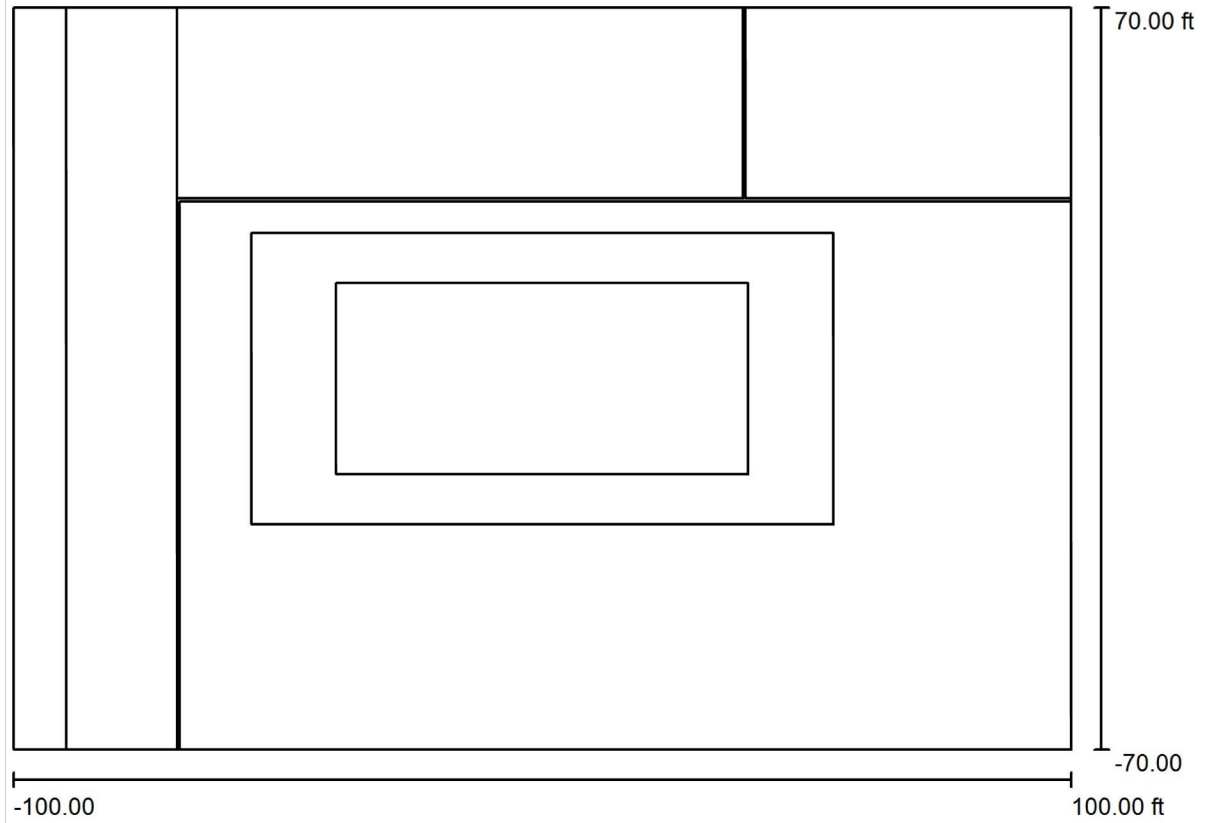
DATE: 07.18.25

INITIALS: DM

CITY OF PLEASANTON
PLANNING DIVISION

Operator
 Telephone
 Fax
 e-Mail

Exterior Scene 1 / Planning data



Luminaire Parts List

Scale 1:436

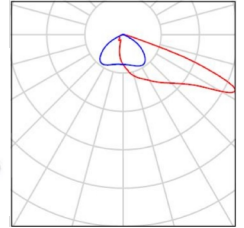
No.	Pieces	Designation (Correction Factor)	Φ (Luminaire) [lm]	Φ (Lamps) [lm]	P [W]
1	3	EL-NED-240(TC) (1.000)	37424	37424	240.0
2	3	EL-NED-240(TC)-Z3A (1.000)	31956	37424	240.0
Total:			208138	Total: 224544	1440.0

Operator
Telephone
Fax
e-Mail

Exterior Scene 1 / Luminaire parts list

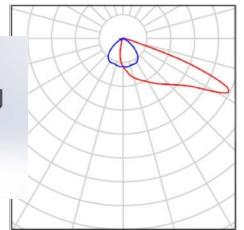
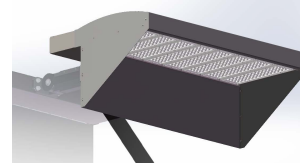
3 Pieces EL-NED-240(TC) 5000K

Luminous flux (Luminaire): 37424 lm
Luminous flux (Lamps): 37424 lm
Luminaire Wattage: 240.0 W
Luminaire classification according to CIE: 99 CIE flux code: 39
82 98 99 100



3 Pieces EL-NED-240(TC)-Z3A 5000K **This fixture is with Shield**

Luminous flux (Luminaire): 31956 lm
Luminous flux (Lamps): 37424 lm
Luminaire Wattage: 240.0 W
Luminaire classification according to CIE: 99 CIE flux code: 41
82 99 99 85



18" extension single arm to be used for poles

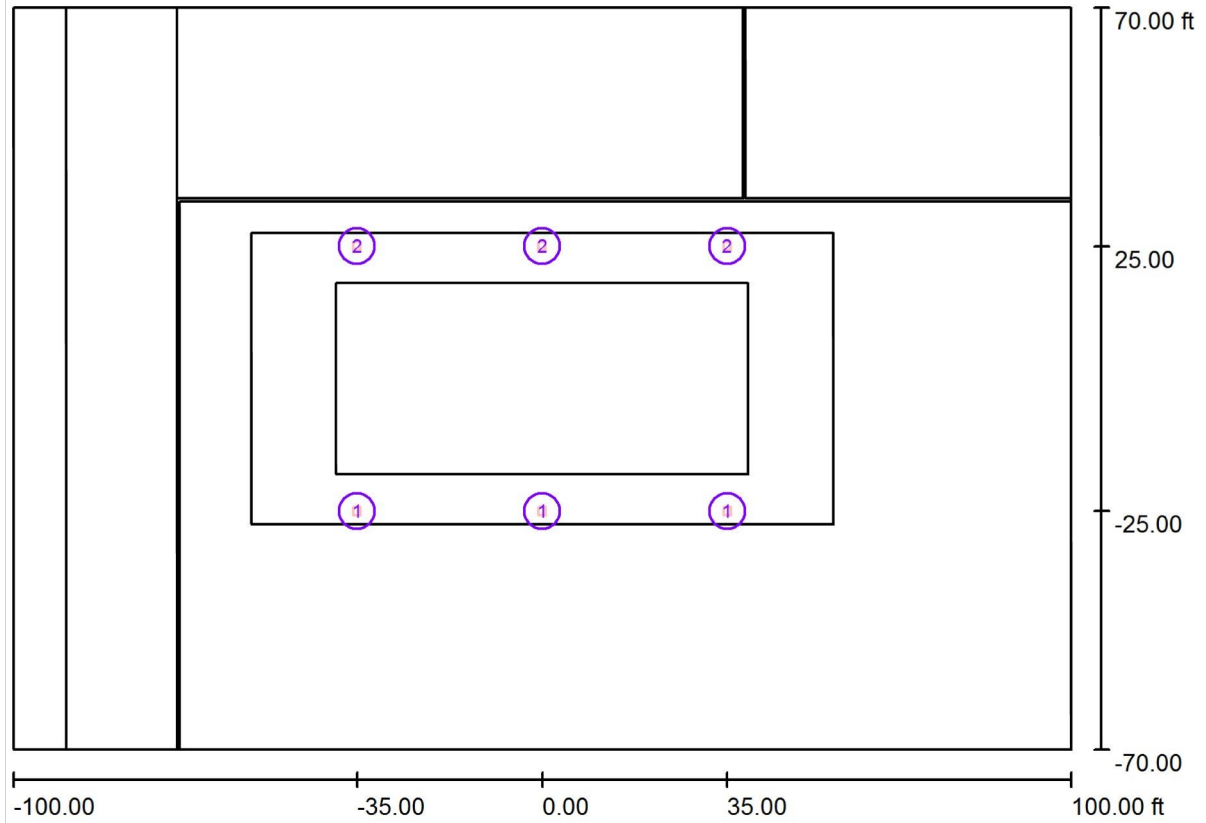


Single Arm Tennis (SAT)



