

SUPPLEMENT NO. 6

INSERTION GUIDE

PLEASANTON MUNICIPAL CODE

July 2011

(Covering Ordinances through 2019)

This supplement consists of reprinted pages replacing existing pages in the Pleasanton Municipal Code.

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This Guide for Insertion should be retained as a permanent record of pages supplemented and should be inserted in the front of the code.

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PREFACE

The Pleasanton Municipal Code is a codification of the general and permanent ordinances of the City of Pleasanton, California. Originally published by Book Publishing Company, the code was prepared under the direction of Peter D. MacDonald, city attorney.

Commencing with the September 2007 code supplement, updates to this code are published by Quality Code Publishing. The code will be periodically updated to incorporate new legislation.

Detailed instructions for using the code are included at the front of this volume. An ordinance list and index are located at the end of the code.

The code is current through Supplement Number 6, July 2011, and includes Ordinance 2019, passed April 19, 2011.

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Chapter 1.01
CODE ADOPTION
(RESERVED)

Chapter 1.04

GENERAL PROVISIONS

Sections:

- 1.04.010 Construction of provisions.**
- 1.04.020 Definitions.**
- 1.04.030 Delegation of authority.**
- 1.04.040 Required writings.**
- 1.04.050 Code references.**
- 1.04.060 Applicability of code.**
- 1.04.070 Severability.**
- 1.04.080 Time limit for judicial review—
C.C.P. Section 1094.6/notice.**
- 1.04.090 Claims filed against the city.**
- 1.04.100 Payment of taxes prior to refund
or judicial relief.**

1.04.010 Construction of provisions.

Unless the provision or the context otherwise requires, the general provisions, rules of construction and definitions contained in this chapter shall govern construction of this code.

A. The provisions of this code, insofar as they are substantially the same as existing provisions relating to the same subject matter, shall be construed as restatements and continuations thereof and not as new enactments.

B. The present tense includes the past and future tenses, and the future the present.

C. The masculine gender includes the feminine and neuter.

D. The singular includes the plural, and the plural the singular.

E. "Shall" is mandatory and "may" is permissive. (Prior code § 1-1.05)

1.04.020 Definitions.

Whenever in this code the words or phrases defined in this section are used they shall have the respective meanings assigned to them in the following definitions, unless in the given instance the context wherein they are used clearly requires a different meaning:

A. "City" means the city of Pleasanton.

B. "State" means the state of California.

C. "Person" means and includes a natural person, firm, partnership, copartnership, association, organization, company or corporation. (Prior code § 1-1.06)

1.04.030 Delegation of authority.

Whenever in this code a power is granted to a public officer or a duty is imposed upon a public officer, the power may be exercised or the duty performed by a deputy of the officer or by a person authorized pursuant to law by the officer. (Prior code § 1-1.07)

1.04.040 Required writings.

Whenever any notice, report, statement, or record is required by this code it shall be made in the English language. (Prior code § 1-1.08)

1.04.050 Code references.

Whenever reference is made to any portion of this code or to any other law of the state, the reference applies to all amendments or additions now or hereafter made. (Prior code § 1-1.09)

1.04.060 Applicability of code.

This code is applicable within the incorporated area of the city. (Prior code § 1-1.10)

1.04.070 Severability.

If any section, subsection, sentence, clause, phrase or portion of this code is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this code. The city council of the city declares that it would have adopted this code and each section, subsection, sentence, clause, phrase or portion thereof, irrespective of the fact that any one or more sections, subsections, clauses, phrases or portions be declared invalid or unconstitutional. (Prior code § 1-1.12)

1.04.080 Time limit for judicial review— C.C.P. Section 1094.6/notice.

A. Code of Civil Procedure, Section 1094.6 is hereby adopted for judicial review of any administrative decision or order of the city, its commissions, boards, officers or agents.

B. Notice shall be provided to the party that the time within which judicial review must be sought is governed by Code of Civil Procedure Section 1094.6 and/or this section. (Ord. 1498 § 1, 1991)

1.04.090 Claims filed against the city.

A. Authority. This section is enacted pursuant to Section 935 of the California Government Code.

B. Claims Required. All claims against the city for money or damages not otherwise governed by the Government Claims Act, California Government

Code Sections 900 et seq., or another state law (hereinafter in this section, "claims") shall be presented within the time, and in the manner, prescribed by Part 3 of Division 3.6 of Title 1 of the California Government Code (commencing with Section 900 thereof) for the claims to which that part applies by its own terms, as those provisions now exist or shall hereafter be amended, and as further provided by this section.

C. Form of Claim. All claims shall be made in writing and verified by the claimant or by his or her guardian, conservator, executor or administrator. No claim may be filed on behalf of a class of persons unless verified by every member of that class as required by this section. In addition, all claims shall contain the information required by California Government Code Section 910.

D. Refunds. All refunds shall be limited to one year from receipt of written claim.

E. Claim Prerequisite to Suit. In accordance with California Government Code Sections 935(b) and 945.6, all claims shall be presented as provided in this section and acted upon by the city prior to the filing of any action on such claims and no such action may be maintained by a person who has not complied with the requirements of subsection B of this section.

F. Suit. Any action brought against the city upon any claim or demand shall conform to the requirements of Sections 940 to 949 of the California Government Code. Any action brought against any employee of the city shall conform with the requirements of Sections 950 and 951 of the California Government Code. (Ord. 2019 § 1, 2011; Ord. 1967 § 1, 2008; Ord. 1616 § 1, 1994)

1.04.100 Payment of taxes prior to refund or judicial relief.

No legal or equitable process shall be issued in any proceeding in any court against the city or any officer of the city to prevent or enjoin the collection of any tax. After payment of a tax claimed to be illegal, not due and/or owing, and/or incorrectly calculated, an action may be maintained to recover the tax paid; provided, that prior to any judicial action all administrative remedies shall be exhausted. (Ord. 2019 § 1, 2011)

Chapter 1.08

CORPORATE NAME

Section:

1.08.010 Designated.

1.08.010 Designated.

The word "town" is eliminated from the corporate name of the Municipal corporation known as Pleasanton, and the word "city" is substituted in its place. The Municipal corporation shall henceforth be known as the "city of Pleasanton" as of October 11, 1954, upon filing by the city clerk of statements to this effect with the Secretary of State, state of California, and the board of supervisors, county of Alameda. (Prior code § 1-1.02)

Chapter 2.24

FIRE DEPARTMENT

Sections:

- 2.24.010** **Organization.**
- 2.24.020** **Firefighters—Generally.**
- 2.24.030** **Firefighters—Supervisorial.**
- 2.24.040** **Firefighting apparatus.**
- 2.24.050** **Equipment inventory.**
- 2.24.060** **Purchasing agent.**
- 2.24.070** **Firefighting—Authority of fire chief.**
- 2.24.080** **Assistant fire chief.**
- 2.24.090** **Chain of command.**
- 2.24.100** **Organization meetings.**
- 2.24.110** **Fire drills.**
- 2.24.120** **Disciplinary action.**
- 2.24.130** **Investigation of fire causes.**
- 2.24.140** **Protection of property.**

2.24.010 **Organization.**

The fire department of the city shall be formed, organized, operated and conducted under and in accordance with the joint agreement with the city of Livermore. It shall be known as “the Livermore-Pleasanton fire department” hereafter called “the fire department.” (Ord. 2019 § 1, 2011; prior code § 1-4.01)

2.24.020 **Firefighters—Generally.**

The fire department shall be operated and staffed as agreed upon with the city of Livermore by resolution adopted from time to time by the city council. (Ord. 2019 § 1, 2011; prior code § 1-4.02)

2.24.030 **Firefighters—Supervisorial.**

Appointment of the fire chief and assistant fire chief of the fire department shall be recommended by the city manager to the city council, which shall from time to time fix such compensation as deemed necessary. Appointments or removal of other officer and firefighter positions shall be made by the city council upon recommendation of the city manager. (Prior code § 1-4.03)

2.24.040 **Firefighting apparatus.**

The fire chief shall have charge of all the firefighting apparatus and equipment of the city, shall be responsible for same, and shall see that same is kept in good condition. He or she shall be furnished with suitable facilities for the care of the firefighting apparatus and equipment, and may employ competent help for the

proper maintenance and repair of the apparatus and equipment. (Prior code § 1-4.04)

2.24.050 **Equipment inventory.**

The fire chief shall maintain a complete inventory of all firefighting apparatus and equipment of the city. (Prior code § 1-4.05)

2.24.060 **Purchasing agent.**

All requests or recommendations for supplies shall be submitted to the purchasing agent on a requisition form signed by the fire chief. (Prior code § 1-4.06)

2.24.070 **Firefighting—Authority of fire chief.**

The fire chief shall have control of all firefighting apparatus and equipment of the fire department during a fire, and shall be in complete charge of all members of the fire department engaged in fighting fires, and his or her orders shall be obeyed by members of the fire department. The fire chief shall adopt such measures as deemed necessary for the effectual extinguishment of fires, and he or she shall be held responsible by the city manager for his or her administration of the fire department. (Prior code § 1-4.07)

2.24.080 **Assistant fire chief.**

The assistant fire chief shall assist the fire chief in the discharge of his or her duties and, in the absence or inability of the chief, shall perform the duties of the fire chief. (Prior code § 1-4.08)

2.24.090 **Chain of command.**

Neither the fire chief nor the assistant fire chief shall absent themselves from the city without first giving notice to the other, and insofar as possible, both of them should not be absent from the city at the same time. In the absence of both the fire chief and the assistant fire chief, at a fire the next senior officer shall take charge of the department. (Prior code § 1-4.09)

2.24.100 **Organization meetings.**

Meetings of the fire department organization shall be held at such time as may be designated by the members of the department. Only active members of the fire department, including the fire chief and the assistant fire chief, shall be entitled to vote at said meeting. They may elect a president, vice president, secretary, and treasurer of the fire department organization and such other officers as may be deemed necessary, and adopt such by-laws and regulations which are not in violation of, or in conflict with, the provisions of this chapter or any other ordinance of the city, or any statute of the state, and they

shall adopt regulations governing reserve members and honorary or retired members shall be entitled to attend meetings of the fire department organization but shall not be entitled to a vote. (Prior code § 1-4.10)

2.24.110 Fire drills.

The fire department shall hold fire drills at least two times per month at times designated by the fire chief. Only active firefighters shall engage in the work of fighting and extinguishing fires; providing, however, that in the temporary absence of active members of the fire department, the fire chief may designate and appoint reserve members of the fire department to fill the temporary vacancies. (Prior code § 1-4.11)

2.24.120 Disciplinary action.

Every member of the fire department shall obey the orders of his or her superiors; any failure to do so may be deemed sufficient cause for suspension or recommendation for dismissal from the department. (Prior code § 1-4.12)

2.24.130 Investigation of fire causes.

The fire chief shall investigate the cause of every fire occurring in the city and shall maintain records thereof; he or she shall aid in the enforcement of all fire ordinances and statutes; shall examine buildings under construction, as necessary; when directed by proper authorities, institute prosecutions thereof; and perform all other duties of his or her office. (Prior code § 1-4.13)

2.24.140 Protection of property.

The fire chief shall prevent injury to, take charge of, and preserve all property rescued from fire, and return the same to the owner thereof, upon the payment of the actual and necessary expenses incurred in saving and keeping the same. (Prior code § 1.4.14)

park or upon any street or other public place. Where public receptacles are not provided, all such litter shall be carried away from the park by the person responsible for its presence and properly disposed of elsewhere as provided in this chapter. (Prior code § 4-3.41)

9.08.100 Litter in lakes and fountains.

No person shall throw or deposit litter in any fountain, pond, lake, stream or any other body of water in a park or elsewhere within the city. (Prior code § 4-3.42)

9.08.110 Throwing or distributing handbills in public places.

No person shall throw or deposit any commercial or noncommercial handbill in or upon any sidewalk, street or other public place within the city, nor shall any person hand out or distribute or sell any commercial handbill in any public place. (Prior code § 4-3.43)

9.08.120 Placing handbills on vehicles.

No person shall throw or deposit any commercial or noncommercial handbill in or upon any vehicle if such handbills create significant litter. (Ord. 2019 § 1, 2011; prior code § 4-3.44)

9.08.130 Dropping litter from aircraft.

No person in an aircraft shall throw out, drop or deposit within the city any litter, handbill, or any other object. (Prior code § 4-3.45)

9.08.140 Litter on occupied private property.

No person shall throw or deposit litter on any occupied private property within the city. (Prior code § 4-3.46)

9.08.150 Premises to be maintained free of litter.

The owner or person in control of any private property shall at all times maintain the premises free of litter which tends to create a danger to public health, safety or welfare; provided, however, that this section shall not prohibit the storage of litter in authorized private receptacles for collection. (Prior code § 4-3.47)

9.08.160 Litter on vacant lots.

No person shall throw or deposit litter on any open or vacant private property within the city. (Prior code § 4-3.48)

9.08.170 Clearing of litter from open private property.

A. Notice to Remove Litter. If the owner or person in control of any private property in the city fails to remove therefrom all litter which is located on the property and which is dangerous to the public health, safety or welfare, it shall be the duty of the enforcement officer to notify such person or persons to remove the same. Such notice shall be by registered mail and shall be deposited in the United States Post Office at Pleasanton, California, with postage thereon prepaid and addressed to such owner at his or her last known place of address shown on the assessment roll of the city, and if no such address is there shown or is known, then to General Delivery, Pleasanton. If such real property is occupied and the mailing address thereof is different from that of the owner on the assessment roll, then an additional copy shall be similarly mailed to the occupant of such property at the mailing address thereof. Such notice shall contain a description of said property; such description may be the number of the lot and block and the name of the map, tract or subdivision in which the real property lies, or may be the street and number thereof, or may be any other description by which the property may be reasonably and readily identified. One or more lots or blocks of land may be described in one and the same statement or notice.

B. Removal of Litter by City. If the owner or person in control of the real property in the city fails to remove litter in accordance with the notice given pursuant to the provisions of subsection A of this section within 10 days after the mailing of such notice, it shall be the duty of the enforcement officer, his or her assistants, employees, contracting agents or other representatives of the city, to remove such litter, and they, and each of them, are expressly authorized to enter upon private property for such purpose, and it is unlawful for any person to interfere, hinder or refuse to allow them to enter upon private property for such purpose and to remove litter in accordance with the provisions of this chapter. Any person owning, occupying, renting, managing, leasing or controlling real property in the city shall have the right to remove litter or have the same removed at his or her own expense at any time prior to the arrival of the enforcement officer or his or her authorized representatives for such purpose.

C. Account and Report of Cost. The city finance officer shall keep an account of the cost to the city to remove litter as provided in this section for each separate lot or parcel of land and the portions of streets adjoining the same, and shall embody such account in a report and assessment list to the city council, which re-

port shall be filed with the city clerk. Such report shall refer to each separate lot or parcel of land by description sufficient reasonably to identify the same, together with the expense proposed to be assessed against it.

D. Notice of Report and Hearing. The city clerk shall post a copy of such report and assessment list on the bulletin board near the entrance to the City Hall, together with the notice of the filing thereof and the time and place when and where it will be submitted to the city council for hearing and confirmation. The city finance officer shall mail to the persons and in the manner prescribed in subsection A of this section, a notice in form substantially as follows:

ASSESSMENT FOR REMOVAL OF LITTER AND NOTICE OF HEARING THEREON

NOTICE IS HEREBY GIVEN that pursuant to the provisions of Ordinance No. 517 of the city of Pleasanton, the Enforcement officer has removed litter from the real property owned, occupied, rented, managed or controlled by you, which real property is described as follows: (herein insert description of real property sufficient for reasonable and ready identification.)

The cost of said destruction or removal proposed to be assessed against said property is \$_____.

FURTHER NOTICE IS HEREBY GIVEN that on _____, the ____ day of 20__, at the hour of eight o'clock p.m., in the Council Chambers of the city of Pleasanton, located in the Pleasanton Justice Court, 30 West Angela Street, Pleasanton, Alameda County, California, the report of the city Finance officer on the cost of destruction or removal of litter and the assessment list thereof will be presented to the city council for consideration, correction and confirmation, and that at said time and place any and all persons interested in or having any objections to said report or list of proposed assessments, or to any matter or thing contained therein may appear and be heard. The failure to make any objection to said report and list shall be deemed a waiver of the same.

Upon confirmation of said assessment by the city council, the amount thereof will be payable. In the event the same is not paid on or before the 15th day of July following the aforesaid hearing, said assessment will be added to the tax bill for

said property and thereafter shall become a lien on said property.

Dated:

Finance officer of the City of Pleasanton

E. Hearing and Confirmation. At the time and place fixed for receiving and considering the report, the city council shall hear the same together with any protests or objections which may be raised by any interested person. Upon such hearing, the council shall make such corrections or modifications in any proposed assessment which it may deem to be excessive or otherwise incorrect, after which such assessments shall be confirmed by resolution of the council and the amount thereof shall constitute a lien on property assessed until paid. The confirmation of assessment by the council shall be final and conclusive.