Operator
 Telephone
 Fax
 e-Mail

Exterior Scene 1 / Luminaires (layout plan)



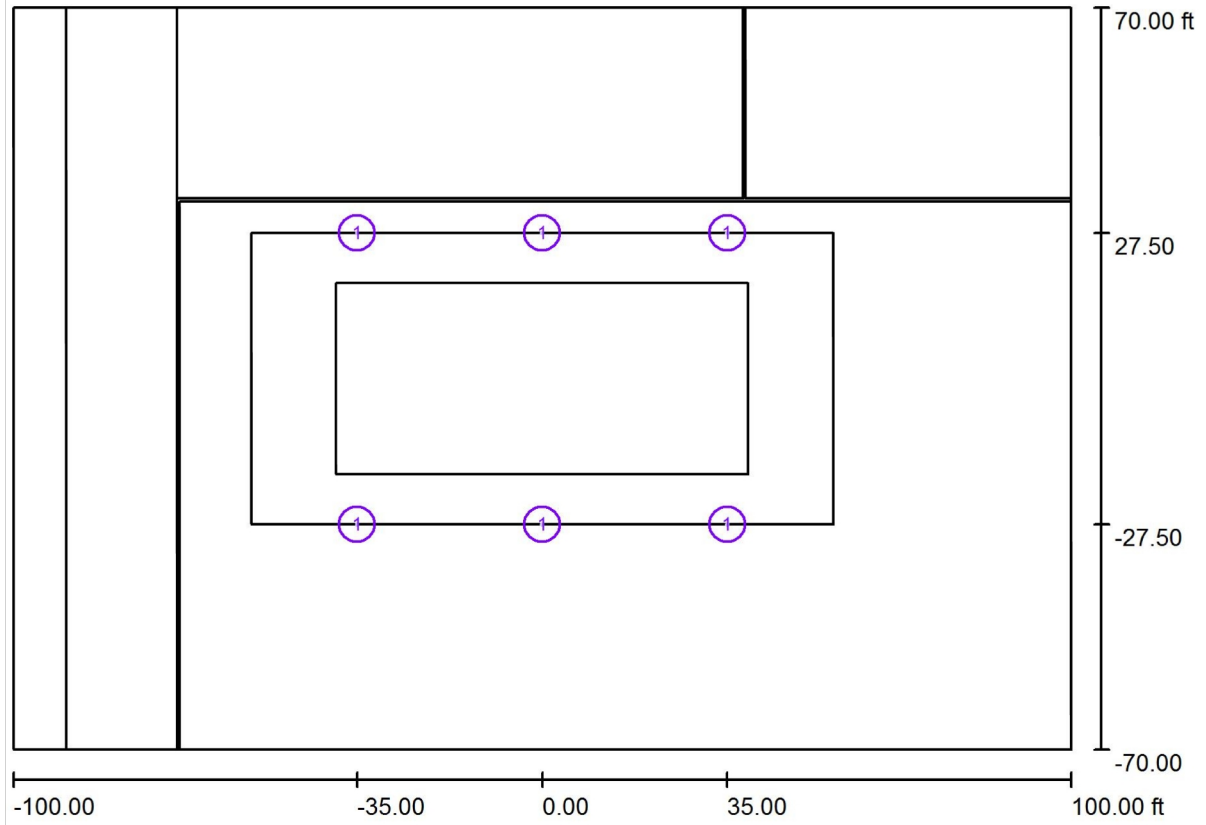
Scale 1 : 436

Luminaire Parts List

No.	Pieces	Designation
1	3	EL-NED-240(TC)
2	3	EL-NED-240(TC)-Z3A

Operator
 Telephone
 Fax
 e-Mail

Exterior Scene 1 / Pole (layout plan)