F. Payment of Assessment. It is lawful for any person to pay the amount of such assessment for removal of litter on or before the 15th day of July following the date the confirmation of said assessment was made by the council. If said assessment is not paid on or before said date, the total amount thereof shall be entered on the next fiscal year tax roll as a lien against the property, and shall be subject to the same penalties as are provided for other delinquent taxes or assessments of the city. (Prior code § 4-3.49)

9.08.180 Distribution of newspapers and handbills upon private premises.

A. In addition to the prevention of litter which is the purpose of all the provisions of this chapter, this section has the following two purposes:

1. To protect the privacy of citizens from the delivery of newspapers, commercial handbills and non-commercial handbills to which the citizens have objected in the manner prescribed in subsection B of this section; and

2. To protect citizens during extended absence from their residences against the visible accumulation of newspapers, commercial handbills and noncommercial handbills that the citizens do not express or have not expressed a willingness to receive, and thus to lessen the risk that the residences will be burglarized or vandalized during the absence of the occupants.

B. No person shall distribute, circulate, deliver or deposit any newspaper, commercial handbill or non-commercial handbill upon any private premises if the owner or occupant thereof not more than one year previously has notified the distributor of such newspaper,

commercial handbill or noncommercial handbill not to deliver it to the premises of the objecting owner or occupant. Such notification shall be sent by registered or certified mail, postage prepaid, return receipt requested, and shall include the name of objecting owner or occupant, the address where no distribution is to be made, the declarant's capacity to make such objection, and the name of the newspaper, commercial handbill or noncommercial handbill not to be distributed; such notification shall become effective upon delivery of the return receipt to the objecting owner or occupant.

C. Any person who delivers, circulates, distributes or deposits any newspaper, commercial handbill or noncommercial handbill upon any private premises shall place the material distributed in such a manner that it will not blow, scatter or otherwise litter the premises.

D. If any other copy of any newspaper, commercial handbill or noncommercial handbill previously has been distributed, circulated, delivered or deposited upon the premises and has not been removed, any person who then distributes, circulates, delivers or deposits any such material shall not place it upon the premises in any manner that would cause or substantially cause the appearance of any accumulation of such materials visible from the street or sidewalk in front of the premises and indicating or tending to indicate the recent or current absence of the resident or occupant for a period greater than 48 hours; apply if the resident or occupant expresses or has expressed his or her willingness to receive the material that would cause or substantially cause such an appearance. (Prior code § 4-3.50)

Chapter 9.12

**DUMPING OF FOREIGN MATERIALS IN
WATERCOURSES
(Rep. by Ord. 1572, 1992)**

Chapter 9.14

STORMWATER MANAGEMENT AND DISCHARGE CONTROL

Sections:

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9.14.020	Definitions.
9.14.030	Responsibility for administration.
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9.14.210	Authority to arrest or issue citations.
9.14.220	Remedies not exclusive.
9.14.230	Hazardous materials inventory.

9.14.010 Purpose and intent.

This chapter shall be known as the "City of Pleasanton Stormwater Management and Discharge Control Ordinance" and may be so cited.

The purpose of this chapter is to ensure the future health, safety and general welfare of city citizens by:

A. Eliminating the nonstormwater discharges to the municipal separate storm sewer.

B. Controlling the discharge to municipal separate storm sewers from spills, dumping or disposal of materials other than stormwater.

C. Reducing pollutants in stormwater discharges to the maximum extent practicable.

The intent of this chapter is to protect and enhance the water quality of our watercourses, water bodies and wetlands in a manner pursuant to and consistent with the Clean Water Act. (Ord. 1572 § 2, 1992)

9.14.020 Definitions.

A. Any terms defined in the Federal Clean Water Act and acts amendatory thereof or supplementary thereto, and/or defined in the regulations for the stormwater discharge permitting program issued by the Environmental Protection Agency on November 16, 1990 (as may, from time to time, be amended), as used in this chapter shall have the same meaning as in that statute or regulations. Specifically, the definition of the following terms included in that statute or regulation are hereby incorporated by reference, as now applicable or as may hereafter be amended: discharge, illicit discharge, pollutant and stormwater. These terms presently are defined as follows:

1. "Discharge" means: (a) any addition of any pollutant to navigable waters from any point source; or (b) any addition of any pollutant to the waters of the contiguous zone or the ocean from any point source other than a vessel or other floating craft.

2. "Illicit discharge" means any discharge to the city storm sewer system that is not composed entirely of stormwater except discharges pursuant to a NPDES permit and discharges resulting from fire-fighting activities.

3. "Pollutant" means dredged soil, solid waste, incinerator residue, sewage, garbage, sewage sludge, munitions, chemical wastes, biological materials, radioactive materials, heat, wrecked or discarded equipment, rock, sand, cellar dirt and industrial, municipal and agricultural waste discharge into water.

A pollutant shall also include any increment of increase in the total volume or rate of stormwater runoff resulting from any activity or development occurring after the effective date hereof.

4. "Stormwater" means stormwater runoff, snow melt runoff and surface runoff and drainage.

B. When used in this chapter, the following words shall have the meanings ascribed to them in this section:

1. "Authorized enforcement official" means the following city officials: zoning officer, building inspection supervisor, building inspectors, fire chief, fire marshal, fire inspectors, hazardous materials specialist, traffic engineer, assistant traffic engineer, associate civil engineer, assistant engineer, junior engineer, public works inspector, animal control officer and any other official designated by the city manager.

2. “Best management practices (BMPs)” means schedules of activities, prohibitions of practices, general good housekeeping practices, pollution prevention practices, maintenance procedures and other management practices to prevent or reduce the discharge of pollutants directly or indirectly to “waters of the United States.” BMPs also include treatment requirements, operating procedures and practices to control plant site runoff, spillage or leaks, sludge or waste disposal, or drainage from raw material storage.

3. “City” means the city of Pleasanton.

4. “City storm sewer system” includes, but is not limited to, those facilities within the city by which stormwater may be conveyed to waters of the United States, including any roads with drainage systems, municipal streets, catch basins, curbs, gutters, ditches, man-made channels or storm drains, which is not part of a publicly owned treatment works (POTW).

5. “Nonstormwater discharge” means any discharge that is not entirely composed of stormwater.

6. “Premises” means any building, lot parcel, real estate or land or portion of land whether improved or unimproved including adjacent sidewalks and parking strips. (Ord. 1572 § 2, 1992)

9.14.030 Responsibility for administration.

This chapter shall be administered for the city by the operations services director or designee. Where storm drain facilities and/or watercourses have been accepted for maintenance by the Alameda County flood control and water conservation district (ACFCWCD) or other public agency legally responsible for certain watercourses, then the responsibility for enforcing the provisions of this chapter may be assigned to such agency (through contract or agreement executed by the city and such agency) with respect to those watercourses for which they have accepted maintenance. This chapter shall be construed to assure consistency with the requirements of the Federal Clean Water Act and acts amendatory thereof or supplementary thereto, applicable implementing regulations, and the city’s current NPDES permit and any amendment, revision or reissuance thereof. (Ord. 2019 § 1, 2011; Ord. 2000 § 1, 2009; Ord. 1572 § 2, 1992)

9.14.040 Discharge of pollutants.

The discharge of nonstormwater discharges to the city storm sewer system is prohibited. All discharges of material other than stormwater must be in compliance with a NPDES permit issued to the discharger (other than the city’s current NPDES permit). (Ord. 2019 § 1, 2011; Ord. 1572 § 2, 1992)

9.14.050 Exceptions to discharge prohibition.

The following discharges are exempt from the prohibition set forth in Section 9.14.040 of this chapter:

A. The prohibition on discharges shall not apply to any discharge regulated under a national pollutant discharge elimination system (NPDES) permit issued to the discharger and administered by the state under authority of the United States Environmental Protection Agency; provided, that the discharger is in full compliance with all requirements of the permit and other applicable laws or regulations.

B. Discharges from the following activities will not be considered a source of pollutants to waters of the United States when properly managed: water line flushing and other discharges from potable water sources, landscape irrigation and lawn watering, irrigation water, diverted stream flows, rising ground waters, infiltration to separate storm drains, uncontaminated pumped ground water, foundation and footing drains, water from crawl space pumps, air conditioning condensation, springs, individual residential car washings, flows from riparian habitats and wetlands, or flows from firefighting and accordingly are not subject to the prohibition on discharges. Discharges from swimming pools, spas, and ponds should be directed to the sanitary sewer or landscaping that can accommodate the volume. (Ord. 2019 § 1, 2011; Ord. 1572 § 2, 1992)

9.14.060 Discharge in violation of permit.

Any discharge that would result in or contribute to a violation of the city’s current NPDES permit, and any amendment, revision or reissuance thereof, either separately considered or when combined with other discharges, is prohibited. Liability for any such discharge shall be the responsibility of the person(s) causing or responsible for the discharge, and such persons shall defend, indemnify and hold harmless the city in any administrative or judicial enforcement action relating to such discharge. (Ord. 2019 § 1, 2011; Ord. 1572 § 2, 1992)

9.14.070 Illicit discharge and illicit connections.

It is prohibited to establish, use, maintain or continue illicit drainage connections to the city storm sewer system, and to commence or continue any illicit discharges to the city storm sewer system. This prohibition is expressly retroactive and applies to connections made in the past, regardless of whether made under a permit or other authorization or whether permissible under the law or practices applicable or prevailing at the time of the connection. (Ord. 1572 § 2, 1992)

9.14.080 Reduction of pollutants in stormwater.

Any person engaged in activities which will or may result in pollutants entering the city storm sewer system shall undertake all practicable measures to reduce such pollutants. Examples of such activities include ownership and use of facilities which may be a source of pollutants such as parking lots, gasoline stations, industrial facilities, commercial facilities, stores fronting city streets, etc. The following minimal requirements shall apply:

A. Littering.

1. No person shall throw, deposit, leave, maintain, keep or permit to be thrown, deposited, placed, left or maintained, any refuse, rubbish, garbage or other discarded or abandoned objects, articles and accumulations, in or upon any street, alley, sidewalk, storm drain, inlet, catch basin, conduit or other drainage structures, business place or upon any public or private lot of land in the city, so that the same might be or become a pollutant, except in containers or in lawfully established dumping grounds.

2. The occupant or tenant, or in the absence of occupant or tenant, the owner, lessee or proprietor of any real property in the city in front of which there is a paved sidewalk shall maintain said sidewalk free of dirt or litter to the maximum extent practicable. Sweepings from said sidewalk shall not be swept or otherwise made or allowed to go into the gutter or roadway but shall be disposed of in receptacles maintained on said real property as required for the disposal of garbage.

3. No person shall throw or deposit litter in any fountain, pond, lake, stream or any other body of water in a park or elsewhere within the city.

B. Standard for Parking Lots and Similar Structures. Persons owning or operating a parking lot, gas station pavement or similar structure shall clean those structures as frequently and thoroughly as practicable in a manner that does not result in discharge of pollutants to the city storm sewer system.

C. Best Management Practices (BMP) for New Developments and Redevelopments. Any construction contractor performing work in the city shall endeavor to follow the most current California Stormwater Quality Association (CASQA) construction BMP manual in order to prevent any debris and dirt flowing into the city's storm sewer system. The operations services director or his or her designees may establish controls on the volume and rate of stormwater runoff from new developments and redevelopments as may be appropriate to minimize the discharge and transport of pollutants.

D. Notification of Intent and Compliance with General Permits.

1. Each industrial discharger, discharger associated with construction activity or other discharger, described in any general stormwater permit addressing such discharges, as may be adopted by the United States Environmental Protection Agency, the state Water Resources Control Board, or the California Regional Water Quality Control Board, San Francisco Bay Region, shall provide notice of intent, comply with and undertake all other activities required by any general stormwater permit applicable to such discharges.

2. Each discharger identified in an individual NPDES permit relating to stormwater discharges shall comply with and undertake all activities required by such permit.

E. Compliance with Best Management Practices. Where best management practices guidelines or requirements have been adopted by any federal, state, regional and/or city agency, for any activity, operation or facility which may cause or contribute to stormwater pollution or contamination, illicit discharges and/or discharge of non-stormwater to the stormwater system, every person undertaking such activity or operation or owning or operating such facility shall comply with such guidelines or requirements as may be identified by the operations services director. (Ord. 2019 § 1, 2011; Ord. 2000 § 1, 2009; Ord. 1572 § 2, 1992)

9.14.090 Watercourse protection.

A. Maintenance. Every person owning property through which a watercourse passes, or such person's lessee or tenant, shall keep and maintain that part of the watercourse within the property reasonably free of trash, debris, excessive vegetation and other obstacles which would pollute, contaminate or significantly retard the flow of water through the watercourse; shall maintain existing privately owned structures within or adjacent to a watercourse, so that such structures will not become a hazard to the use, function or physical integrity of the watercourse; shall not remove healthy bank vegetation beyond that actually necessary for said maintenance, nor remove said vegetation in such a manner as to increase the vulnerability of the watercourse to erosion; and shall ensure that storm drain inlets are marked with "No dumping, drains to bay" and such markings remain legible at all times.

B. Prohibited Acts. No person shall commit or cause to be committed any of the following acts, unless a written permit has first been obtained from the operations services director:

1. Discharge into or connect any pipe or channel to a watercourse.

2. Modify the natural flow of water in a watercourse.
3. Carry out development within 30 feet of the center line of any creek or 20 feet of the top of a bank.
4. Deposit in, plant in or remove any material from a watercourse including its banks, except as required for necessary maintenance.
5. Construct, alter, enlarge, connect to, change or remove any structure in a watercourse.
6. Place any loose or unconsolidated material along the side of or within a watercourse or so close to the side as to cause a diversion of the flow, or to cause a probability of such material being carried away by stormwaters passing through such watercourse. (Ord. 2019 § 1, 2011; Ord. 2000 § 1, 2009; Ord. 1572 § 2, 1992)

9.14.100 Authority to inspect.

A. Request for Entry.

1. Whenever necessary to make an inspection to enforce any of the provisions of this chapter, or whenever an authorized enforcement official has reasonable cause to believe that there exists in any building or upon any premises any condition which constitutes a violation of the provisions of this chapter, the official may enter such building or premises at all reasonable times to inspect the same or perform any duty imposed upon the official by this chapter; provided, that: (a) if such building or premises be occupied, he or she shall first present proper credentials and request entry; and (b) if such building or premises be unoccupied, he or she shall first make a reasonable effort to locate the owner or other persons having charge or control of the building or premises and request entry.

2. Any such request for entry shall state that the property owner or occupant has the right to refuse entry and that in the event such entry is refused, inspection may be made only upon issuance of a search warrant by a duly authorized magistrate. In the event the owner and/or occupant refuses entry after such request has been made, the official is hereby empowered to seek assistance from any court of competent jurisdiction in obtaining such entry.

B. Selection Processes. Routine or area inspections shall be based upon such reasonable selection processes as may be deemed necessary to carry out the objectives of this chapter, including but not limited to random sampling and/or sampling in areas with evidence of stormwater contamination, illicit discharges, discharge of nonstormwater to the stormwater system or similar factors.

C. Authority to Sample and Establish Sampling Devices. The city shall have the right to establish on any property such devices as are necessary to conduct sampling or metering operations. During all inspections as provided herein, the official may take any samples deemed necessary to aid in the pursuit of the inquiry or in the recordation of the activities on-site.

D. Notification of Spills. As soon as any person in charge of a facility or responsible for emergency response for a facility has knowledge of any confirmed or unconfirmed release of materials, pollutants or waste which may result in pollutants or nonstormwater discharges entering the city storm sewer system, such person shall take all necessary steps to ensure the discovery and containment and cleanup of such release and shall notify the city of the occurrence by telephoning (925) 931-5500 during normal working hours or (925) 931-5100 after normal working hours and confirming the notification by correspondence to the operations services director, or designee.

E. Requirement to Test or Monitor. Any authorized enforcement official may request that any person engaged in any activity and/or owning or operating any facility which may cause or contribute to stormwater pollution or contamination, illicit discharges, and/or discharge of nonstormwater to the stormwater system, undertake such monitoring activities and/or analyses and furnish such reports as the official may specify. The burden, including costs, of these activities, analyses and reports shall bear a reasonable relationship to the need for the monitoring, analyses and reports and the benefits to be obtained. The recipient of such request shall undertake and provide the monitoring, analyses and/or reports requested. (Ord. 2019 § 1, 2011; Ord. 2000 § 1, 2009; Ord. 1572 § 2, 1992)

9.14.110 Violations constituting misdemeanors.

Unless otherwise specified by ordinance, the violation of any provision of this chapter, or failure to comply with any of the mandatory requirements of this chapter shall constitute a misdemeanor; except that notwithstanding any other provisions of this chapter, any such violation constituting a misdemeanor under this chapter may, in the discretion of the enforcing authority, be charged and prosecuted as an infraction. (Ord. 1572 § 2, 1992)

9.14.120 Violations constituting infractions.

Any person violating or failing to comply with any of the following provisions of this chapter shall be guilty of an infraction, which shall be enforced and punishable in the manner prescribed by the Penal Code and the

Government Code of the state or abated as a nuisance as provided herein. (Ord. 1572 § 2, 1992)

9.14.125 Violations subject to administrative citations.

Penalties for a violation of this chapter are subject to administrative citation as set forth in Chapter 1.24 of the Pleasanton Municipal Code, as well as all other civil and criminal remedies. (Ord. 2019 § 1, 2011)

9.14.130 Penalty for violation.

A. Upon conviction of a misdemeanor, a person shall be subject to payment of a fine or imprisonment, or both, not to exceed the limits set forth in California Government Code Section 36901.