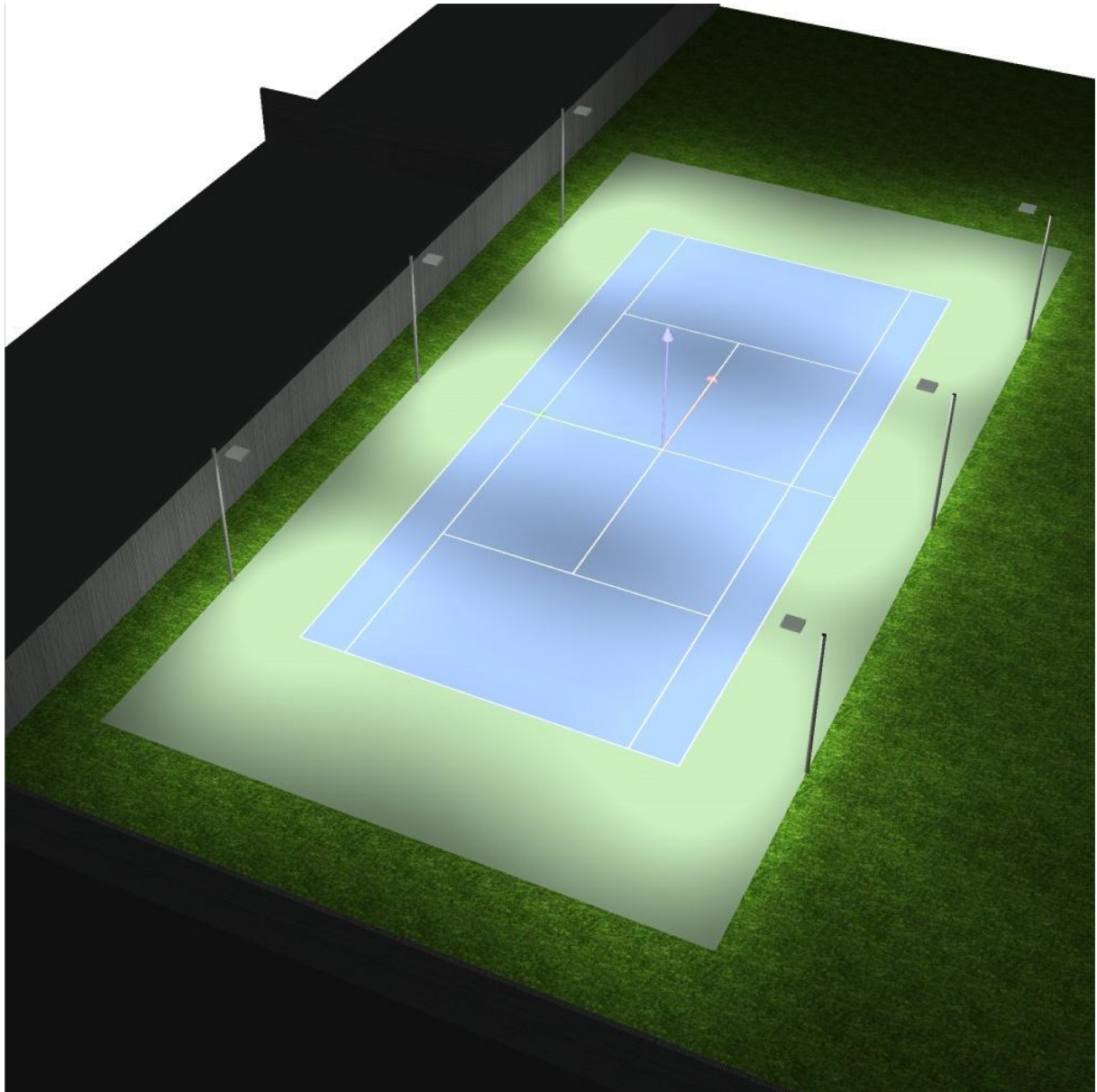
Scale 1 : 436

Object parts list

No.	Pieces	Designation
1	6	pole-15ft

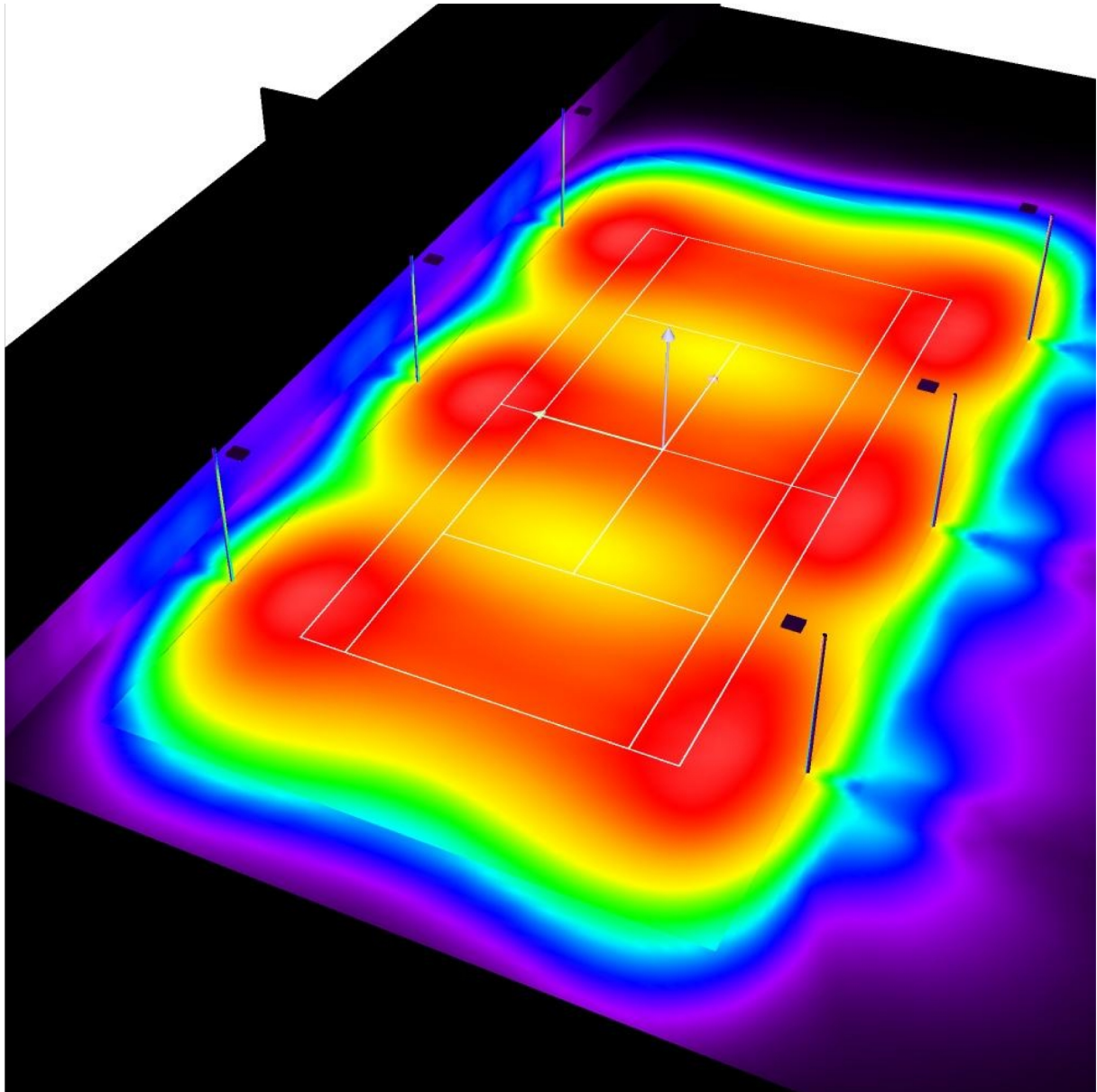
Operator
Telephone
Fax
e-Mail

Exterior Scene 1 / 3D Rendering



Operator
Telephone
Fax
e-Mail

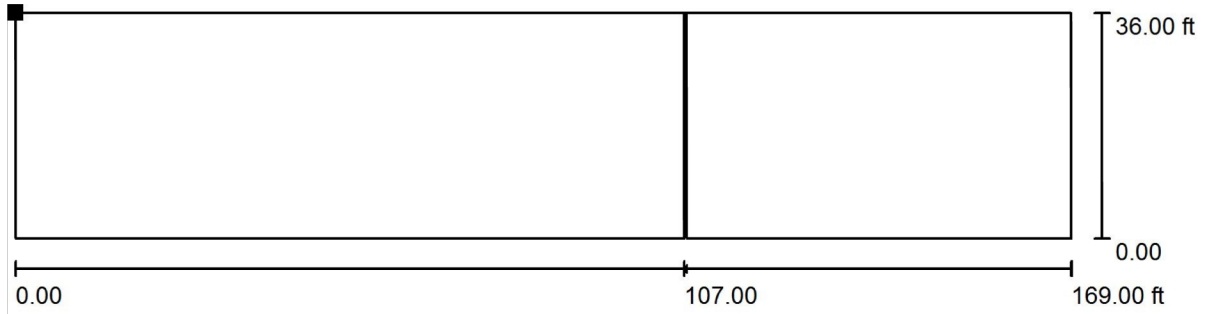
Exterior Scene 1 / False Color Rendering



0.09 1.50 2.50 4.50 7.50 13.00 21.50 36.00 60.00 fc

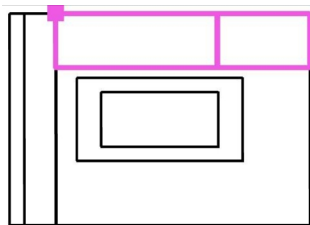
Operator
Telephone
Fax
e-Mail

Exterior Scene 1 / Neighbor's property / Surface 1 / Isolines (E)



Values in Footcandles, Scale 1 : 369

Position of surface in external scene:
Marked point:
(-69.000 ft, 69.999 ft, 0.000 ft)