B. Upon conviction of an infraction, a person shall be subject to payment of a fine, not to exceed the limits set forth in California Government Code Section 36900. After a third conviction for a violation of the same provision subsequent violations within 12-month period may be charged as a misdemeanor. (Ord. 1572 § 2, 1992)

9.14.140 Continuing violation.

Unless otherwise provided, a person shall be deemed guilty of a separate offense for each and every day during any portion of which a violation of this chapter is committed, continued or permitted by the person and shall be punishable accordingly as herein provided. (Ord. 1572 § 2, 1992)

9.14.150 Concealment.

Causing, permitting, aiding, abetting or concealing a violation of any provision of this chapter shall constitute a violation of such provision. (Ord. 1572 § 2, 1992)

9.14.160 Acts potentially resulting in violation of Federal Clean Water Act and/or Porter-Cologne Act.

Any person who violates any provision of this chapter, any provision of any permit issued pursuant to this chapter, or who discharges waste or wastewater which causes pollution, or who violates any cease and desist order, prohibition or effluent limitation, may also be in violation of the Federal Clean Water Act and/or Porter-Cologne Act and may be subject to the sanctions of those Acts including civil and criminal penalty. Any enforcement action authorized under this chapter should also include notice to the violator of such potential liability. (Ord. 1572 § 2, 1992)

9.14.170 Violations deemed a public nuisance.

A. Nuisance Declared; Abatement. In addition to the penalties hereinbefore provided, any condition caused or permitted to exist in violation of any of the provisions of this chapter is a threat to the public health, safety and welfare, and is declared and deemed a nuisance, and may be summarily abated and/or restored by any authorized enforcement official, and/or civil action to abate, enjoin or otherwise compel the cessation of such nuisance may be taken by the city attorney.

B. Cost Borne by Owner; Lien. The cost of such abatement and restoration shall be borne by the owner of the property and the cost thereof shall be a lien upon and against the property and such lien shall continue in existence until the same shall be paid. If the lien is not satisfied by the owner of the property within three months after the completion by the authorized enforcement official of the removal of the nuisance and the restoration of the property to its original condition, the property may be sold in satisfaction thereof in a like manner as other real property is sold under execution.

C. Seasonal Nuisance. If any violation of this chapter constitutes a seasonal and recurrent nuisance, the city council shall so declare. Thereafter such seasonal and recurrent nuisance shall be abated every year without the necessity of any further hearing. (Ord. 1572 § 2, 1992)

9.14.180 Application of Civil Code.

The provisions of Section 1094.6 of the California Code of Civil Procedure are applicable to judicial review of city decisions pursuant to this chapter. (Ord. 1572 § 2, 1992)

9.14.190 Civil actions.

In addition to any other remedies provided in this section, any violation of this section may be enforced by civil action brought by the city. In any such action, the city may seek and the court shall grant, as appropriate, any or all of the following remedies:

A. A temporary and/or permanent injunction.

B. Assessment of the violator for the costs of any investigation, inspection or monitoring survey which led to the establishment of the violation, and for the reasonable costs of preparing and bring legal action under this subsection.

C. Costs incurred in removing, correcting or terminating the adverse effects resulting from the violation.

D. Compensatory damages for loss or destruction to water quality, wildlife, fish and aquatic life. Assessments under this subsection shall be paid to the city

to be used exclusively for costs associated with monitoring and establishing stormwater discharge pollution control systems and/or implementing or enforcing the provisions of this chapter. (Ord. 1572 § 2, 1992)

9.14.200 Administrative enforcement powers.

In addition to the other enforcement powers and remedies established by this chapter, any authorized enforcement official has the authority to utilize the following administrative remedies:

A. Cease and Desist Orders. When an authorized enforcement official finds that a discharge has taken place or is likely to take place in violation of this chapter, the official may issue an order to cease and desist such discharge or practice or operation likely to cause such discharge and direct that those persons not complying shall: (1) comply with the requirement; (2) comply with a time schedule for compliance; and/or (3) take appropriate remedial or preventive action to prevent the violation from recurring.

B. Notice to Clean. Whenever an authorized enforcement official finds any oil, earth, dirt, grass, weeds, dead trees, tin cans, rubbish, refuse, waste or any other material of any kind, in or upon the sidewalk abutting or adjoining any parcel of land or upon any parcel of land or grounds, which may result in an increase in pollutants entering the city storm sewer system or a non-stormwater discharge to the city storm sewer system, he or she may give notice to remove such oil, earth, dirt, grass, weeds, dead trees, tin cans, rubbish, refuse, waste or other material, in any manner that he or she may reasonably provide. The recipient of such notice shall undertake the activities as described in the notice. (Ord. 1572 § 2, 1992)

9.14.210 Authority to arrest or issue citations.

Authorized enforcement officials shall have and are hereby vested with the authority to arrest or cite any person who violates any section of this code in the manner provided by the California Penal Code for the arrest or release on citation of misdemeanor infractions as prescribed by Chapters 5, 5c and 5d of Title 3, Part 2 of the Penal Code (or as the same may be hereinafter amended).

Such authorized enforcement officials or employees may issue a citation and notice to appear in the manner prescribed by Chapter 5c of Title 3, Part 2 of the Penal Code, including Section 853.6 (or as the same may hereafter be amended). It is the intent of the city council that the immunities prescribed in Section 836.5 of the Penal Code be applicable to public officers or employees or employees acting in the course and scope

of employment pursuant to this chapter. (Ord. 1572 § 2, 1992)

9.14.220 Remedies not exclusive.

Remedies under this chapter are in addition to and do not supersede or limit any and all other remedies, civil or criminal. The remedies provided for herein shall be cumulative and not exclusive. (Ord. 1572 § 2, 1992)

9.14.230 Hazardous materials inventory.

The first revisions of the business plan for any facility subject to the city's hazardous materials inventory and response program shall include a program for compliance with this chapter, including the prohibitions on nonstormwater discharges and illicit discharges, and the requirement to reduce stormwater pollutants to the maximum extent practicable. (Ord. 1572 § 2, 1992)

Chapter 9.18

**HAZARDOUS MATERIALS RELEASE
RESPONSE PLANS
(Rep. by Ord. 1734 § 1, 1998)**

Chapter 9.20**GARBAGE****Sections:**

9.20.010	Definitions.
9.20.020	General provisions.
9.20.030	Refuse service.
9.20.040	Private permits for garbage removal.
9.20.050	Refuse—Preparation.
9.20.060	Refuse—Collection.
9.20.070	Refuse—Removal.
9.20.080	Refuse—Disposal.
9.20.085	Ownership of recyclable material and illegal removal.
9.20.090	Rates.
9.20.100	Refuse collection contract.

9.20.010 Definitions.

As used in this chapter, the following words shall have the meanings given in this section:

A. “Commercial unit” means any occupied premises specifically utilized for the purpose of engaging in commercial activity as defined in Chapter 18.44 of this code.

B. “Industrial unit” means any occupied premises specifically utilized for the purpose of engaging in industrial activity as defined in Chapter 18.48 of this code.

C. “Recyclable waste material” means discarded materials such as, but not limited to, newspapers, mixed paper, cardboard, glass, plastics, metal cans, and metals which are separated from other garbage or refuse for the purpose of recycling.

D. “Recycling” means the process of collecting and turning used products into new products by reprocessing or remanufacturing them.

E. “Refuse” means all putrescible and nonputrescible, combustible and noncombustible solid wastes, including, but not limited to, animal and vegetable waste resulting from the preparation, cooking and consumption of food, garbage, rubbish, ashes, street cleaning, dead animals, solid market and industrial waste, paper wrappings, cigarettes, cardboard, tin cans, yard clippings, leaves, wood, glass, bedding, crockery and similar materials.

F. “Residential unit” means any occupied premises having bathroom or toilet, and kitchen plumbing facilities, suitable for residential occupancy by a number of persons living together as a single family, including single-family dwellings, and each group of

occupied rooms constituting living quarters for a single family in any duplex, triplex, apartment, court or other multiple dwelling structure, by excluding any living or sleeping quarters in hotels, apartments, rooming houses, motels or auto courts where kitchen facilities are not provided. (Ord. 2019 § 1, 2011; prior code § 4-4.04)

9.20.020 General provisions.

Each and every “residential unit,” “commercial unit” and “industrial unit,” as defined in Section 9.20.010 of this chapter, shall have garbage service by the refuse collector of the city. To provide such service, the city may grant a franchise for the exclusive right to collect, transport and dispose of refuse produced and accumulated within the limits of the city as provided in this chapter. (Prior code § 4-4.05)

9.20.030 Refuse service.

A. The city manager, or the community development director, shall cause all buildings or structures specified in Section 9.20.020 of this chapter within the corporate limits of the city to be visited from time to time, and the sanitary condition of the buildings or structures examined to determine whether the provisions of this chapter are complied with. Upon notification by a duly authorized representative of the city, all persons, including the refuse collector, shall comply with the provisions of this chapter or be deemed guilty of a misdemeanor.

B. In all cases of disputes or complaints concerning receptacles for refuse and the place where they are awaiting removal of their contents, the quantities to be removed, the number of times of removal, and the rates charged, the city manager or the community development director, or their duly authorized agent, shall designate the place, quantity, time, manner and rates for such removal, and his or her decision shall be final.

C. It is unlawful for any person to in any manner interfere with the collection, removal or disposal of refuse by the authorized refuse collector.

D. No person, firm or corporation shall dump, place or bury in any lot, land, street, alley or other public place, or in any waterway or elsewhere in the corporate limits, any garbage, trash, rubbish, manure or waste matter condemned by the city manager or community development director.

E. No refuse shall be burned within the city limits unless such burning complies with the then existing ordinance of the city which regulates such burning. (Ord. 2000 § 1, 2009; prior code § 4-4.06)

9.20.040 Private permits for garbage removal.

Every owner or person in possession of any building or structure for which garbage removal is required, shall have the right to remove the same, but it is unlawful for any person to regularly remove garbage from more than one residential unit. No person other than the refuse collector of the city shall regularly move any garbage over any of the streets of the city without obtaining a permit to do so. Such permits shall be issued by the city clerk, on application therefor, and on payment of the sum of five dollars covering one calendar year beginning January 1st. Permits issued after January 1st shall be issued for a pro-rata charge for the unexpired part of the year. (Prior code § 4-4.07)

9.20.050 Refuse—Preparation.

The city shall require each and every person in possession, charge or control of any residential unit or commercial facility where refuse collection is required, to keep or cause to be kept, all refuse in suitable and sufficient watertight cans or receptacles. These receptacles shall be sufficiently adequate to contain the amount of garbage and waste matter ordinarily accumulating during the intervals between collections. Such cans or receptacles in the case of residential units shall be not more than the standard 30-gallon capacity. All refuse shall be placed in said cans, unless otherwise provided by ordinance, agreement or resolution. Receptacles shall be required to be kept in a sanitary condition by the owner and shall be covered to prevent access of flies to the contents thereof. (Prior code § 4-4.08)

9.20.060 Refuse—Collection.

A. The city may make such regulations concerning the number and manner of collections of refuse as it may deem necessary to carry out the provisions of this chapter, but in no case shall collection services less than once a week be permitted.

B. Time of collection shall be according to a schedule prepared by collector and approved by the city. (Prior code § 4-4.09)

9.20.070 Refuse—Removal.

A. Refuse collected in the city shall be hauled in all-steel-body motor trucks, and taken to the dump in such a manner as not to be offensive or filthy to any person, place, building or highway. The truck bodies shall be constructed of sufficient strength to withstand fire within, without endangering adjacent property. Such bodies shall be washed at least once a week, shall be kept well-painted, and otherwise appear as neat as possible under the circumstances. All refuse in the truck

shall be completely covered with suitable covering when hauling refuse between points of collection and place of disposal.

B. The name of the refuse collector, together with his or her address and telephone number, and truck number, shall appear on the side of the trucks in letters not smaller than six inches high. (Prior code § 4-4.10)

9.20.080 Refuse—Disposal.

A. The refuse collector shall dispose of all refuse outside of the city limits by fill and cover method in a place and manner that shall not be a nuisance to the inhabitants nearby, or objectionable in any way to the city council. The place and manner of such disposal must also have the approval of the county health officer and the state Board of Health.

B. Garbage may be fed to chickens and animals on the premises where such garbage is produced, provided that said premises are always kept in a sanitary condition to the satisfaction of the city, and provided further, that the keeping and feeding of such chickens and animals shall at all time conform to the ordinances and regulations governing the same now in force in the city or which may hereafter be enacted.

C. All refuse once collected shall become the property of the refuse collector unless otherwise specifically stated in a written agreement between the refuse collector and the city. (Prior code § 4-4.11)

9.20.085 Ownership of recyclable material and illegal removal.

A. Upon the placement of recyclable materials in a designated recycling collection location for collection by the refuse collector, or in a public or private trash can, the recyclable material shall become the property of the refuse collector.

B. No person, other than the person who generated such recyclable material or the refuse collector, shall remove recyclable material which has been placed in a designated recycling collection location, or in a public or private trash can. Any and each such removal in violation hereof from any designated recycling collection location, public trash can or private trash can shall constitute a separate and distinct offense. (Ord. 2019 § 1, 2011)

9.20.090 Rates.

A charge shall be collected by the refuse collector pursuant to a rate schedule adopted by resolution of the city council. The rate schedule shall be incorporated in any contract entered pursuant to this chapter. (Prior code § 4-4.12)

9.20.100 Refuse collection contract.

A. For the exclusive privilege of collecting, removing and disposing of all refuse in and from the city, a contract shall be entered into by the city subject to the terms and conditions of this chapter. The city council by resolution shall have the power to provide for the inclusion in such contract of such terms as it may deem necessary to protect the best interests of the city.

B. In awarding a contract under this chapter, the city council shall consider the type of equipment to be used, the amount of money offered, the responsibility and past experience of the persons making the proposal.

C. An award of such contract shall confer upon the person to whom the contract is awarded, the exclusive right, during the terms of the contract, to collect, transport and dispose of refuse produced or accumulated within the corporate limits of the city, subject only to such exceptions as are specifically set forth in this chapter. All provisions of this chapter applicable to the contractor shall constitute and be a part of any contract awarded under this chapter. It is unlawful for any person other than the person to whom such contract shall be awarded, or to whom such contract may be assigned with the consent of the city council to collect or remove refuse in and from the city, except as provided in this chapter.

D. The person to whom such contract shall be awarded shall file with the city clerk a bond for the faithful performance of the contract in the sum of \$5,000.00.

E. The term of such contract shall not be for more than five years, but may provide that the collector shall have an option to extend for an additional five years, upon giving written notice to the city at least 90 days before termination. Further, the agreement may provide that at the end of said option, being 10 years from the date of agreement, both parties, by mutual consent reached at least 90 days prior to termination, may extend the agreement for an additional period not to exceed five years.

F. Such contract shall also require that said contractor procure for the period covered by the proposed contract, full workmen's compensation insurance with an approved insurance carrier. Such contract shall also require that said contractor carry public liability insurance to the amount of \$150,000.00 for the death or injury of one person, and \$300,000.00 for the death or injury to two or more persons in any one accident, and property damage insurance to the extent of \$25,000.00 upon each of the trucks or other vehicles used by the contractor in the carrying out of the work called for in the contract. The insurance to cover both the city, the

members of the council and its officers, employees and agencies, and the refuse collector.

G. Such contract shall, in addition to all its other terms and provisions provide that, for the exclusive privilege in said contract granted the contractor, and in addition to any sum of money to be paid by said contractor to the city, the contractor shall agree to accept and dispose of at the dump free of charge any and all refuse which thereby may be delivered in its vehicles from property owned or occupied by the city.

H. The council may, in its discretion, negotiate, award and execute a contract for the exclusive right to collect, remove and dispose of refuse in and from the city.