Grid: 12 x 56 Points

E_{av} [fc]
0.00

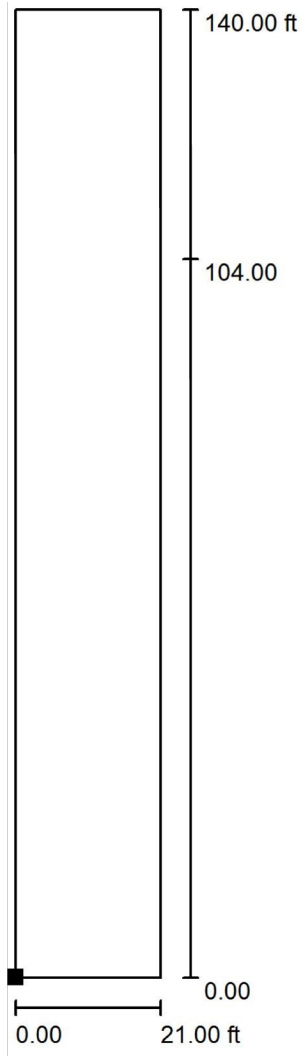
E_{min} [fc]
0.00

E_{max} [fc]
0.00

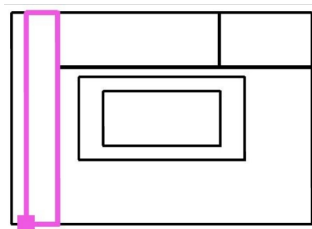
Zero Light Spillover Onto Adjacent-Side Property Along Dennis Drive

Operator
Telephone
Fax
e-Mail

Exterior Scene 1 / Dennis Dr / Surface 1 / Isolines (E)



Position of surface in external scene:
Marked point:
(-90.000 ft, -69.999 ft, 0.000 ft)



Values in Footcandles, Scale 1 : 334

Grid: 7 x 47 Points

E_{av} [fc]
0.00

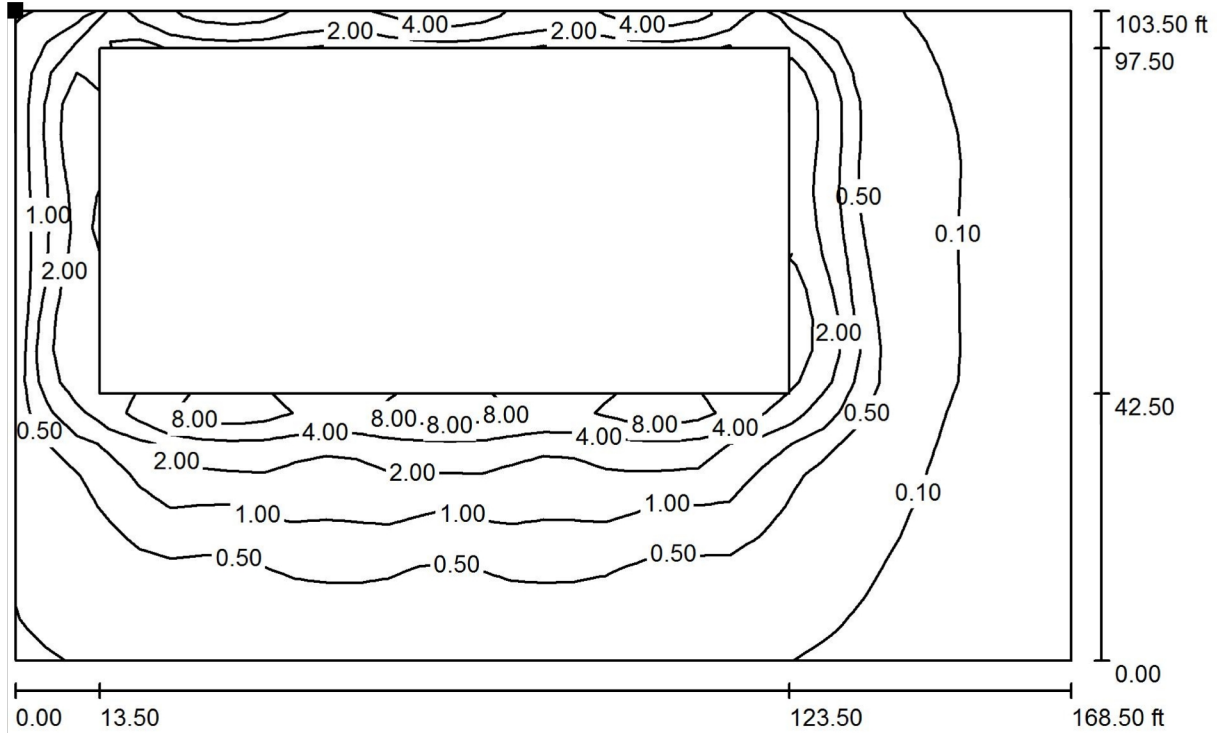
E_{min} [fc]
0.00

E_{max} [fc]
0.00

Zero Light Spillover Onto Rear-Side Properties Along Dennis Drive

Operator
Telephone
Fax
e-Mail

Exterior Scene 1 / Yard / Surface 1 / Isolines (E)

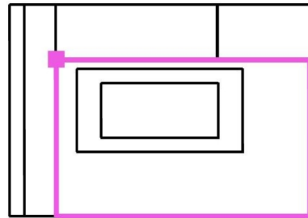


Values in Footcandles, Scale 1 : 368

Position of surface in external scene:

Marked point:

(-68.500 ft, 33.500 ft, 0.000 ft)



Grid: 21 x 34 Points

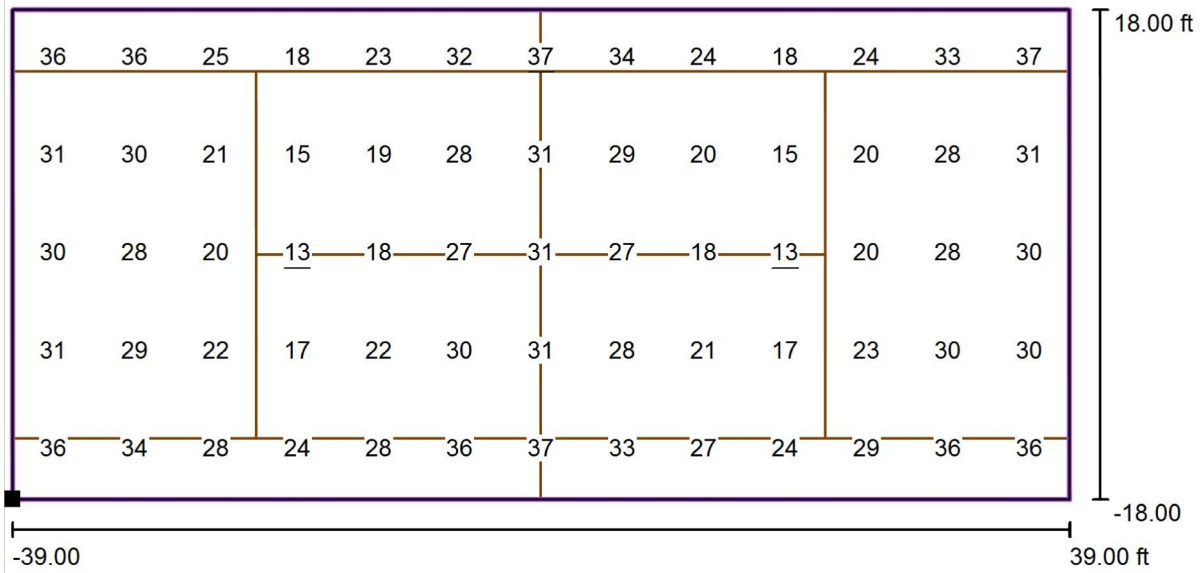
E_{av} [fc]
1.48

E_{min} [fc]
0.02

E_{max} [fc]
17

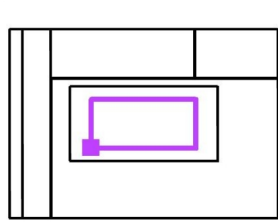
Operator
Telephone
Fax
e-Mail

Exterior Scene 1 / Tennis 1 Calculation Grid (PA) / Value Chart (E, Perpendicular)