I. The contract and this chapter shall specifically apply to all facilities and buildings owned or operated by governmental agencies within the city. (Prior code § 4-4.13)

Title 11

VEHICLES AND TRAFFIC

Chapters:

- 11.04 Definitions**
- 11.08 Traffic Administration**
- 11.12 Enforcement of Traffic Regulations**
- 11.16 Traffic-Control Devices**
- 11.20 Speed Limits**
- 11.24 Stops and Yields**
- 11.28 Turning Movements**
- 11.32 One-Way Streets and Alleys**
- 11.36 Stopping, Standing and Parking**
- 11.38 Residential Permit Parking Zone**
- 11.40 Removal of Vehicles from Streets**
- 11.44 Removal of Abandoned Vehicles from Private Property**
- 11.48 Commercial Vehicle Regulations**
- 11.52 Bicycles**
- 11.54 Skateboards**
- 11.56 Pedestrian Regulations**
- 11.60 Robert C. Philcox Memorial Horse Traffic Ordinance**
- 11.64 Parades**
- 11.68 Miscellaneous Driving Rules**

Chapter 11.60

ROBERT C. PHILCOX MEMORIAL HORSE TRAFFIC ORDINANCE

Sections:

- 11.60.010 Title.**
- 11.60.020 Intent.**
- 11.60.030 Definitions.**
- 11.60.040 Designation of equestrian trails.**
- 11.60.050 Prohibited areas—Exception.**

11.60.010 Title.

The city council on February 28, 1978, adopted Ordinance 846 relating to horse traffic in the city. Ordinance 846 was sponsored by then Mayor Robert C. Philcox. The adoption and enactment of Ordinance 846 could not have been accomplished without the determined perseverance of Robert C. Philcox, therefore this chapter shall be known as the "Robert C. Philcox Memorial Horse Traffic Ordinance." (Ord. 907 (part), 1979)

11.60.020 Intent.

It is the intent of the city council by adoption of the ordinance codified in this chapter to provide for the safety of pedestrians and vehicle drivers as well as horses and their riders on the streets and sidewalks of the city. The council finds and declares that there are certain areas in the city which due to pedestrian and vehicular traffic endanger horses, their riders and pedestrians and, therefore equestrian activities should be limited or prohibited in those areas. (Prior code § 5-1.60)

11.60.030 Definitions.

A. "Equestrian trail" means any trail designated by the city council as such.

B. "Horse" includes any mules, burro, pony, jack or jenny.

C. "Main Street" means Main Street in the city of Pleasanton running from its intersection with Bernal Avenue to its intersection with Stanley Boulevard.

D. "Shopping center" means any area in a C-N (neighborhood commercial), C-C (central commercial) or C-R (regional commercial) zoning district that has been developed with commercial uses. The term shall further include all buildings, parking lots, driveways, walkways and public sidewalks bordering the shopping center. (Ord. 1516 § 1, 1991; prior code § 5-1.61)

11.60.040 Designation of equestrian trails.

The planning commission shall advise the city council on any proposals for equestrian trail designations. The city council shall consider the designation of equestrian crossings as provided for in California Vehicle Code Section 21805 whenever any proposed equestrian trail would cross a highway. (Prior code § 5-1.62)

11.60.050 Prohibited areas—Exception.

A. Commercial Centers. Except as provided in this section, no horse shall be ridden, walked or tethered on the streets, sidewalks, walkways or parking lots of any shopping center of the city or along Main Street, First Street, Santa Rita Road, Hopyard Road, or Bernal Avenue between First Street and Interstate 680 in the city, except on approved equestrian trails or crossings.

B. Other Prohibited Areas. The city council may, from time to time, designate by resolution, any other areas of the city prohibited to horse traffic. The city shall post all such additional areas, but posting shall not be a prerequisite for citing violators.

C. Subject to the granting of a temporary conditional use permit in accordance with the provisions of Section 18.124.170 of the Pleasanton municipal code, certain equestrian events, as deemed appropriate by the zoning administrator, may take place on Main Street and within other commercial areas. Horse-drawn carriages may be considered appropriate for all commercial locations and pony rides, in conjunction with an approved special event, may be considered appropriate for shopping center type locations.

D. Nothing in this chapter shall prohibit the participation of mounted or equestrian units in parades authorized by the city council nor prohibit the walking of a horse to a licensed veterinarian. (Ord. 1516 § 2, 1991; prior code § 5-1.63)

Chapter 11.64**PARADES*****Sections:**

11.64.010	Intent.
11.64.020	Definitions.
11.64.030	Permit required.
11.64.040	Official parade routes.
11.64.050	Application.
11.64.060	Conditions.
11.64.070	Issuance—Findings.
11.64.080	Insurance requirements.
11.64.090	Expenses—Reimbursement—Bond.
11.64.100	Appeal procedure.
11.64.110	Revocation of permit.
11.64.120	Vending—Special vending permit.

* Prior history: Prior code §§ 4-2.1701—4-2.1710; Ord. 1222.

11.64.010 Intent.

The provisions of this chapter are intended to create a procedure by which the city may permit parades, motorcades, marches and processions on city streets and sidewalks. The purpose of this chapter is to provide a coordinated process for managing parades to ensure the health and safety of participants, residents, shopkeepers, workers, and other visitors, to prohibit illegal activities from occurring at parades, and to protect the rights of parade permit holders. It is also the intent of the city council to protect the rights of people to engage in expressive activities in the city's streets and sidewalks, and to establish the least restrictive and reasonable time, place and manner regulation of these activities. It is further intended to create mechanisms for cost recovery and use charges, to the extent authorized by law, while not unduly impacting the viability of parades. (Ord. 2019 § 1, 2011)

11.64.020 Definitions.

A. "Central business district," for the purpose of this chapter, includes the area bounded by Arroyo Del Valle on the north, Bernal Extension on the south, First Street on the east and Western Pacific Railroad right-of-way on the west.

B. "Chief" means the chief of police of the city or designated representative.

C. "City manager" means the city manager of the city or designated representative.

D. "Official parade routes" means those routes adopted by the city council by resolution. Staging and

disbanding areas shall be established for each of several routes.

E. For the purpose of this chapter, "parade" means any march, procession, motorcade or combination of the above on the streets or sidewalks which does not comply with normal or usual traffic regulations. However, funeral processions are exempted from these regulations, as are assemblies reasonably and apparently likely to involve a total of no more than 100 or fewer pedestrians, as determined by the chief, as to which the sponsor has agreed to the following restrictions: (1) the participants will march only on sidewalks; and (2) will cross streets only at pedestrian crosswalks in accordance with traffic regulations and controls, in units of 15 or less, allowing vehicles to pass between each unit. (Ord. 2019 § 1, 2011)

11.64.030 Permit required.

No parade shall take place unless and until a parade permit has been issued by the city manager upon recommendation by the chief. No person shall knowingly sponsor, participate or cause others to participate in a parade for which no permit has been issued. No person shall participate or cause others to participate in any manner inconsistent with an issued permit. (Ord. 2019 § 1, 2011)

11.64.040 Official parade routes.

The city council may establish by resolution official parade routes for the central business district. (Ord. 2019 § 1, 2011)

11.64.050 Application.

Any person or group wishing to conduct a parade shall apply at least 30 days prior to the proposed date. Upon a showing of good cause, the chief shall consider an application which is filed after the filing deadline if there is sufficient time to process and investigate the application and obtain police services for the event. Good cause shall be deemed demonstrated if the applicant shows that: (1) the circumstance which gave rise to the permit application did not reasonably allow the participants to file an application within the time prescribed by this chapter; and (2) the event is for the purpose of expression protected by the First Amendment. The chief may refuse any application which does not contain the following information:

- A. Name, address and phone number of applicant, sponsoring group and/or event chairman;
- B. Purpose of proposed event;
- C. Date, time, choice of official routes, and approximate duration of parade;

D. Number and type of floats (a complete list shall be submitted to the chief at least seven days prior to the event indicating the size of the floats and the materials used for their decoration);

E. All other events planned in coordination with parade including dances, rallies, assemblies of parties;

F. Description of planned concession areas and proposed concessionaires, both moving and stationary;

G. Provisions for insurance to protect applicants and city from parade-related personal injuries or property damage;

H. An executed hold harmless agreement in a form approved by the city attorney agreeing to defend, indemnify, and hold harmless the city against losses and liabilities incurred from the conduct of the permittee or its officers, employees, and agents:

1. If a route outside the central business district is proposed, the route, staging area, and disbanding area shall be indicated. (Ord. 2019 § 1, 2011)

11.64.060 Conditions.

Upon recommendation of the chief, the city manager may impose conditions upon any parade, including but not limited to conditions relating to size, durations, policing, nature of floats, and number of stationary and moving vendors. (Ord. 2019 § 1, 2011)

11.64.070 Issuance—Findings.

A. Upon recommendation of the chief, the city manager shall issue a permit for a proposed parade consistent with official routes provided that:

1. The applicant agrees to all reasonable conditions required by the city manager;

2. The applicant agrees to hold harmless and defend the city in case of parade-related injury or property damage;

3. No other parade has already been approved for that date;

4. The applicant agrees to provide an insurance policy for an amount deemed sufficient by the city attorney;

5. The applicant has paid the application fee designated in the resolution establishing fees and charges for various municipal services, unless a hardship waiver is granted in accordance with city policy.

B. The city manager may approve a parade route outside the central business district if (in addition to the findings specified above) the council finds:

1. The route and time will not unreasonably disrupt traffic;

2. The proposed route will not unreasonably limit access to any area of the city.

C. Any permit request denied by the city manager shall be accompanied by findings of fact indicating which of the above findings could not be made and what facts lend to that decision.

D. In deciding whether to approve an application, no consideration may be given to the message of the event, the content of speech, the identity or associational relationships of the applicant, or to any assumptions or predictions as to the amount of hostility which may be aroused in the public by the content of speech or message conveyed by the event. (Ord. 2019 § 1, 2011)

11.64.080 Insurance requirements.

A. Except as otherwise prohibited by law or an exemption is obtained as provided by this chapter and the implementing regulations, the permittee shall procure and maintain in full force and effect during the term of the permit a policy of insurance from a reliable insurance company authorized to do business in the state, which policy includes the city, its council, boards, officers, agents, employees, and volunteers as additional named insureds and which provides the coverage that the city attorney determines to be necessary and adequate under the circumstances. Proof of insurance shall be submitted to the city prior to issuance of the permit and maintenance of this insurance shall be a condition of the permit.

B. If the city attorney determines that a particular use, event, or activity which is for a permit period of no more than one day does not present a substantial or significant public liability or property damage exposure for the city or its council, boards, officers, agents, employees, or volunteers, the city manager may give a written waiver of the insurance requirements of this section. (Ord. 2019 § 1, 2011)

11.64.090 Expenses—Reimbursement—Bond.

No permit issued by the city council shall become effective until:

A. Upon recommendation of the city manager, the city council approves an adjustment to the city budget for all additional expenditures required by the parade; or

B. The applicant agrees to reimburse the city for the expenses. The city manager will require the applicant to post a bond approved by the city attorney to insure reimbursement unless determined inappropriate under the circumstances, e.g., if a hardship waiver is granted in accordance with city policy. (Ord. 2019 § 1, 2011)

11.64.100 Appeal procedure.

The applicant shall have the right to appeal: (1) denial of a permit; (2) a permit condition; (3) a determination that good cause to consider a late application does not exist; and (4) a determination by the city that the applicant's insurance policy does not comply with the requirements specified in Section 11.64.080. A notice of appeal stating the grounds of appeal with specificity shall be filed with the city clerk within seven calendar days of the city manager's action. The city council may affirm, modify or reverse the action of the city manager, consistent with the provisions of this chapter. (Ord. 2019 § 1, 2011)

11.64.110 Revocation of permit.

Any permit for a parade issued pursuant to this chapter may be revoked by the chief when by reason of disaster, public calamity, riot or other emergency, the chief determines that the safety of the public requires such revocation. Whenever possible, notice of such action shall be delivered in writing to the permittee by personal service or by certified mail. The chief may revoke the permit for failure to abide by the conditions of the issued permit. (Ord. 2019 § 1, 2011)

11.64.120 Vending—Special vending permit.

No roving or walking food vending shall be permitted in the public right-of-way along the parade route unless approved in the parade permit or subject to a special vending permit approved by the chief. The chief shall issue a special vending permit if he or she finds:

A. The size of the parade and the projected audience is such that moving vendors would not endanger the audience, parade participants or themselves;

B. The applicant has applied at least three days prior to the event and paid the fee designated in the resolution establishing fees and charges for various municipal services;

C. The granting of the permit to the applicant will not endanger the public health of residents and visitors of the city;

D. The proposed vending is consistent with the approved parade permit. (Ord. 2019 § 1, 2011)

Chapter 11.68

MISCELLANEOUS DRIVING RULES

Sections:

- 11.68.010 Driving through funeral procession or parade.**
- 11.68.020 No entrances into intersection that would obstruct traffic.**
- 11.68.030 Limited access.**
- 11.68.040 Flange wheel machinery.**

11.68.010 Driving through funeral procession or parade.

No operator of any vehicle shall drive between the vehicles comprising a funeral procession or a parade, provided that such vehicles are conspicuously so designated. The directing of all vehicles and traffic on any street over which such funeral procession or parade wishes to pass shall be subject to the orders of the police department. (Prior code § 5-2.60)

11.68.020 No entrances into intersection that would obstruct traffic.

No operator of any vehicle shall enter any intersection or a marked crosswalk unless there is sufficient space on the other side of the intersection or crosswalk to accommodate the vehicle he or she is operating without obstructing the passage of other vehicles or pedestrians, notwithstanding any traffic-control signal indication to proceed. (Prior code § 5-2.64)

11.68.030 Limited access.

No person shall drive a vehicle onto or from any roadway except at such entrances and exits as are lawfully established. (Prior code § 5-2.65)

11.68.040 Flange wheel machinery.

No person shall operate over the city streets any vehicle, piece of equipment or machinery which has lugs, cleats, flanges or other projections on the wheels or tracks. If the tread of the track has projections or corrugations, a filler block may be placed on each section so that a flat bearing surface will be in contact with the pavement at all times. (Prior code § 5-2.66)

damage to the city's meters and other property comprising any part of the water system resulting from use or operation of appliances or facilities on such consumer's premises including, without limiting the generality of the foregoing, damage caused by steam, hot water or chemicals.

F. It is a violation of this chapter for any person to tamper with any of the property comprising the water system. (Prior code § 2-16.06)

14.04.070 Water rates and charges.

There is levied and assessed upon all consumers and premises connected with the water system a service charge based upon the size of the water meter to the premises and a charge based upon the amount of water flow through the meter, both of which charges shall be paid. The amount of the service charge and the charge for water used shall be in accordance with the amount specified in the resolution establishing various fees and charges for municipal services of the city. (Ord. 1973 § 2, 1983; prior code § 2-16.07)

14.04.075 Security deposits.

A. For a new residential applicant, whether the applicant is the property owner or a tenant of a residential unit that is not master metered, The finance director may require from the applicant a security deposit in an amount not to exceed twice the average periodic (i.e., bimonthly) bill.

B. For a new residential applicant for a building that is master metered, The finance director may require from the property owner a security deposit in an amount not to exceed an estimated 12 months' average bills.

C. For a new nonresidential applicant, whether the applicant is the property owner or the tenant, The finance director may require from the applicant a security deposit in an amount not to exceed an estimated 12 months' average bills.

D. Where the new residential applicant is a tenant in a residence that is not master metered, the finance director shall not require, as a condition of the new applicant's establishing an account and receiving service, that the account be established in the property owner's name unless the property owner consents through a written agreement.

E. Where the new residential applicant is a tenant in a residence where the account for the previous tenant has outstanding charges and/or penalties, The finance director shall not require the new applicant to pay those charges/penalties as a condition of establishing an account and receiving service unless the new ap-

plicant was an adult living in the residence when the charges/penalties accrued.

F. If a portion or all of a bill is not paid, the security deposit shall be applied to satisfy the bill. Any charges/penalties not satisfied from the security deposit may be collected by the city as provided in Section 14.04.130 of this chapter. (Ord. 1703 § 1, 1997; Ord. 1127 § 1, 1984; prior code § 2-16.08)

14.04.080 Rates outside city limits.

The charges for water furnished or available to premises outside the boundaries of the city shall be in amounts equal to the charges which would be applicable if the premises were located within the city. (Unnumbered prior code section)

14.04.090 Collection of water charges.

A. All water charges shall be billed to the owner of the premises upon which charges herein fixed are levied and assessed or to the person who requested connection to the water system, or his or her successor in interest, or to any person requesting that such bill be charged to him or her.

B. All water charges shall become due and payable at the office of the finance department on the date of payment specified thereon and shall become delinquent on the first day of the calendar month following the date of payment, except that closing bills, where service is discontinued, will be due and payable on date of presentation, and collection will be made at time of presentation. All bills for water charges will be rendered by the city monthly or bimonthly and will be issued by the finance department. Meters will be read at regular intervals for the preparation of regular metered service bills and as required for the preparation of opening bills, closing bills and special bills. Each meter will be read separately. It may not always be possible to read meters regularly on the same day of each period. Should a monthly billing period contain less than 27 days or more than 33 days, a pro rata correction in the bill will be made. Proportionate adjustments will be made when other billing periods are used.

C. Opening bills, closing bills, monthly bills rendered for a period of less than 27 days or more than 33 days, and other bills requiring proration, will be computed in accordance with the applicable schedule, but the amount of the fixed charge or minimum charge specified therein will be prorated on the basis of the ratio of the number of days in the period to the number of days in the average billing period, based on an average month of 30.4 days. Should the total period of service be less than one month, no proration will be made, and no

bill shall be less than the specified monthly fixed charge or minimum charge.