Values in Footcandles, Scale 1 : 170

Position of surface in external scene:
Marked point: (-39.000 ft, -18.000 ft, 0.000 ft)



Grid: 13 x 5 Points

E_{av} [fc]
27

E_{min} [fc]
13

E_{max} [fc]
37

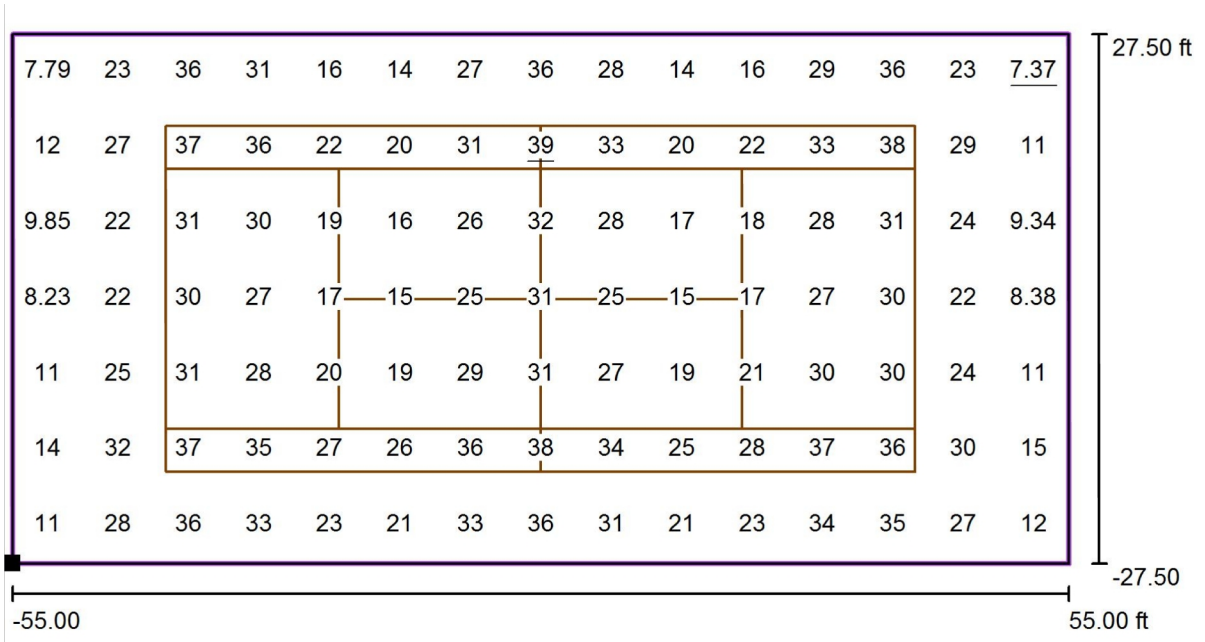
$u_0(E_{min} / E_{av})$
0.50

E_{min} / E_{max}
0.36

E_{min} / E_{max} - This is measure of lighting uniformity in the court.

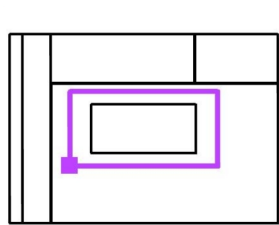
Operator
Telephone
Fax
e-Mail

Exterior Scene 1 / Tennis 1 Calculation Grid (TA) / Value Chart (E, Perpendicular)



Values in Footcandles, Scale 1 : 240

Position of surface in external scene:
Marked point: (-55.000 ft, -27.500 ft, 0.000 ft)



Grid: 15 x 7 Points

E_{av} [fc]
25

E_{min} [fc]
7.37

E_{max} [fc]
39

$u0(E_{min} / E_{av})$
0.30

E_{min} / E_{max}
0.19

E_{min} / E_{max} - This is measure of lighting uniformity in the court.

This letter is written by
Ray and Michele Peterson
3520 Dennis Drive
Pleasanton, CA

We are appealing the outcome of the Zoning Hearing dated July 18, 2025,
regarding application P25-0236.

RECEIVED

08.04.25

EXHIBIT C

P25-0236

CITY OF PLEASANTON
PLANNING DIVISION

EXHIBIT B

1. There is a conflict of interest with this application for 6 15-ft tennis court lights.

The Zoning Administrator responsible for making a decision on this application is the same planner who responded to the applicants' original inquiry about a tennis court with lights and fencing, disregarding any permits or setback requirements on an

R-1-40,000 lot.

The ZA also acknowledged that the applicants contacted him AFTER the court was already poured, 6 feet from the property line and light bases in place.

So essentially, the setbacks in place now were determined by the applicants themselves and the project was never just flat work.

See Attachment A.

2. When approving application P25-0236, the ZA's reasoning is not consistent with the Agenda Report for the Planning Commission meeting of May 22, 2024, written by the planning staff.

The report states:

"The addition of six (6) tennis court lights, not to exceed 15 feet, in height is considered construction of new small facilities or accessory structures."

The ZA stated the lights are now separate, not part of the "package", therefore not bound by the setback requirements of an accessory structure.

He gave no basis for this statement.

In this same meeting, the commissioners confirmed with planning staff that the setbacks for this project should have been 20 feet.

See Attachment B.

In summary, from day 1 this project has been about the setbacks, more specifically the lack of setbacks. The applicants have cited the email written by the ZA as approval for their project.

The entire email, written on August 22, 2022, (after the court was poured on August 20, 2022), was not made public until the second Planning Commission meeting on December 13, 2023, when the applicants included it in their agenda packet for said meeting.

In our opinion, withholding this email was a lack of transparency on the part of the planning department and all of their recommended approvals have come after the fact, including "site specific standards" as part of the PUD-148 approval to allow the court to remain in its location, without the required 20 foot setback.

Since the lights were not included in the PUD-148 approval, they should have the 20 foot setback requirement for accessory structures on a R-1-40,000 lot.

Thank you for your consideration,
Ray and Michele Peterson

RESOLUTION NO. PC-2024-11

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF PLEASANTON APPROVING AN APPLICATION FOR ADMINISTRATIVE DESIGN REVIEW (ADR) TO INSTALL SIX (6) TENNIS COURT LIGHTS, NOT TO EXCEED 15 FEET IN HEIGHT, LOCATED AT 2207 MARTIN AVENUE, AS FILED UNDER CASE NO. P24-0278

WHEREAS, on April 12, 2024, Meenu Gochhwal and Ashish Choudhary ("Applicant") applied for ADR approval under case No. P24-0278 to install six approximately 15-foot-tall tennis court lights located at 2207 Martin Avenue ("Property"); and

WHEREAS, the Property is designated Low Density Residential in the General Plan; and

WHEREAS, the zoning for the Property is PUD-LDR (Planned Unit Development – Low Density Residential) District; and

WHEREAS, on May 22, 2024, the Planning Commission held a duly-noticed public hearing and considered relevant exhibits, recommendations of the City staff concerning this application, and received testimony from the applicant and interested parties.

NOW, THEREFORE BE IT RESOLVED by the Planning Commission of the City of Pleasanton, based on the entire record of proceedings, including the oral and written staff reports and all public comment and testimony:

Section 1: Finds that the proposed project is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15303, Class 3, New Construction or Conversion of Small Structures. The addition of six (6) tennis court lights, not to exceed 15 feet, in height is considered construction of new small facilities or accessory structures.