D. On each bill for water service rendered by the city to its consumers will be printed substantially the following language:

This bill is due upon receipt and becomes delinquent if not paid on the first day of the calendar month after its due date. Upon delinquency of this bill, service may be discontinued and a basic penalty of 10% of the amount of this bill will be added for the first month delinquent and an additional penalty of 1/2 of 1% of the amount of the bill and basic penalty will be added for each month during the time the bill remains unpaid after its delinquent date. A cash deposit and a reconnection charge may be required to reestablish service.

(Prior code § 2-16.09)

14.04.100 Temporary service.

A. The city will, if no undue hardship to its existing consumers will result therefrom, furnish temporary service under the following conditions:

1. The applicant will be required to pay to the city, in advance, the estimated net cost of installing and removing the facilities necessary to furnish the service; and

2. Where duration of service is to be less than one month, the applicant may also be required to deposit cash equal to the estimated bill, subject to adjustment and refund or repayment in accordance with actual bill rendered upon discontinuance of service; or

3. Where the duration of service is to exceed one month, the applicant may also be required to establish his or her credit in the manner prescribed for permanent service in Section 14.04.070.

B. In the event a temporary service becomes permanent, the city will refund to the temporary consumer the amount paid for a temporary service installation upon payment of the applicable connection fee provided for in Chapter 14.08. (Prior code § 2-16.10)

14.04.110 Refusal to serve.

A. The city may refuse an application for service under the following conditions:

1. If the applicant fails to comply with the provisions of this chapter; or

2. If in the judgment of the director the intended use of the service is of such a nature that it would

be detrimental or injurious to the water service furnished by the city to other consumers; or

3. If in the judgment of the director the intended use of the service is dangerous or unsafe or of such a nature that satisfactory service cannot be rendered; or

4. If in the judgment of the director the intended use of the service would result in a negligent or wasteful use of water which would affect the city's water service.

B. The city shall have the right to refuse water service to any premises if necessary to protect itself against fraud or abuse.

C. If service has theretofore been discontinued for fraudulent use, service will not be rendered until the director has determined that all conditions of fraudulent use or practice have been corrected.

D. When an applicant is refused service under the provisions of this section, the director shall inform him of the reason for the refusal to serve him or her and of his or her right of appeal under this chapter. (Prior code § 2-16.11)

14.04.120 Discontinuance of service.

Any consumer may have his or her water service discontinued by giving notice to the department requesting discontinuance not less than two days prior to the requested date of discontinuance. Each such consumer shall pay all water charges up to and including the date of discontinuance stated in such notice. In any case where such notice is not given, the consumer shall be required to pay for water service until two days after the department has knowledge that the consumer has vacated the premises or otherwise discontinued water service. The city shall make a reconnection charge for restoring water service to any consumer whose water service has been discontinued at his or her request. Such charge shall be as set forth in the master fee schedule. (Ord. 2019 § 1, 2011; prior code § 2-16.12)

14.04.130 Enforcement measures.

A. A consumer's water service may be discontinued for nonpayment of a bill for water service furnished if the bill is not paid within 30 days after it has become delinquent. A consumer's water service may also be discontinued for nonpayment of a bill for water service furnished at a previous or different location served by the city, if such bill is not paid within 30 days after it has become delinquent. No service will be discontinued under this subsection until at least five days after deposit by written notice from the director to such consumer in the United States Post Office of Pleasanton,

Alameda County, California, addressed to the person to whom notice is given and stating the city's intention to discontinue service. The city may also provide additional notice about discontinuance of water service by telephone contact, and/or a door hanger with written notice on the main entrance of the building where water service is furnished.

B. The city may discontinue service without notice to any premises where a consumer's installation for utilizing the service is found by the director to be dangerous or unsafe or where the use of water on such premises is found by the director to be detrimental or injurious to the water service furnished by the city to other consumers, or where the director finds that negligent or wasteful use of water exists on any premises which affects the city's water service. The city shall have the right to discontinue water service to any premises if necessary to protect itself against fraud or abuse.

C. In the event of violation of any terms of this chapter (except subsections A and B of this section), the department may disconnect the premises to which such violation relates from the water system after first notifying in writing the person causing, allowing or committing such violation, specifying the violation and, if applicable, the time after which (upon the failure of such person to prevent or rectify the violation) the director will exercise his or her authority to disconnect the premises from the water system; provided, that such time shall not be less than five days after the deposit of such notice in the United States Post Office at Pleasanton, Alameda County, California, addressed to the person to whom notice is given; provided, however, that in the event such violation results in a public hazard or menace, then the director may enter upon the premises without notice and do such things and expend such sums as may be necessary to abate such hazard, and the reasonable value of the things done and the amounts expended in so doing shall be a charge upon the person so in violation.

D. Upon failure of any consumer billed or the owner of any premises to pay any water service charge subsequent to delinquency, the following action shall be taken by the city or the director to enforce such payment:

In each case where any bill for water service remains unpaid after such bill becomes delinquent, and remains unpaid for 30 days thereafter the director shall: (1) disconnect the premises from the water system for nonpayment of water bills; and (2) cause an action at law to be brought on behalf of the city against the person responsible for payment of such bill to recover the amount of such bill and the costs of such action.

E. Whenever any premises have been disconnected from the water system for any violation of this chapter, such premises shall not be reconnected to the water system until all delinquent charges have been paid, together with applicable charges as provided in the master fee schedule, and until a security deposit is established pursuant to Section 14.04.075. When any person's premises have been disconnected from the water system under the provisions of this subsection, the director shall inform him or her of the reason for the disconnection and of his or her right of appeal under this chapter. (Ord. 2019 § 1, 2011; prior code § 2-16.13)

14.04.140 Meter tests and adjustment of bills.

A. Tests.

1. Prior to Installation. Every meter will be tested prior to being installed, and no meter will be placed in service if found to register more than two percent fast or slow.

2. On Consumer's Request.

a. A consumer may, on not less than one week's notice, require the city to test the meter serving his or her premises.

b. No charge will be made for such a test, except where a consumer requests a test within six months after installation of the meter or more often than once a year, in which case he or she will be required to deposit with the city the following amount to cover the cost of the test:

Size of Meter	Amount of Deposit
One inch or smaller	\$5.00
Larger than one inch	7.50

c. This deposit will be returned if the average meter error is found to be more than two percent fast. The consumer will be notified not less than five days in advance of the time and place of the test.

d. A consumer shall have the right to require the city to conduct the test in his or her presence or in the presence of his or her representative. Where the city has no proper meter testing facilities available locally, the meter may be tested by an outside meter manufacturer or its agency, or by any other reliable organization equipped for water meter testing, in which latter case the consumer may demand a duly notarized statement, certifying as to the method used in making the test and as to the accuracy thereof.

e. A report showing the results of the test will be furnished to the consumer within 15 days after completion of the test.

B. Adjustment of Bills for Meter Error.

1. **Fast Meters.** When, upon test, the average meter error is found to be more than two percent fast, the city will refund to the consumer the amount of the overcharge based on corrected meter readings for the period the meter was in use but not exceeding six months.

2. **Slow Meters.** When, upon test, a meter is found to be registering more than five percent slow, the city may bill the consumer for the amount of the undercharge based upon corrected meter readings for the period the meter was in service but not exceeding three months.

3. **Nonregistering Meters.** The city may bill the consumer for water consumed while the meter was non-registering but for a period not exceeding three months at the minimum monthly meter rate, or upon an estimate of the consumption based upon the consumer's prior use during the same season of the year if conditions were unchanged, or upon an estimate based upon a reasonable comparison with the use of other consumers during the same period, receiving the same class of service under similar circumstances and conditions.

4. **General.** When it is found that the error in a meter is due to some cause, the date of which can be fixed, the overcharge or the undercharge will be computed back to, but not beyond, such date. (Prior code § 2-16.14)

14.04.150 Notices.

A. Notices from the city to any consumer will be given in writing, either delivered to the consumer or mailed to his or her last known address, except that where conditions warrant or in any emergency the city may give verbal notice by telephone or in person.

B. Notices from a consumer to the city may be given by the consumer or his or her authorized representative verbally or in writing at the office of the department or to an employee or agent of the department who is authorized to receive notices or complaints, or may be sent by mail to the department office. (Prior code § 2-16.15)

14.04.160 Appeals.

A. Any person who shall have a right to appeal as provided in any section of this chapter or who shall be dissatisfied with any determination hereinafter made under this chapter by the department or the director may, at any time within 30 days after such determination, appeal to the city manager by giving written notice to the director and to the city manager, setting forth the determination with which such person is dissatisfied. After review and determination by the city manager, any

person who shall then be dissatisfied with such determination may, at any time within 30 days after such determination, appeal to the council by giving written notice to the city manager and to the city clerk, setting forth the determination with which such person is dissatisfied. The council may, at any time, upon its own motion appeal from any determination made by the director or the city manager under this chapter. In the event of any such appeal to the council, the city manager shall transmit to the council a report upon the matter appealed. The council shall cause notice to be given, at least 10 days prior to the time fixed for such hearing, to all persons affected by such appeal, of the time and place fixed by the council for hearing such appeal. The council shall direct the city clerk to mail a written notice, postage prepaid, to all such persons whose addresses are known to the council.

B. Pending decision upon any appeal relative to the amount of any charge under this chapter, the person making such appeal shall pay such charge. After the appeal is heard, the council shall order refunded to the person making such appeal such amount, if any, as the council shall determine should be refunded. (Prior code § 2-16.16)

14.04.170 Disposition of revenues.

All revenues received by the finance department or the city under this chapter, excepting all connection charges provided for in Chapter 14.08, and all refundable deposits made to establish credit, shall be deposited within a reasonable time after receipt thereof in a depository bank of the city, and said sums, together with any interest earned thereon, shall on or before the first business day of each calendar month next succeeding the calendar month in which such revenues shall have been collected, be deposited by the city in the manner and for the purposes provided and with the fiscal agent designated, in or pursuant to that certain resolution adopted by the council on March 27, 1967, entitled:

Resolution Providing for the Issuance of \$750,000 Principal Amount of City of Pleasanton 1967 Water Revenue Bonds and of \$400,000 Principal Amount of Series A Bonds of Said Issue, and Prescribing the Terms, Conditions and Form of Said Series A Bonds.

(Prior code § 2-16.17)

17.12.080 Report—Consideration.

The geologic report prepared pursuant to this chapter shall be used by the appropriate city board, commission, council or staff person required to pass upon the new real estate development or structure for human occupancy to aid it in making its decision. The approving body may approve, deny or impose necessary conditions required to protect the public health, safety and general welfare from geologic hazards. (Prior code § 2-19.08)

17.12.090 Appeal.

The decision of the approving board, commission or staff person may be appealed pursuant to the applicable appellate provisions set forth in this code. (Prior code § 2-19.09)

17.12.100 Additional regulations.

In addition to the regulations set forth in this chapter, the department of housing and community development, with the consent of the city council, may adopt such standards or regulations as are necessary to protect the public from seismic hazards. These standards or regulations may be more stringent than, but shall not be in conflict with, the provisions of any policies and criteria adopted by the State Mining and Geology Board pursuant to Section 2623 of the Public Resources Code of the state, except where more stringent standards or regulations have been adopted from time to time by the state Mining and Geology Board, shall apply within the city. (Prior code § 2-19.10)

Chapter 17.16

TREE PRESERVATION*

Sections:

17.16.003	Purpose and intent.
17.16.006	Definitions.
17.16.009	Exceptions.
17.16.010	Permit—Required.
17.16.020	Permit—Procedure.
17.16.025	Significant impact—Administrative hearing.
17.16.030	Action by director—Findings.
17.16.040	Appeal.
17.16.043	Heritage tree board of appeals—Established.
17.16.046	Heritage tree board of appeals—Duties.
17.16.050	New property development.
17.16.060	Emergency action.
17.16.070	Protection of existing trees.
17.16.080	Pruning and maintenance.
17.16.090	Public utilities.
17.16.100	Insurance requirements.
17.16.110	Fines and penalties.
17.16.120	Additional provisions.

* **Prior code history:** Prior code §§ 2-17.02-2-17.12; Ords. 1152, 1653.

17.16.003 Purpose and intent.

The city lies largely in a valley in which substantial portions were and are covered by native and indigenous trees. The city recognizes that preservation of such trees enhances the natural scenic beauty, sustains the long-term potential increase in property values which encourages quality development, maintains the ecology, moderates the effect of extreme temperatures, prevents the erosion of topsoil, helps create an identity and quality, which enhances the attractiveness of the city to visitors and increases the oxygen output of the area which is needed to combat air pollution. For these reasons the city council finds that in order to promote the public health, safety and general welfare of the city while at the same time recognizing individual rights to develop and maintain private property in a manner which will not be prejudicial to the public interest it is necessary to enact regulations controlling the removal and preservation of heritage trees within the city. However, the city council also recognizes that under certain circumstances heritage trees may properly be removed. Those circumstances include where heritage trees are dangerous; are dead or diseased; are so situated on undeveloped land that their preservation would preclude feasible development; are so abundant their removal would not destroy the area's natural beauty or ecology or cause erosion; or have a significant impact on the property. It is the intent of this chapter to preserve as many heritage trees as possible throughout the city through staff review and the development review process. (Ord. 1737 § 1, 1998)

17.16.006 Definitions.

For the purpose of this chapter, certain words and terms used in this chapter are defined as follows:

- A. "Heritage tree" means any of the following:
1. Any single-trunked tree with a circumference of 55 inches or more measured four and one-half feet above ground level;
 2. Any multi-trunked tree of which the two largest trunks have a circumference of 55 inches or more measured four and one-half feet above ground level;

3. Any tree 35 feet or more in height;
 4. Any tree of particular historical significance specifically designated by official action;
 5. A stand of trees, the nature of which makes each dependent upon the other for survival or the area's natural beauty.
- B. "Director" means the community development director or the director's designated representative.
 - C. "Topping" means heading back of the crown and/or creating large stubs without regard to form.
 - D. "Certified or consulting arborist" means an arborist who is registered with the International Society of Arboriculture and approved by the director.
 - E. "Applicant" means the owner of improved property submitting an application to remove a heritage tree(s) located upon said property. Only the property owner may apply to remove a heritage tree(s) or appeal the director's decision.
 - F. "Significant impact" means an unreasonable interference with the normal and intended use of the property. In determining whether there is a significant impact, the typical longevity of the subject tree species, as well as the size of the tree relative to the property, shall be considered. Normal maintenance, including, but not limited to, pruning, and leaf removal and minor damage to paving shall not be considered when making a determination of significant impact. (Ord. 2019 § 1, 2011; Ord. 2000 § 1, 2009; Ord. 1737 § 1, 1998)

17.16.009 Exceptions.

The provisions of this chapter shall not apply to fruit or nut trees when part of an orchard, the produce of which is used for commercial purposes. (Ord. 1737 § 1, 1998)

17.16.010 Permit—Required.

- A. No person shall remove, destroy or disfigure, any heritage tree growing within the city without a permit except as provided in this chapter.
- B. Normal maintenance pruning of heritage trees shall not require a permit but shall in all cases be in conformance with the guidelines of the International Society of Arboriculture, Best Management Practices, Tree Pruning, current edition. Pruning which, in the opinion of the director, varies from these guidelines shall be subject to fines and penalties as provided in Section 17.16.110 of this chapter. (Ord. 2019 § 1, 2011; Ord. 1737 § 1, 1998)

17.16.020 Permit—Procedure.

- A. Except as provided in Section 17.16.050 of this chapter, any person desiring to remove any heritage tree in the city shall make application to the director. Said application shall contain the number, species, size and location of heritage trees to be removed and a brief statement of the reason for removal as well as any other pertinent information the director may require. The permit, if granted, shall entitle the applicant to remove only those heritage trees designated by permit.
- B. The director shall visit and inspect the property, the heritage tree or trees in question, and the surrounding area and shall ascertain the following:
 1. The condition of the heritage tree with respect to disease, general health, damage, public nuisance, danger of falling, proximity to existing or proposed structures, interference with utility service and whether or not the heritage tree acts as host for a plant which is parasitic to another species of tree which is in danger of being exterminated by the parasite;
 2. Whether the tree has a significant impact on the property;
 3. The necessity to remove any heritage tree in order to construct any proposed improvements to allow for the economic enjoyment of the property;

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4. The number of existing trees in the neighborhood or area on improved property and the effect removal would have upon the public health, safety, general welfare of residents and upon the property value and beauty of the area;
 5. The topography of the land upon which the heritage tree or trees are situated and the effect of removal thereof upon erosion, soil retention and diversion or flow of surface waters;
 6. Good forestry practices, i.e., the number of healthy trees that a given parcel of land will support.
- C. The director may refer any application to any city department or commission for review and recommendation. (Ord. 1737 § 1, 1998)

17.16.025 Significant impact—Administrative hearing.

- A. Where the applicant applies to remove a heritage tree on grounds that it has a significant impact on the property, the director shall conduct a hearing. The hearing shall be set not less than 15 days and not more than 60 days from the date the application is filed.
- B. The director shall send notice of the hearing to all property owners and residents within 300 feet.
- C. At the hearing, the applicant and any interested party shall be given the opportunity to be heard concerning the preservation or removal of the heritage tree.
- D. After considering all relevant evidence, the director shall issue a written decision to preserve or remove the tree.
- E. The director shall send a copy of the written decision to the applicant and neighboring property owners and residents within 300 feet of the tree.
- F. Unless appealed, the decision of the director shall become effective 20 days after being issued.
- G. The director's decision may be appealed as provided in Section 17.16.040 of this chapter. (Ord. 2019 § 1, 2011; Ord. 1737 § 1, 1998)

17.16.030 Action by director—Findings.

- A. The director shall issue a permit to remove a heritage tree or trees if it is determined that one of the following conditions exists:
 1. The heritage tree is in such a dangerous or hazardous condition as to threaten or endanger the safety of people, structures, other property or other heritage trees;
 2. The heritage tree has a significant impact on the property;
 3. The heritage tree is dead, dying or diseased and good forestry practices cannot be reasonably undertaken to preserve the tree; or
 4. Where the heritage tree in question is not diseased or hazardous, the removal of the tree is consistent with the purpose and intent of this chapter and in keeping with the health, safety and general welfare of the community.
- B. The director shall notify the applicant in writing of the determination giving the reason for the application's approval or denial. (Ord. 1737 § 1, 1998)

17.16.040 Appeal.

- A. The director's decision may be appealed only by the applicant. Such appeal must be submitted in writing to the city clerk within 20 days of the decision, and shall briefly state facts and the grounds of the appeal and be signed by the applicant filing the appeal.
- B. Any appeal concerning property with four or fewer residential units on the subject property, not concerning new development, shall be heard by the heritage tree board of appeals. All other appeals shall be heard by the city council.