Section 2: Criteria for Design Review Approval

With respect to the Administrative Design Review application, the Planning Commission finds that the project was reviewed and approved based on the nine criteria as required by Section 18.20.030 of the Pleasanton Municipal Code which include the following:

1. Preservation of the natural beauty of the city and the project site's relationship to it;
2. Appropriate relationship of the proposed building to its site, including transition with streetscape, public views of the buildings, and scale of buildings within its site and adjoining buildings;



Re: Installation of tennis court light

From Xiaoqinggrace <[REDACTED]>
Date Tue 9/2/2025 8:54 PM
To Diego Mora <DMora@cityofpleasantonca.gov>

Dear Ms. Mora,

I have received a card from the City regarding the installation of six 15 foot tall tennis court lights at 2207 Martin Ave. (P25-0236) The tennis court backs to Dennis Drive and is next to my house. The 15 foot tall lights should not be allowed. I am asking your help to notify the City Planner and request that lights should not be any higher than 8 feet.

Thank you in advance for your help. Let me know if you have any questions.

Regards,
Xiaoqing He

[REDACTED]
Sent from my iPhone



P25-0236 - public comment

From Valerie Arkin <[REDACTED]>
Date Tue 9/2/2025 8:59 PM
To Diego Mora <DMora@cityofpleasantonca.gov>

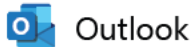
Hello Mr. Mora,

We received a yellow card in the mail regarding P25-0236 Tennis Court Lights, 2207 Martin Avenue. This residence is close to our residence. Erecting 15 foot lights on this property, where it will illuminate the Walnut Glen neighborhood adjacent to their back fence is unreasonable. if the code allows 8 feet, that should be sufficient for this lighting. 15 feet, however, creates a lot of impacts to neighbors.

Additionally, it is my understanding that this has been rejected by the Planning Commission multiple times.

Please deny this unreasonable height for lighting of this backyard tennis court. Furthermore, please ensure that this denial is clear and in writing in order to prevent this applicant from again coming back with the same request.

Brian and Valerie Arkin
[REDACTED]



Comment on P25-0236 - Tennis Court Lights - 2207 Martin Ave

From Nagar Family <[REDACTED]>
Date Tue 9/2/2025 11:36 PM
To Diego Mora <DMora@cityofpleasantonca.gov>

Dear Mr. Mora,

I am a resident of Pleasanton, living at [REDACTED] since 2005. I'm unable to attend the public hearing on Sep 10th, so I'm sending my comments in this email. I protest the installation of these lights. While it may be the backyard for the residents of 2207 Martin Ave, it is directly in front of our neighborhood (Walnut Glen). As a long term resident of this neighborhood, I request you to deny this proposal for the following reasons:

1. **Light Pollution and Disturbance:** Bright lighting on elevated poles will cause significant light spill and glare affecting the surrounding homes, interfering with Walnut Glen residents' enjoyment of their property and negatively impacting the tranquility of the neighborhood.
2. **Privacy Invasion:** Such powerful lighting will lead to inadvertent intrusion of light into neighboring properties during evenings and nighttime, compromising personal privacy.
3. **Potential Traffic and Noise:** The use of bright tennis court lights will encourage prolonged play into late hours, potentially increasing noise levels and neighborhood disturbance.
4. **Aesthetic Impact:** The high poles and bright fixtures may detract from the character and appearance of a residential environment.

I register my protest to allow this to be approved and request that you deny this appeal.

Regards,
Niranjan



P25-O236 Tennis Court Lights 2207 Martin Avenue

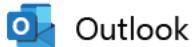
From Tamra Girvan <[REDACTED]>
Date Wed 9/3/2025 12:01 AM
To Diego Mora <DMora@cityofpleasantonca.gov>

Dear Mr. Mora,

We are writing to ask you to please not approve the tennis court lights that are not in compliance for the address at 2207 Martin Avenue. The lights are taller than what is allowed, and these lights will be intrusive to the surrounding neighbors. The lights will shine in people's home and yards. This person has already been denied this request and keeps applying. When will this come to an end?

Thank you for your consideration,

Dan and Tamra Girvan
[REDACTED]



Martin Avenue request for lighting

From Michelle Kloos <[REDACTED]>
Date Wed 9/3/2025 12:33 PM
To Diego Mora <DMora@cityofpleasantonca.gov>
Cc Mike Kloos <[REDACTED]>; Alan Shapiro <[REDACTED]>

Hello Diego,

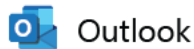
This is Michelle Kloos from [REDACTED], responding to the request for lighting for the address on Martin Ave.

I cannot support this request. The tennis court installation did not have approval until after the concrete was poured. The court is not the required distance from the adjacent neighboring fence. Dennis Drive should be widened. The gates at the back of the 2 adjacent parcels on Martin Ave. that back up to Dennis Drive should be removed.

Thank you,


Michelle Kloos
[REDACTED]

[Sent from AT&T Yahoo Mail for iPhone](#)



P25-0236, Tennis Court Lights, 2207 Martin Avenue

From [REDACTED] <[REDACTED]>
Date Wed 9/3/2025 1:05 PM
To Diego Mora <DMora@cityofpleasantonca.gov>

 1 attachment (1 MB)
Exhibit A.pdf;

Dear Mr. Mora,

This letter serves as an unequivocal objection to Application P25-0236 for approval to install approximately six 15-foot-tall tennis court lights at the property located at 2207 Martin Avenue. I was informed of this proposal via the "Planning Division – Notice of Public Hearing" dated August 28, 2025.

I find it deeply concerning that this application has even reached this stage, given the property owner's previous attempt to install similar structures was outright DENIED by the City of Pleasanton Planning Department. The fact that the same homeowner is now resubmitting a virtually identical proposal demonstrates a blatant disregard for established zoning regulations, the well-being of the surrounding neighbors and the Planning Department's prior well-reasoned decision.

Contradiction of Prior Assurances

During the Planning Commission meeting on August 23rd for application PUD-148, the homeowner/applicant publicly and unequivocally stated that they were **no longer proposing or intending to install tennis court lighting** (see Exhibit A). This crucial assurance was the basis for the Commission's motion and the neighbors' agreement to the proposed location of the tennis court fence heights and poles. The neighbors' approval of the 8-foot and 10-foot fence heights was granted in good faith. *Any installation of tennis court lights must adhere to the strict location and heights of the tennis court fencing and poles*

The Zoning Administrator's approval to install six 15-foot-tall light poles completely invalidates this prior agreement. It demonstrates a clear disregard for the neighbor's concerns and the integrity of the Planning Commission process.

The City erred by not including the lighting prohibition in the motion. This is an opportunity for the City to take responsibility for their mistake and deny the Zoning Administrator's decision.

Violation of Setback Regulations

The proposed location of the light poles—approximately 6 feet from the adjacent neighbor's property fence—is a direct violation of the required 20-foot side yard setback. This is a non-negotiable zoning requirement designed to ensure adequate space between structures and property lines, preserving privacy and preventing encroachment.

The proposal asks for a variance without any justification, seemingly relying on the assumption that the lights would be treated differently than other permanent structures. However, these 15-

foot-tall poles are clearly permanent fixtures and must adhere to all setback regulations. Granting an exception would create an unfair and unequal application of zoning laws.