- C. The city clerk shall set a date for hearing before the appropriate appellate body and shall notify all interested parties. The director shall submit a report to the appropriate appellate body, along with any departmental recommendations.
- D. The appellate body shall conduct a hearing on the appeal. Following the hearing of any such appeal, the appellate body may affirm, reverse or modify the action of the director and may take any action thereon which would have been authorized in the first instance. The action of the appellate body on any such appeal shall be final and conclusive. (Ord. 2019 § 1, 2011; Ord. 1737 § 1, 1998)

17.16.043 Heritage tree board of appeals—Established.

There is created and established a board of appeals consisting of three members, two planning commissioners and one park and recreation commissioner appointed by their respective commissions. The board shall elect a chairperson. The director shall be an ex officio member of said board and shall serve as secretary. The board shall adopt reasonable rules and regulations for conducting its business. (Ord. 1737 § 1, 1998)

17.16.046 Heritage tree board of appeals—Duties.

The board of appeals shall:

- A. Hold a hearing within 60 days after the city's receipt of appeal, to hear such testimony by any department of the city, the applicant who filed the appeal, or any interested party.
- B. Make written findings of fact upholding, reversing or modifying the director's decision. The decision of the board shall be final. (Ord. 2019 § 1, 2011; Ord. 1737 § 1, 1998)

17.16.050 New property development.

- A. Any person desiring to remove one or more trees on any property in the city which is related to the development of such property requiring city approval or where any tree may be affected by a proposed development shall include in the application to the appropriate city reviewing body as part of the regular application, the following:
 1. A tree survey plan, including all trees which will be affected by the new development. The survey, noting all trees six inches in diameter and greater, shall specify the precise location of trunk and dripline, size, health and species of all existing trees on the property with a special notation of those classified as a heritage tree;
 2. The applicant shall provide a report by a certified or consulting arborist. The report, based on the findings of the tree survey plan and other necessary information, shall be used to determine the health of existing trees, the effects of the proposed development upon the trees, recommendations for any special precautions necessary for their preservation and shall also indicate which trees are proposed for removal;
 3. The tree survey plan and report shall be forwarded to the director who shall, after making a field visit to the property, indicate in writing which trees are recommended for preservation using the same standards set forth in Section 17.16.020 of this chapter. This report shall be made part of the staff report to the city reviewing body upon its consideration of the application for new property development;
 4. The city reviewing body through its site and landscaping plan review shall endeavor to preserve all trees recommended for preservation by the director. The city reviewing body may determine that any of the trees recommended for preservation should be removed, if there is evidence submitted to it, that due to special site grading or other unusual characteristics associated with the property, the preservation of the tree(s) would significantly preclude feasible development of the property;
 5. Approval of final site or landscape plans by the appropriate city reviewing body indicating which trees are to be removed shall constitute the approval and permit for the purpose of this chapter; and
 6. Prior to issuance of a grading or building permit, the applicant shall secure an appraisal of the condition and replacement value of all trees included in the tree report affected by the development which are required to remain within the development. The appraisal of each tree shall recognize the location of the tree in the

proposed development. The appraisal shall be performed in accordance with the current edition of the "Guide for Plant Appraisal" under the auspices of the International Society of Arboriculture. The appraisal shall be performed at the applicant's expense, and the appraiser shall be subject to the director's approval.

- B. Prior to acceptance of subdivision improvements, the developer shall submit to the director a final tree report to be performed by a certified or consulting arborist. This report shall consider all trees that were to remain within the development. The report shall note the trees' health in relation to the initially reported condition of the trees and shall note any changes in the trees' numbers or physical conditions. The applicant will then be responsible for the loss of any tree not previously approved for removal. For trees which are not heritage trees which were removed, the developer shall pay a fine in the amount equal to the appraised value of the subject tree. For heritage trees which were removed, the developer shall pay a fine in the amount of the appraised value of such tree. The applicant shall remain responsible for the health and survival of all trees within the development for a period of one year following acceptance of the public improvements of the development.
- C. Prior to the issuance of any permit allowing construction to begin, the applicant shall post cash, bond or other security satisfactory to the director, in the penal sum of \$5,000.00 for each tree required to be preserved, or \$25,000.00, whichever is less. The cash, bond or other security shall be retained for a period of one year following acceptance of the public improvements for the development and shall be forfeited in an amount equal to \$5,000.00 per tree as a civil penalty in the event that a tree or trees required to be preserved are removed, destroyed or disfigured.
- D. An applicant with a proposed development which requires underground utilities shall avoid the installation of said utilities within the dripline of existing trees whenever possible. In the event that this is unavoidable, all trenching shall be done by hand, taking extreme caution to avoid damage to the root structure. Work within the dripline of existing trees shall be supervised at all times by a certified or consulting arborist.
- E. Any decision by a city reviewing body under this section may be appealed as in Section 17.16.040 of this chapter. (Ord. 1737 § 1, 1998)

17.16.060 Emergency action.

A person may remove or prune a heritage tree without a permit if there is an emergency caused by a heritage tree being in a hazardous or dangerous condition requiring immediate action for the safety of structures or human life. In such event, the director shall be notified at the earliest opportunity in order to confirm the emergency situation. If the director determines that the situation was not an emergency requiring immediate action, the person removing or damaging the heritage tree shall be subject to fines and penalties set forth in Section 17.16.110 of this chapter. (Ord. 1737 § 1, 1998)

17.16.070 Protection of existing trees.

All persons shall comply with the following precautions:

- A. Prior to the commencement of construction, install a sturdy fence at the dripline of any tree which will be affected by the construction and prohibit any storage of construction materials or other materials inside the fence. The dripline shall not be altered in any way so as to increase the encroachment of the construction.
- B. Prohibit excavation, grading, drainage and leveling within the dripline of the tree unless approved by the director.
- C. Prohibit disposal or depositing of oil, gasoline, chemicals or other harmful materials within the dripline or in drainage channels, swales or areas that may lead to the dripline.
- D. Prohibit the attachment of wires, signs and ropes to any heritage tree.
- E. Design utility services and irrigation lines to be located outside of the dripline when feasible.
- F. Retain the services of a certified or consulting arborist for periodic monitoring of the project site and the health of those trees to be preserved. The certified or consulting arborist shall be present whenever activities occur which pose a potential threat to the health of the trees to be preserved.

- G. The director shall be notified of any damage that occurs to a tree during construction so that proper treatment may be administered. (Ord. 1737 § 1, 1998)

17.16.080 Pruning and maintenance.

All pruning of heritage trees shall be performed by a licensed contractor familiar with International Society of Arboriculture pruning guidelines and shall comply with the guidelines established by the International Society of Arboriculture, Best Management Practices, Tree Pruning, current edition and any special conditions as determined by the director. For developments which require a tree report, a certified or consulting arborist shall be in reasonable charge of all activities involving heritage trees. (Ord. 2019 § 1, 2011; Ord. 1737 § 1, 1998)

17.16.090 Public utilities.

- A. Any public utility installing or maintaining any overhead wires or underground pipes or conduits in the vicinity of a heritage tree shall obtain permission from the director before performing any work, including pruning, which may cause injury to the heritage tree.
- B. The director shall inspect said pruning work to ensure that appropriate pruning practices are followed. The public utility shall follow pruning practices conforming to the International Society of Arboriculture pruning standards to promote the well-being of the tree. Topping shall not be permitted unless specifically approved by the director. The director shall stop any tree pruning performed by a utility if said practices are not being followed. (Ord. 1737 § 1, 1998)

17.16.100 Insurance requirements.

Any person engaged in the business of pruning heritage trees within the city shall be a California licensed contractor and shall carry public liability and property damage insurance as determined by the city attorney. (Ord. 1737 § 1, 1998)

17.16.110 Fines and penalties.

- A. Any person who unlawfully removes or destroys a heritage tree shall pay a civil penalty in the amount of the appraised value of the tree. If there is inadequate plant material to properly appraise the tree, the penalty shall be \$5,000.00. Any person who unlawfully disfigures a heritage tree whether through vandalism, improper pruning or other actions, shall pay a civil penalty commensurate with the damage; the amount shall be determined by the director in accordance with the "Guide for Plant Appraisal" under the auspices of the International Society of Arboriculture. The collection of the penalties may be enforced by civil action brought in the name of the city by the city attorney.
- B. The cost of replacement plant material may be considered as partial payment of any penalty under this chapter. (Ord. 1737 § 1, 1998)

17.16.120 Additional provisions.

The provisions of this chapter shall supplement but not supplant other provisions of this code relating to the preservation of trees. (Ord. 1737 § 1, 1998)

Chapter 17.20

FUTURE STREET WIDTH LINES

Sections:

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17.20.010 Objectives.

This chapter is adopted to protect and to promote the public health, safety, peace, comfort, convenience, prosperity and general welfare. More specifically, this chapter is adopted in order to achieve the objectives of the general plan and the zoning ordinances of the city as adopted and amended by the city council. (Prior code § 5-9.18)

17.20.020 Nature of provisions.

This chapter shall consist of the regulations and general descriptions contained herein and a set of maps as described in this chapter. The maps shall be maintained on file in the office of the community development director. (Ord. 2000 § 1, 2009; prior code § 5-9.19)

17.20.030 Extent.

This chapter shall apply to the streets within the city described in this chapter and to those portions of the described streets annexed to the city at a future date. (Prior code § 5-9.20)

17.20.040 Applicability.

For the purpose of measuring yard dimensions and determining building lines as may be required by the zoning ordinances and building codes of the city, the future street width lines described in this chapter shall be deemed to refer to the property line and shall be used in the same manner as any other existing property line. (Prior code § 5-9.21)

17.20.050 Vine Street.

The future width for Vine Street is shown on the plan prepared by the city department of public works, division of engineering, entitled "Future Street Width Lines, Vine Street," dated January, 1966, and is generally described as follows:

A 50-foot wide right-of-way which shall be the extension of Vine Street as it presently exists in unincorporated territory, the centerline of which is approximately 400 feet from the existing northerly right-of-way line of Vineyard Avenue and parallel thereto, terminating at its westerly limit in a cul-de-sac having a main radius of 45 feet, said cul-de-sac shall have its most westerly limit approximately 140 feet west of the extension of the centerline of Amador Court and situated so as to serve the property now or formerly owned by J. C. and W. Paulo; and a 50-foot wide right-of-way at right angles to Vineyard Avenue, extending from Vineyard Avenue northerly to an in-

Chapter 18.08

DEFINITIONS

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18.08.005 Generally.

For the purposes of this title, certain words and terms used in this title are defined as provided in this chapter. (Prior code Title 2, Ch. 1, Art. 2)

18.08.010 City boards, commissions and officials.

A. City Boards and Commissions.

1. "City" means the city of Pleasanton, Alameda County, California.
2. "City council" and "council" mean the city council of the city of Pleasanton.

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3. "City planning commission," "planning commission" and "the commission" mean the planning commission duly appointed by the city council of the city of Pleasanton.

B. City Officials.

1. "Building inspector" means the building inspector of the city of Pleasanton.
2. "Chief of police" means the chief of police of the city of Pleasanton.
3. "City attorney" means the city attorney of the city of Pleasanton.
4. "City clerk" means the city clerk of the city of Pleasanton.
5. "City engineer" means the city engineer of the city of Pleasanton.
6. "Community development director" means the community development director of the city of Pleasanton, or designee.
7. "Operations services director" means the operations services director of the city of Pleasanton, or designee.
8. "Secretary" means the secretary of the city planning commission.
9. "Zoning administrator" means the zoning administrator of the city of Pleasanton, or his or her deputy designated by the city manager of the city of Pleasanton. (Ord. 2000 § 1, 2009; prior code § 2-5.16)

18.08.015 Access corridor.

"Access corridor" means a portion of the site providing access from a street and having a minimum dimension less than the required site width, except that no portion of a site having side lot lines radial to the center of curvature of a street from the street property line to the rear lot line shall be deemed an access corridor. The area of an access corridor shall not be included in determining the area of a site. (Prior code § 2-5.17(a))

18.08.020 Alley.

"Alley" means a public way permanently reserved primarily for vehicular service access to the rear or side of properties otherwise abutting on a street. (Prior code § 2-5.17(b))

18.08.025 Alter.

"Alter" means to make a change in the supporting members of a structure, such as bearing walls, columns, beams or girders, which will prolong the life of the structure. (Prior code § 2-5.17(c))

18.08.030 Amateur radio facility.

"Amateur radio facility" means antennas and related equipment for the purpose of self-training, intercommunication, or technical investigations carried out by an amateur radio operator who is interested in radio technique solely for personal interests and without pecuniary interest, who holds a written authorization from the federal communications commission to operate an amateur radio facility. (Ord. 1743, 1998)

18.08.035 Antenna.

"Antenna" means any system of poles, panels, rods, or similar devices used for the transmission and reception of radio frequency signals. (Ord. 1743, 1998)

18.08.040 Antenna, façade mounted.

"Antenna, façade mounted" means an antenna that is directly attached or affixed to any façade of a building. (Ord. 1743, 1998)

18.08.045 Antenna, ground mounted.

“Antenna, ground mounted” means an antenna with its support structure placed directly on the ground. (Ord. 1743, 1998)

18.08.050 Antenna, roof mounted.

“Antenna, roof mounted” means an antenna generally freestanding, directly attached or affixed to the roof of an existing building or structure other than a personal wireless service facility tower. (Ord. 1743, 1998)

18.08.055 Bar.

“Bar” means any premises in which alcoholic beverages are regularly offered for sale and on-site consumption. A restaurant which sells alcoholic beverages after 10:00 p.m. shall be classified as a bar for purposes of this zoning code. (Ord. 2017 § 2, 2011; Ord. 1743, 1998; Ord. 1665 § 1, 1995; Ord. 1346 § 1, 1987)

18.08.057 Basement commercial storage, public.

“Basement commercial storage, public” means storage space located in the basement of any commercial building that is made available to the public. (Ord. 2017 § 2, 2011)

18.08.060 Small bed and breakfast.

“Small bed and breakfast” means a residential building offering overnight accommodations to guests on a temporary basis. A small bed and breakfast may serve meals to guests and shall contain between three and five guest sleeping rooms, inclusive. (Ord. 2017 § 2, 2011; Ord. 1636 § 2, 1994)

18.08.065 Bed and breakfast inn.

“Bed and breakfast inn” means a residential building or buildings offering overnight accommodations to guests on a temporary basis. A bed and breakfast inn may serve meals to guests and shall contain between six and 15 guest sleeping rooms, inclusive. (Ord. 1636 § 2, 1994)

18.08.068 Birthing center.

“Birthing center” means a health facility, place, or institution which is not a hospital or in a hospital and where births are planned to occur away from the mother’s usual residence following normal, uncomplicated pregnancy. (Ord. 1810, 2000)

18.08.070 Best available control technology.

“Best available control technology” means commercially available equipment, processes, and actions to reduce air pollution to the greatest extent possible. (Ord. 1880, 2003)

18.08.072 Block.

“Block” means the properties abutting on one side of a street and lying between the two nearest intersecting or intercepting streets, or nearest intersecting or intercepting street and railroad right-of-way, unsubdivided land, water-course, or city boundary. (Ord. 1880, 2003; prior code § 2-5.17(d))

18.08.075 Bio diesel.

“Bio diesel” means a fuel processed from soybean oil, other vegetable oil, and/or recycled cooking oil. (Ord. 1880, 2003)

18.08.077 Brew pub.

“Brew pub” means a business that brews and sells beer for on site consumption. Ancillary retail sales are also permitted. A brew pub may be operated separately or in conjunction with a restaurant. (Ord. 1880, 2003; Ord. 1665 § 1, 1995)

18.08.080 Brewery and distillery.

“Brewery and distillery” means a business taking up 10,000 square feet or more in floor area that brews beer and/or distills spirits for wholesale sales. No on site consumption of beer and/or spirits is permitted except as part of quality testing and/or tours. Ancillary retail sales are also permitted. (Ord. 1665 § 1, 1995)

18.08.085 Building.

“Building” means any structure having a roof supported by columns or walls, for the housing or enclosure of persons, animals, chattels or property of any kind. (Prior code § 2-5.17(e))

18.08.090 Business sign.

“Business sign” means a sign devoted to directing attention to a business, profession, commodity or service that is the primary business, profession, commodity, or service sold, manufactured, conducted or offered on the site on which the sign is located. (Prior code § 2-5.18(a))

18.08.095 Car wash.

- A. “Car wash, full service” means a place where motor vehicles are manually vacuumed and cleaned, drawn by mechanical conveyor through an enclosed building tunnel to be manually and/or automatically washed, dried and/or waxed, and taken to a final area for finishing. All such operations are performed by the car wash operator. Incidental services may include special wax, polish and detail operations, sales of gasoline and other motor fuels, sales of small gift items, and personal services to waiting car wash customers.
- B. “Car wash, self-service” means a place where motor vehicles are manually vacuumed, cleaned, washed and/or waxed by the vehicle operator.
- C. “Car wash, drive-through” means a place where motor vehicles are driven by the vehicle operator through a fully enclosed building tunnel to be automatically washed, dried and/or waxed. Drive-through car washes are typically operated in conjunction with a service station or self-service car wash. (Ord. 1494 § 1, 1991)

18.08.100 Charitable institution.

“Charitable institution” means a nonprofit institution devoted to the housing, training or care of children, or of aged, indigent, handicapped or underprivileged persons, but not including lodging houses or dormitories providing temporary quarters for transient persons, organizations devoted to collecting or salvaging new or used materials, or organizations, devoted principally to distributing food, clothing or supplies on a charitable basis. (Prior code § 2-5.18(b))

18.08.105 Cogeneration facility.

“Cogeneration facility” means an electrical power generation facility that produces electricity and another useful form of energy (such as heat or steam) used for other purposes, such as heating or an industrial process. (Ord. 1880, 2003)

18.08.107 Collocation.

“Collocation” means when more than one personal wireless service facility owned or used by more than one personal wireless service provider is sited on a single building, tower, monopole, or other supporting structure. (Ord. 1880, 2003; Ord. 1743, 1998)

18.08.110 Combined cycle facility.

“Combined cycle facility” means an electrical power generation facility that consists of one or more turbines and one or more boilers with a portion of the energy input to the boiler(s) provided by the exhaust gas of the turbine. (Ord. 1880, 2003)

18.08.112 Commercial mobile services.

“Commercial mobile services” means a category of services which encompasses all mobile telecommunications services that are provided for profit, are interconnected with the public switched telephone network, and make service available to the public or to such classes of eligible users as to be effectively available to a substantial portion of the public. The one common element of all commercial mobile services is that they use a radio frequency or channel instead of a wire to communicate to and from one or more devices which are mobile, such as pager or cellular phone. The definition of commercial mobile services includes fixed/local loop services. (Ord. 1880, 2003; Ord. 1743, 1998)

13. All covered front porches that are located in the front yard setback area in the R-1, RM zoning districts and PUD zoned residential properties referencing the R-1/RM development standards of this code.
14. Small electricity generator facilities, and small fuel cell facilities.

The zoning administrator may refer any of the above items to the planning commission for review and action.

- C. Modifications or deviations from an approved plan, if deemed substantial by the zoning administrator, shall be reviewed in accordance with the procedures for the original use or structure classification.
- D. The zoning administrator may waive review altogether or administratively process an application if:
 1. A new or modified use or structure shall not be visible from any public street or area held open to the public; or
 2. For photovoltaic facilities, the facilities shall adhere to the following conditions:
 - a. The photovoltaic panels or shingles shall be mounted flat on the roof surface of a single-family detached house, second unit, patio cover, trellis, and/or carport (including office, commercial, industrial, and public and institutional patio covers, trellises, and carports).
 - b. The photovoltaic facilities, including all related accessory equipment, shall comply with all locational and height requirements of this title, including setback regulations.
 - c. The photovoltaic facilities shall not create adverse glare that distracts motorists.
 - d. If photovoltaic panels are proposed, the panels (including visible trim caps and returns) shall be black, clear, blue, gray or the same color as the roof on which they are mounted.
 - e. If photovoltaic shingles are proposed, the shingles shall comply with any roof color regulations for the subject property.

If the installation of a photovoltaic facility creates glare that distracts motorists after it has been installed, at the discretion of the zoning administrator, the photovoltaic facility may be subject to design review even if the facility was exempt from design review prior to its installation. If necessary, the zoning administrator may add conditions of approval to mitigate the glare impact, which may include, but are not limited to, moving the photovoltaic facility. (Ord. 1880, 2003; Ord. 1876 § 1, 2002; Ord. 1743, 1998; Ord. 1738 § 1, 1998; Ord. 1612 § 2, 1993; Ord. 1600 § 1, 1993; Ord. 1591 § 2, 1993)

18.20.020 Powers—Duties.

The planning commission or zoning administrator shall have the following powers and duties:

- A. In making decisions, approve, approve with modifications or conditions, or deny an application.
- B. Require such improvements, either on or off site, which are reasonably related to the project and are in the best interests of the public health, safety, or general welfare, or which are necessary in order to mitigate adverse environmental effects disclosed in an environmental assessment, negative declaration, EIR/EIS, etc.
- C. Conform the project to the goals and policies of the general plan, and relevant specific plan, and/or the purposes and objectives of the zoning district.
- D. Prepare pamphlets for distribution describing the policies and procedures to be used by architects and builders under this chapter.
- E. Determine such application requirements as may be required to carry out its duties.
- F. Initiate and recommend to the city council amendments to the zoning ordinance in order to further the purposes of design review. (Ord. 1612 § 2, 1993; Ord. 1591 § 2, 1993)

18.20.030 Scope of review—Criteria.

- A. The planning commission or zoning administrator shall review site plans, landscape plans, building architecture and such other plans and reports (grading plans, EIR/negative declarations, etc.) as may be required to preserve and enhance the city's aesthetic values and ensure the preservation of the public health, safety and general wel-

fare. The planning commission and zoning administrator review of project plans shall include, but not be limited to, 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. (Ord. 1612 § 2, 1993; Ord. 1591 § 2, 1993)

18.20.040 Procedures.

- A. An applicant for a project requiring planning commission design review shall submit to the zoning administrator a site plan, exterior elevations, landscape plans, and such plans, reports and other data as may be required by the planning commission in evaluating the proposed project. The zoning administrator shall refer all applications to the planning commission. The planning commission shall consider and render a decision within the time frames established by law for decision making on projects.
- B. An applicant for a project requiring design review by the zoning administrator shall submit a site plan and/or architectural drawings or sketches showing building elevations and/or details of the structure, or other such plans, reports, or data as may be required by the zoning administrator to evaluate each project.
 1. For those classes of projects described in Sections 18.20.010(B)(7), (B)(8), and (B)(9) of this chapter, the zoning administrator shall approve, conditionally approve, or disapprove the application in accordance with the purposes of this chapter. No notice shall be given prior to the zoning administrator's action on these classes of projects.
 2. For those classes of projects described in Sections 18.20.010(B)(1) through (B)(6), (B)(12), and (B)(13) of this chapter, the zoning administrator shall send notice of the applications to the surrounding property owners. The zoning administrator shall determine the area within which property owners are to be notified by mail. If within seven days of mailing such notice, the zoning administrator receives a request for a hearing, the zoning administrator shall schedule an administrative hearing within seven days. Either administratively, if no hearing is requested, or after conducting the administrative hearing, the zoning administrator shall approve, conditionally approve, or disapprove the application in accordance with the purposes of this chapter.
 3. For that class of project described in Section 18.20.010(B)(14) of this chapter, the zoning administrator shall send notice of the application to surrounding property owners within 1,000 feet of the project site. If within seven days of mailing such notice, the zoning administrator receives a request for a hearing, the zoning administrator shall schedule an administrative hearing within the time frame established by law for decision making on projects. Either administratively, if no hearing is requested, or after the administrative hearings, the zoning administrator shall approve, conditionally approve, or disapprove the application in accordance with the purposes of this chapter.

4. Projects.
 - a. Minor Projects. For those classes of projects described in Section 18.20.010(B)(10) of this chapter determined by the zoning administrator to be minor in nature, the zoning administrator shall approve, conditionally approve, or disapprove the application in accordance with the purposes of this chapter. No notice shall be given prior to the zoning administrator's action on these classes of projects.
 - b. Substantial Projects. For those classes of projects described in Section 18.20.010(B)(10) of this chapter determined by the zoning administrator to be substantial in nature, the zoning administrator shall send a notice of the application to the surrounding property owners. The zoning administrator shall determine the area within which property owners are to be notified by mail. If within seven days of mailing such notice the zoning administrator receives a request for a hearing, the zoning administrator shall schedule a public hearing at the next available city council meeting. The city council after conducting the hearing shall approve, conditionally approve, or disapprove the application in accordance with the purposes of this chapter.

The zoning administrator shall consider and render a decision within the time frames established by law for decision making on projects.

- C. For those projects which are judged by the zoning administrator to involve complex design issues or which may be of a sensitive or controversial nature, the zoning administrator shall refer the plans to a licensed design professional for review and comment. The zoning administrator shall maintain a list of qualified design consultants who agree not to do any professional work in Pleasanton. Upon making a determination that such review is required, the zoning administrator shall refer the plans to one of the design consultants within one week of receiving a completed application. The design professional shall comment on the design of the proposal, attend staff meetings, and attend public hearings as deemed necessary by the zoning administrator. The cost of the consultant services shall be borne by the applicant.
- D. The zoning administrator may use the voluntary services of licensed design professionals on minor design review applications where necessary to resolve design issues. Design professionals who provide only voluntary services are not restricted from doing other professional work in Pleasanton. (Ord. 2019 § 1, 2011; Ord. 1880, 2003; Ord. 1743, 1998; Ord. 1612 § 2, 1994; Ord. 1591 § 2, 1993)

18.20.050 Effective date of decision.

- A. Within five days of the date of the planning commission's decision approving or conditionally approving a project, the secretary shall transmit written notice of the decision to the city council and the applicant. Unless a timely appeal is filed as provided in Section 18.20.060 of this chapter, or unless the city council elects to review the decision of the commission, the decision shall be effective on the later of the following:
 1. The day following the first meeting of the council after the council has received notice of the decision; or
 2. The day after the expiration of the appeal period.
- B. Within five days of the date of the zoning administrator's decision approving or conditionally approving drawings, the secretary shall transmit written notice of the decision to the planning commission, city council, and the applicant. Unless a timely appeal is filed as provided in Section 18.20.060 of this chapter, or unless the planning commission and/or the city council elects to review the decision of the zoning administrator, the decision shall be effective on the later of the following:
 1. The day following the first meeting of the council after the council has received notice of the decision; or
 2. The day after the expiration of the appeal period.
- C. Unless a timely appeal is filed as provided in Section 18.20.060 of this chapter, the decision of the zoning administrator shall be effective at the expiration of the appeal period. (Ord. 1612 § 2, 1994; Ord. 1591 § 2, 1993)

18.20.060 Appeals.

- A. Any appeal pursuant to this action shall follow the procedures outlined in Section 18.144.020 of this title.

18.20.070

- B. Any aggrieved party and/or any member of the city council may appeal any decision of the planning commission to the city council.
- C. Any aggrieved party may appeal an action of the zoning administrator to the planning commission, except for zoning administrator actions on improvements or expansions to unreinforced masonry (URM) buildings, which shall be taken directly to the city council on appeal. Any appeal to the planning commission may be further appealed to the city council. Any member of the planning commission and/or city council may appeal an action of the zoning administrator to the planning commission or the city council, respectively, except for zoning administrator actions on improvements or expansions to unreinforced masonry (URM) buildings, which shall be taken directly to the city council on appeal. Appeals to the planning commission or council shall be governed by this title as if the appeal of the zoning administrator's action were a new application before the commission or council. (Ord. 1612 § 2, 1993; Ord. 1591 § 2, 1993)

18.20.070 Lapse of approval.

Design approval shall lapse and shall be void one year following the effective date of approval, unless prior to the expiration of one year a building permit is issued and construction is commenced and diligently pursued toward completion, or the applicant or the applicant's successor has filed a request for approval of extension with the zoning administrator pursuant to the provisions of Section 18.12.030 of this title. (Ord. 1612 § 2, 1993; Ord. 1591 § 2, 1993)

	CR*(m)	CR**(p)	CN	CC	CS	CF	CA
2. Medium fuel cell facilities that meet the applicable standards of Section 18.124.290 of this title	C	C	C	C	C	C	C
Adult entertainment establishments (see Chapter 18.114 of this title)	P	P		P	P		
Ambulance services				C	P		
Amusement parks					C		
Antique stores, no firearm sales				P			
Antique stores with sales of antique firearms				C			
Appliance sales and repair, provided repair services shall be incidental to retail sales	P	P		P	P		
Art galleries and artists' supply stores	P	P	P	P			
Auction rooms				C	C	C	
Automobile racing stadiums and drag strips					C		
Automobile rental, sales and/or leasing; no service	P			P	C	C	P
Automobile repairing, overhauling, and painting		C			C		P
Automobile sales and service including new and used car sales		P			C	C	P
Automobile supply stores, no service or shop work	P	P	C	P	P		P
Automobile upholstery and top shops						C	P
Barbershops and beauty shops	P	P	P	P			
Bars and brew pubs, as defined in Chapter 18.08 of this title	C	C		C		C	
Basement storage, as defined in Section 18.08.057, that meet all of the following criteria:				P			
1. Basement storage shall be limited to the central commercial (C-C) zoning district within the downtown specific plan area and limited to commercial buildings only.							
2. Basement storage shall be limited to non-toxic, non-hazardous materials only. It is the responsibility of the storage space operator to prepare a list of prohibited storage items, to have the list approved by the Livermore-Pleasanton fire department, and to require all storage space users to agree in writing that no items on the list or other hazardous materials will be stored. The storage space shall be used for storage only and no other activities and/or uses are allowed.							

	CR*(m)	CR**(p)	CN	CC	CS	CF	CA
3. Prior to allowing basement storage, the building owner shall contact the building and safety division and fire department to ensure that the basement meets applicable building and fire codes. If required, the building owner and/or responsible party shall secure all applicable permits and/or make any required changes to the basement space to ensure the space meets current code standards for fire, safety, and accessibility.							
4. The hours of access for basement storage use shall be: Monday through Friday from 6:00 a.m. to 10:00 p.m. and Saturday and Sunday from 10:00 a.m. to 6:00 p.m. only.							
5. One parking space per on-site storage employee and one parking space for storage customers. This parking requirement is in addition to the parking required for other uses on site.							
6. Prior to allowing and/or renting space for basement storage, the property owner and/or responsible party shall submit a zoning certificate application and secure a business license. The zoning certificate application shall be accompanied by a narrative that describes the type of storage proposed, where parking will be allowed, and the use(s) of the building and shall include a site plan and basement storage floor plan that clearly defines, but is not limited to, the following:							
a. The defined area(s) and square-footage in which storage will take place;							
b. How the individual storage areas will be delineated (e.g., cages, walls, etc.); and							
c. Access and ADA accessibility.							
Beauty shops including massage services of four or more massage technicians at any one time. Massage establishments within a beauty shop shall meet the requirements of Chapter 6.24.	C	C	C	C			
Beauty shops or beauty shops including massage services of three or fewer massage technicians at any one time. Massage establishments within a beauty shop shall meet the requirements of Chapter 6.24.	P	P	P	P			
Bed and breakfast inns				C			
Bicycle shops	P	P	P	P	P		
Birthing center				C			
Blacksmiths' shops, not less than 300 feet from an R or O district				C	C		
Boat sales, service and repair					C	C	P

	CR*(m)	CR**(p)	CN	CC	CS	CF	CA
Boat sales, no service or repair	P				P		
Bookbinding					C	C	
Bookstores and rental libraries	P	P	P	P			
Bottling works					C		
Bowling alleys	P	C		C	C		
Building materials sales		C			C		
Bus depots, provided buses shall not be stored on-site and no repair work shall be conducted on-site		P		P	P	P	
Candy stores	P	P	P	P			
Carpet, drapery and floor-covering stores	P	P	C	P	P		
Carpet and rug cleaning and dyeing					C		
Catalog stores, no firearm sales	P	P		P			
Catalog stores with firearm sales	C	C		C	C		
Catering establishments	P	P	P	P	P		
Charitable institutions and operations, including, but not limited to, lodging houses or dormitories providing temporary quarters for transient persons, organizations devoted to collecting or salvaging new or used materials, or organizations devoted principally to distributing food, clothing and other supplies on a charitable basis and other similar charitable operations				C	C		
Childcare centers, if located a minimum of 300 feet away from any personal wireless service facility approved after the adoption of the city's Personal Wireless Service Facility Ordinance, Chapter 18.110 of this title, not including those personal wireless service facilities exempted in Section 18.110.010 of this title, and provided that state-mandated outdoor play areas face new or existing landscaping sufficient to buffer the play area from view, are separated from customer parking areas by a heavy wood fence or comparable barrier, are isolated from loading docks and associated delivery truck circulation areas, and contain landscaping for outdoor children's activities	C	C	C				
Christmas tree sales lots	P	TC	TC	TC	TC	TC	TC
Churches, parsonages, parish houses, monasteries, convents and other religious institutions				C			
Circuses, carnivals and other transient amusement enterprises	P	TC	TC	TC	TC	TC	TC
Clothing and costume rental establishment	P	P	P	P			
Clothing, shoe and accessory stores	P	P	P	P			
Columbariums and crematories, not less than 300 feet from an R district					C		