Summary and Recommendation

In summary, the application for tennis court lighting should be denied because it:

- **Directly violates explicit and documented assurances** made to the Planning Commission and neighbors.
- **Betrays the good faith agreement** that led to the approval of the tennis court fence heights.
- **Clearly violates the 20-foot side yard setback** requirement, a fundamental zoning regulation.

Allowing this proposal would reward deceptive practices and undermine the purpose of public hearings and planning regulations. The project, as now proposed, is significantly different from the one for which community and Planning Commission support was granted. The only correct course of action is to deny the installation of tennis court lighting and require the project to adhere to the previously approved plan.

Summary and Recommendation

In summary, the approval by the Zoning Administrator for tennis court lighting must be denied because it directly violates the project's established Development Standards, contradicts prior assurances made to the public and the Planning Commission, and violates existing setback regulations. These are not minor issues; they represent a fundamental change to the project that was not part of the original approval process. The only correct course of action is to deny the installation of tennis court lighting.

Alan Shapiro



EXHIBIT A

On Aug 31, 2023, at 3:03 PM, Diego Mora <DMora@cityofpleasantonca.gov> wrote:

Good Afternoon Ms. Peterson,

Thank you for attending the Planning Commission meeting last week. It was a pleasure to meet you in person.

Per the Planning Commission's motion at the Planning Commission meeting on August 23rd for applicaiton PUD-148, attached are the Commission's recommended conditions of approval to the City Council.

Although the applicant's narrative (also referred as 'Development Plan") proposes tennis court lighting, the discussion at the Planning Commission meeting was clear that no lighting is proposed. Unfortunately, for how the Planning Commission meeting regarding this item occurred, the motion did not specifically mention or addressed lighting. This was in result of the public comment by the applicant/property owners that they are no longer proposing tennis court lighting - nor do they intend to. Additionally, staff will be clear in the staff report to the City Council that no lighting is proposed or intended for the tennis court as part of this applicaiton.

Please note that the applicaiton is tentatively scheduled for the September 19, 2023 City Council meeting.

Let me know if you have any questions.

Best,

Diego Mora

Assistant Planner, Community Development Department

925-931-5618

dmora@cityofpleasantonca.gov

From: Diego Mora <DMora@cityofpleasantonca.gov>

Date: September 8, 2023 at 12:54:55 PM PDT

To: Michele Peterson <[REDACTED]>

Subject: Re: Courtesy Notice of application PUD-148 (2207 Martin Ave) Conditions of Approval

Hello Ms. Peterson,

Thank you for your email and sharing your concerns. As a result of the Planning Commission discussion and Public Comments/agreement, Staff is recommending a condition of approval clarifying outdoor lighting to illuminate the tennis court is prohibited. You will see the Condition of Approval (along with the rest) in the published staff report for the City Council hearing (approx. Sept. 12th). I will notify you when the agenda packet is published. With respects to the Administrative Design Review (ADR), the tennis court and future modifications of the tennis will be subject to the ADR process. Please see our ADR handout that describes the process: blobdload.aspx (cityofpleasantonca.gov) - includes neighbor noticing .

I hope you find this clarification well. Please let me know if you have additional questions.

Best,

Diego Mora

Assistant Planner, Community Development Department

925-931-5618

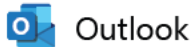
dmora@cityofpleasantonca.gov

Site Development and Building Design

3. DEVELOPMENT STANDARDS: Primary (existing single-family residence) and accessory structures and uses shall be those of the R-1-40.000 (One-Family Residential) District of the Pleasanton Municipal Code. **Project specific condition.**
4. TENNIS COURT: Subject to the City's Administrative Design Review process and the following development standards:
 - a. Allow fencing approximately 10 feet maximum in height at the front and rear (narrow) ends of the existing tennis court.
 - b. Allow fencing approximately 8 feet maximum in height, on the long sides of the existing tennis court, extending from the existing approximately 10-foot corner poles to the service lines.
 - c. Vining vegetation will be planted to grow along the tennis court fencing, and tall, 5-gallon minimum vegetation, such as evergreen trees, will be placed between the court and property line fencing.
 - d. Applicant and neighbor will share repair costs of an approximately 7-foot-high solid wood fence along the property line between 2207 Martin Ave and 3520 Dennis Ave.
 - e. Outdoor lighting to illuminate the tennis court is prohibited.

Project specific condition.

END



Opposed to P25-0236, Tennis Court Lights, 2207 Martin Avenue

From Heather <[REDACTED]>

Date Wed 9/3/2025 1:44 PM

To Diego Mora <DMora@cityofpleasantonca.gov>

Cc Heather <[REDACTED]>; Milton Torres <[REDACTED]>

To Whom it May Concern,

We are writing to express our opposition to our neighbors' proposal to install 15-foot tall tennis court lights in the back corner of their property. The installation of lights of this size and intensity would have a significant and negative impact on the surrounding neighborhood.

Our concerns include:

- **Light Pollution and Glare** Lights of this height will project well beyond their property line, intruding into neighboring streets, yards, homes and bedrooms. This would diminish our ability to enjoy our outdoor space and disrupt the natural evening environment.
- **Property Value and Neighborhood Character** The installation of large scale lighting is not consistent with the character of our residential neighborhood. These lights could detract from our property value. We purchased our home in 2014 and one of our biggest draws to Walnut Glen Estates was how quiet, dark and peaceful our neighborhood is at night.
- **Environmental impact** Artificial lighting of this scale can disrupt local wildlife and alter natural nighttime patterns.
- **Safety** The lights would back up to a street many adults and children walk on during the day, evening and nighttime and these lights would be distracting to drivers potentially leading to fatal accidents. It is our understanding that the city had planned a sidewalk to be installed on their side of the street. Their fence borders the street and there is not a sidewalk between their fence and the street. Adding 15 foot tennis court lights backing up to a quiet stretch of road would be distracting to drivers at night and is a preventable safety hazard.

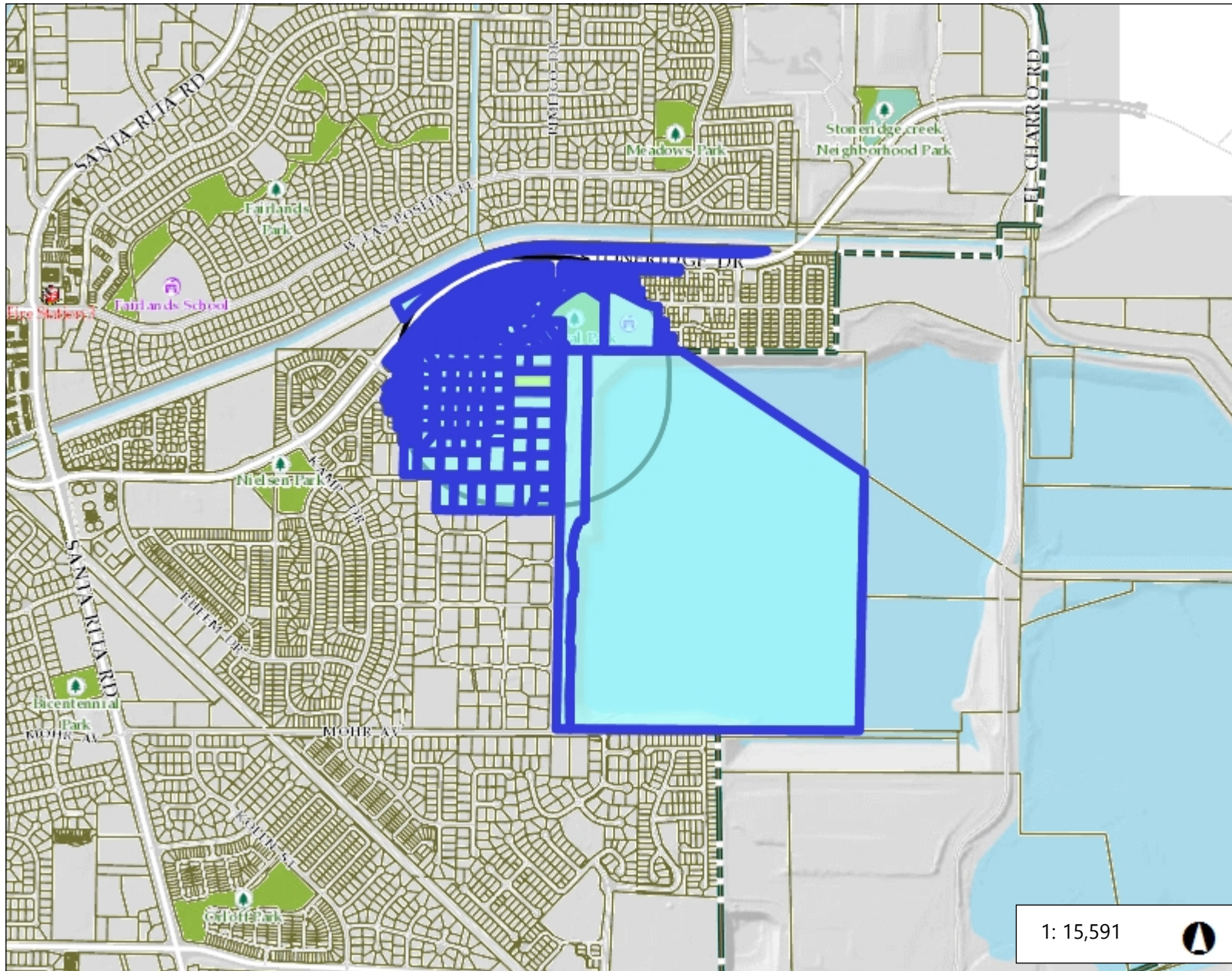
For these reasons, we strongly urge you to deny the installation of 15-foot tennis court lights.

Sincerely,





Heather & Milton Torres
[REDACTED]

2207 MARTIN AVENUE

EXHIBIT E



Legend

-  Fire Station
-  School
-  Park
-  Parcels

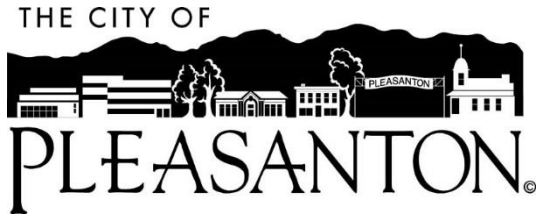
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Notes

Notes



Planning Commission Agenda Report

September 10, 2025
Item 6

SUBJECT: Committee, Commission, and Task Force List

Bicycle, Pedestrian, and Trails Committee

Advise the Parks and Recreation Commission and the City's Traffic Engineering Division on bicycle, pedestrian and trail-related items. The committee reviews and prioritizes potential projects and provides input on policies related to bikeways and trails.

Meeting Time: Fourth Monday of every other month at 6:45 p.m.
Meeting Location: Pleasanton Senior Center, 5353 Sunol Blvd., Pleasanton
Representative: Commissioner Jain
Alternate: Commissioner Pace
Staff Contacts: Matt Nelson, Traffic Engineer, 931-5671; Matt Gruber, Landscape Architect, 931-5672

Civic Arts Commission

Promote the acquisition, construction and installment of works of public art in Pleasanton. Make recommendations to the City Council regarding the City Civic Arts Program.

Meeting Time: First Monday of each month at 7 p.m.
Meeting Location: City Council Chamber, 200 Old Bernal Ave., Pleasanton
Staff Contact: Lia Bushong, Asst. Director, Library and Recreation, 931-3412

Committee on Energy and the Environment

Works closely with City staff to prepare an Energy and Environmental Priorities Plan focusing on energy and environmental issues and strategies reflecting community opportunities, needs and interests.

Meeting Time: Fourth Wednesday of every other month at 5:00 p.m.
Meeting Location: Operations Service Center, 3333 Busch Rd., Pleasanton
Staff Contact: Megan Campbell, Associate Planner, 931-5610

Economic Vitality Committee

Assess the current and ongoing business climate in the City of Pleasanton and offer suggestions and recommendations to the City Council intended to maintain a strong economic development base in the City.

Meeting Time: Third Thursday of each month at 7:30 a.m.
Meeting Location: Remillard Conference Room, 3333 Busch Rd., Pleasanton
Staff Contact: Lisa Adamos, Economic Development Manager, 931-5039

Heritage Tree Board of Appeals

Make findings of fact upholding, reversing or modifying the director's decision with regard to heritage tree removal permits.

Meeting Time: As needed
Meeting Location: City Council Chamber, 200 Old Bernal Ave., Pleasanton
Representatives: Commissioners Wedge and Mohan
Alternate: Commissioner Jagoe
Staff Contact: Sarah Hosterman, Landscape Architect Asst., 931-5514

Human Services Commission

Advise the City Council on the human service needs of the community and methods of fulfilling these needs. Particular emphasis is given by the commission to the human service needs of the socially and economically disadvantaged, the elderly and the youth of the community.

Meeting Time: First Wednesday of each month at 7 p.m.
Meeting Location: City Council Chamber, 200 Old Bernal Ave., Pleasanton
Staff Contact: Lia Bushong, Asst. Director, Library and Recreation, 931-3412

Library Commission

Advise the City Council on matters related to the Pleasanton Library and library services in general. Promote the use of library services to the community.

Meeting Time: First Thursday of each month at 7 p.m.
Meeting Location: City Council Chamber, 200 Old Bernal Ave., Pleasanton
Staff Contact: Heidi Murphy, Director of Library and Recreation, 931-3400

Parks and Recreation Commission

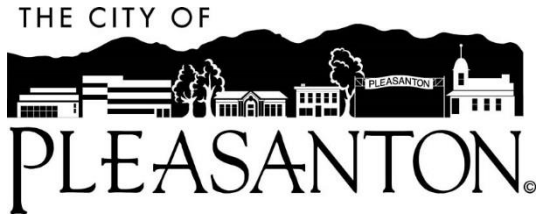
Advise the City Council, City Manager, and Parks and Community Services Department on matters related to the development and provision of services pertaining to parks and recreation facilities, programs and services.

Meeting Time: Second Thursday of each month at 7 p.m.
Meeting Location: City Council Chamber, 200 Old Bernal Ave., Pleasanton
Staff Contact: Heidi Murphy, Director of Library and Recreation, 931-3400

Youth Commission

Act as the liaison between Pleasanton's youth community and the City Council; advise the Council on youth-related issues; promote an understanding and appreciation of community affairs among the youth of Pleasanton.

Meeting Time: Second Wednesday of each month at 7 p.m., September-May
Meeting Location: Remillard Conference Room, 3333 Busch Rd., Pleasanton
Staff Contact: Nicole Thomas, Recreation Supervisor, 931-3432



**Planning Commission
Agenda Report**

September 10, 2025
Item 7

SUBJECT: Future Planning Calendar

East Pleasanton Policy Framework Workshop: Workshop to Review Background Information and Provide Input on Key Policy Questions for Future Consideration

Receive an update on the Dublin/Pleasanton BART Station Concept Plan Project and Consider Conceptual Development Scenarios

Review proposed amendments to PMC Chapter 18.20 Design Review and provide a recommendation to City Council