	CR*(m)	CR**(p)	CN	CC	CS	CF	CA
Commercial radio and television aerials, antennas, and transmission towers with design review approval specified under Chapter 18.20 of this title, having a minimum distance of 300 feet from the property lines of all of the following:	P			P	P		

	CR*(m)	CR**(p)	CN	CC	CS	CF	CA
Veterinarians' offices, out-patient clinics, and small animal hospitals, including short term overnight boarding of animals and incidental care such as bathing and trimming, provided that all operations are conducted entirely within a completely enclosed building which complies with specifications for sound-proof construction prescribed by the chief building official				C	P		
Veterinarians' offices and small animal hospitals including operations not conducted within an entirely enclosed building, not less than 300 feet from an R or O district					C		
Warehouses except for the storage of fuel or flammable liquids					C		
Watch and clock repair shops	P	P	P	P			
Waterbed shops including the sale of small incidentals, such as linens, wall hangings, and other similar items	P	P	P	P			
Wholesale establishments					C		
Wholesale establishments without stocks		P		P			

(Ord. 2017 § 2, 2011; Ord. 2000 § 1, 2009; Ord. 1995 § 2, 2009; Ord. 1950 § 2 (Exh. A), 2007; Ord. 1880, 2003; Ord. 1850 § 1, 2002; Ord. 1821 § 1, 2001; Ord. 1810 § 1, 2000; Ord. 1743, 1998; Ord. 1738 § 1, 1998; Ord. 1726 § 1, 1997; Ord. 1725 § 1, 1997; Ord. 1668 § 2, 1995; Ord. 1665 § 2, 1995; Ord. 1604 § 1, 1993; Ord. 1603 § 3, 1993; Ord. 1394 § 1, 1989; Ord. 1390 § 1, 1988; Ord. 1379 § 1, 1988; Ord. 1354 § 4, 1988; Ord. 1346 § 2, 1987; Ord. 1340 § 1, 1987; Ord. 1216 § 1, 1985; Ord. 1071 § 2, 1983; prior code § 2-7.08)

18.44.095 Prohibited uses.

The following uses shall not be permitted in the commercial districts:

Any use not specifically or conditionally permitted by this chapter, unless a determination is made under Chapter 18.128 of this title. (Ord. 1880, 2003)

18.44.100 Underground utilities.

Electric and communication service wires to a new structure shall be placed underground from the nearest utility pole. If the city engineer finds, upon application by the property owner, that compliance is not feasible or economically justifiable, he or she shall permit different service arrangements. The property owner shall comply with the requirements of this section without expense to the city and shall make the necessary arrangements with the public utility involved. (Ord. 2000 § 1, 2009; prior code § 2-7.09)

18.44.110 Off-street parking.

Off-street parking facilities shall be provided for each use in the C districts as prescribed in Chapter 18.88 of this title. (Prior code § 2-7.10)

18.44.120 Off-street loading.

Off-street loading facilities shall be provided for each use in the C districts prescribed in Chapter 18.92 of this title, except in the C-R district where the zoning administrator and/or planning commission shall establish regulations on a case by case basis in accordance with the purposes of Chapter 18.20 of this title. (Ord. 1591 § 2, 1993; prior code § 2-7.11)

18.44.130

18.44.130 Signs.

No sign, outdoor advertising structure, or display of any character shall be permitted in the C districts, except as prescribed in Chapter 18.96 of this title. (Prior code § 2-7.12)

18.44.140 Design review.

All permitted and conditional uses in the C districts shall be subject to design review as prescribed in Chapter 18.20 of this title. Applicants are advised to confer with the zoning administrator before preparing detailed plans. (Prior code § 2-7.13)

make screening unnecessary or ineffective for protection of the adjoining or opposite district. (Ord. 1656 § 1, 1995; prior code § 2-5.46(5))

18.84.230 Landscaping of parking facilities.

In an O, C-N, C-C, I-P, or P district, not less than five percent of the area with a line drawn around the outer edges of the area occupied by vehicles shall be landscaped with trees and other plant materials suitable for ornamentation. Landscaped areas shall be distributed throughout the parking area. In addition, a landscaped area not less than five feet in depth shall be located at the property lines adjoining the street frontages of the site except for necessary drives and walks. (Prior code § 2-5.46(6))

18.84.240 Landscaping of trailer parks.

Where a trailer park adjoins a street, an area 20 feet in depth except for necessary drives and walks shall be landscaped with materials suitable for ensuring privacy and ornamenting the site. (Prior code § 2-5.46(7))

18.84.250 Additional landscaping in O and I-P districts.

In an O or an I-P district the required front yard and required side yard on the street side of a corner lot except for the area occupied by necessary drives and walks, shall be landscaped with trees and other plant materials suitable for ornamentation. (Prior code § 2-5.46(8))

18.84.260 Landscaping of buffers in Q district.

Landscaped buffers required by Chapter 18.52 of this title, shall include an earth berm, having a crest not less than 10 feet above natural grade at the boundary of the Q district, unless the zoning administrator finds that the berm is not necessary for sight or sound buffering. The entire buffer shall be planted with trees and other materials to effectively prevent transmission of noise and dust and growth of weeds. Planting in the portion of the buffer within 50 feet of the protective fence required by Chapter 18.52 shall consist of closely spaced trees and shrubs attaining a height of at least 20 feet, with evergreen foliage sufficient to completely screen extraction operations from view. (Ord. 1656 § 1, 1995; prior code § 2-5.46(9))

18.84.270 Types of vehicles and parking locations permitted in R district.

- A. Except as specified in a use permit authorizing a conditional use, no truck or bus larger than one-ton capacity and no trailer longer than 25 feet shall be parked or stored on a site.
- B. No off-street parking space provided in compliance with Chapter 18.88 of this title shall be located in a required front yard or in a required side yard on the street side of a corner lot.
- C. Except as specified in a use permit authorizing a conditional use, no more than one vehicle, other than automobiles, shall be stored on a site in an R-1 or RM-4,000 district, except in an enclosed garage.
- D. No vehicle shall be parked or stored except in conformity with the requirements of Section 18.84.110 of this chapter.
- E. No trailer, camper or boat shall be parked or stored in a front yard; provided, however, that in addition, a trailer, camper or boat may not be parked or stored in the side-street side yard of a corner lot.
- F. No trailer, camper or boat shall be parked or stored in the area between the front yard and the front of a structure or in a side yard, unless adequately screened from view from the street as determined by the zoning administrator. (Ord. 1656 § 1, 1995; prior code § 2-5.47)

SITE DEVELOPMENT STANDARDS FOR ZONING DISTRICTS IN PLEASANTON

ZONING DISTRICT	MINIMUM LOT SIZE			MINIMUM YARDS			SITE AREA PER DWELLING UNIT	GROUP USABLE OPEN SPACE PER DWELLING UNIT	BASIC FLOOR AREA LIMIT (% OF SITE AREA)	MAXIMUM HEIGHT OF MAIN STRUCTURE	CLASS 1 ACCESSORY STRUCTURES		
	Area	Width	Depth	Front	One Side/ Both Sides	Rear					Maximum Height	Minimum Distance to Side Lot Line	Minimum Distance to Rear Lot Line
A	5 acre	300 ft	---	30 ft	30 ft; 100 ft	50 ft	---	---	---	30 ft	30 ft	30 ft	30 ft
R-1-40,000	40,000 sq ft	150 ft	150 ft	30 ft	5 ft; 50 ft	30 ft	40,000 sq ft	---	25%	30 ft	15 ft	20 ft	20 ft
R-1-20,000	20,000 sq ft	100 ft	125 ft	25 ft	5 ft; 30 ft	25 ft	20,000 sq ft	---	30%	30 ft	15 ft	3 ft	5 ft
R-1-10,000	10,000 sq ft	80 ft	100 ft	23 ft	5 ft; 20 ft	20 ft	10,000 sq ft	---	40%	30 ft	15 ft	3 ft	5 ft
R-1-8,500	8,500 sq ft	75 ft	100 ft	23 ft	5 ft; 15 ft	20 ft	8,500 sq ft	---	40%	30 ft	15 ft	3 ft	5 ft
R-1-7,500	7,500 sq ft	70 ft	100 ft	23 ft	5 ft; 14 ft	20 ft	7,500 sq ft	---	40%	30 ft	15 ft	3 ft	5 ft
R-1-6,500	6,500 sq ft	65 ft	100 ft	23 ft	5 ft; 12 ft	20 ft	6,500 sq ft	---	40%	30 ft	15 ft	3 ft	5 ft
RM-4,000	8,000 sq ft	70 ft	100 ft	20 ft	7 ft; 16 ft	30 ft	4,000 sq ft	---	40%	30 ft	15 ft	3 ft	3 ft
RM-2,500	7,500 sq ft	70 ft	100 ft	20 ft	8 ft; 20 ft	30 ft	2,500 sq ft	400 sq ft	50%	30 ft	15 ft	3 ft	3 ft
RM-2,000	10,000 sq ft	80 ft	100 ft	20 ft	8 ft; 20 ft	30 ft	2,000 sq ft	350 sq ft	50%	40 ft	15 ft	3 ft	3 ft
RM-1,500	10,500 sq ft	80 ft	100 ft	20 ft	8 ft; 20 ft	30 ft	1,500 sq ft	300 sq ft	50%	40 ft	15 ft	3 ft	3 ft
O	10,000 sq ft	80 ft	100 ft	20 ft	10 ft; 20 ft	10 ft	Dwellings not permitted		30%	30 ft	15 ft	3 ft	3 ft
C-N	3 acre min. 5 acre max.	300 ft	300 ft	20 ft	20 ft; 40 ft	10 ft	Dwellings not permitted		30%	30 ft	15 ft	20 ft	10 ft

2. When a certificate of appropriateness is approved for demolition of a commercial structure, or design review approval is given to a new commercial structure replacing one which was destroyed by fire, earthquake, act of God, the public enemy, or other calamity, the replacement structure shall receive a parking credit for the floor area of the original structure when one of the following is met, at the discretion of the approving body: (a) the approving body determines that the replacement structure would have the same architectural style as the original structure in terms of design, materials, massing, and detailing, or (b) the approving body determines that the replacement structure will be an architectural improvement compared to the existing structure and will preserve or enhance the overall character of the area. Additional floor area of the replacement structure which exceeds the floor area of the original structure shall be subject to the requirements of subsection A of this section, and parking shall be provided accordingly.
3. The following provisions shall apply to privately owned parking facilities held open to the public:
 - a. The city council may waive the provision of additional off-street parking facilities and/or in lieu parking fees for building expansions which would increase the number of required parking spaces by 10 percent or more and/or for proposed new building construction if the property owner allows the existing parking on the property to be open to the public. Such waivers shall only be available to parking lot owners who participate in any program which may be established by the city council with the objective of encouraging employee parking in public parking lots or other parking areas designated by the city for employee parking, or who otherwise devise an employee parking plan with such an objective which is approved by the city council. Other consideration for waiver will include access, circulation, the number of resulting parking spaces serving the building, the effect on adjacent parking lots, and whether or not an unreinforced masonry building upgrade is involved.
 - b. Uses for which a parking waiver under this section is not granted may provide parking at the reduced rate of one space for each 400 square feet of gross floor area, except for office uses on sites with frontage on Main Street, which shall meet the requirements of Section 18.88.030(F) of this chapter.
 - c. Under this subsection, new construction or building expansions shall not exceed a basic floor area ratio of 200 percent and shall not exceed two stories in height.
 - d. When any property owner receives such a parking waiver or parking reduction, if the property later reverts to private use, the owner would then become responsible to provide the required parking and/or in lieu fee in effect at the time of the reversion to private use, such that the parking rate of one space for each 300 square feet of gross building area is met.
- E. For property with unreinforced masonry buildings, the following shall modify the basic requirements of subsections A and D of this section:
 1. Unreinforced masonry buildings of primary or secondary significance which are located on property zoned C-C and within the downtown revitalization district boundaries as shown on the zoning maps on file with the city may be expanded up to a basic floor area ratio of 200 percent without providing any additional off-street parking facilities and/or in lieu parking fees if the building is reinforced to comply with the requirements of Chapter 20.52 of this code.
 2. Property owners with building expansions exempt from the off-street parking requirement as stated in subsection (E)(1) of this section shall not significantly alter the existing façades of buildings of primary or secondary significance nor eliminate existing parking unless such elimination is necessary, as determined by the zoning administrator, to allow the retention of the façades of a building of primary or secondary significance. Building expansions shall not exceed two stories in height. (Ord. 1898 § 1, 2003; Ord. 1586 § 10, 1993; Ord. 1156 § 1, 1984; prior code § 2-9.15)

18.88.030 Schedule of off-street parking space requirements.

- A. Dwellings and Lodgings.
 1. Single-family dwelling units shall have at least two parking spaces. Second units shall have at least one covered or uncovered parking space which shall not be located in the required front or street side yard and shall not be a tandem space.

2. Condominiums, community apartments and separately owned townhouses shall have at least two parking spaces per unit.
 3. Apartment house parking requirements shall be computed as follows:
 - a. For apartments with two bedrooms or less, a minimum of two spaces shall be required for each of the first four units; one and one-half spaces for each additional unit.
 - b. For apartments with three or more bedrooms (or two bedrooms and a den convertible to a third bedroom), a minimum of two spaces per unit shall be required. Parking requirements for units having less than three bedrooms shall be computed separately from the requirements for units having three bedrooms or more and then added together.
 - c. Visitor parking, in a ratio of one parking space for each seven (1:7) units, shall be provided. All visitor parking spaces shall be clearly marked for this use. Visitor parking may be open or covered and does not count as part of the covered parking requirement described in subsection A4 of this section.
 4. At least one space per dwelling unit of the off-street parking required in subsections (A)(1), (A)(2) and (A)(3) of this section shall be located in a garage or carport.
 5. Motels, hotels, lodging houses and private clubs providing guest sleeping accommodations shall have at least one space for each guest sleeping room or for each two beds, whichever is greater, plus at least one space for each two employees.
 6. Trailer parks shall have a minimum of one space for each unit, plus at least one additional space for each three units, none of which shall occupy area designated for access drives.
 7. Small bed and breakfasts and bed and breakfast inns shall have at least one space for each guest sleeping room plus at least one space for each employee on maximum shift. In addition, at least two parking spaces, one of which must be covered, shall be provided for residents of small bed and breakfasts and bed and breakfast inns; the zoning administrator may require only one parking space, which may be uncovered, for a resident manager of a bed and breakfast inn.
- B. Offices, Commercial Uses and Places of Public Assembly in the C-N and C-R Districts.
1. C-N District. One space for each 180 square feet of gross floor area, plus 10 spaces in addition to spaces occupied by cars being serviced on the site of each service station, plus additional spaces for each open use as prescribed by the zoning administrator. For banks and other financial institutions (commercial banks, credit unions, and savings and loans)—one space for each 300 square feet of gross floor area, except for floor area used for storage.
 2. C-R District. Parking requirements shall be established by the zoning administrator and/or planning commission on a case by case basis in accordance with the purposes of Chapter 18.20 of this title.
- C. Office, Commercial and Industrial Uses not in the C-N or C-R District.
1. Food stores—one space for each 150 square feet of gross floor area.
 2. Banks and other financial institutions (commercial banks, credit unions, and savings and loans)—one space for each 300 square feet of gross floor area, except floor area used for storage.
 3. Massage establishments—two spaces for each massage technician, plus the requirements for supplementary uses.
 4. Retail stores except food stores and stores handling only bulky merchandise; personal service establishments including barbershops and beauty shops, cleaning and laundry agencies, and similar enterprises—one space for each 300 square feet of gross floor area, except for floor area used exclusively for storage or truck loading.
 5. Commercial service enterprises, repair shops, wholesale establishments, and retail stores which handle only bulky merchandise such as furniture, household appliances, machinery, and motor vehicles—one space for each 500 square feet of gross floor area, except for floor area used exclusively for storage or truck loading.

6. Public and private business and administrative offices, and technical services offices (including, but not limited to, accountants, architects, attorneys, engineers, insurance, real estate and similar professions)—one space for each 300 square feet of gross floor area.
 7. Medical and dental offices (including, but not limited to, chiropractors, dentists, optometrists, physicians and similar professions)—one space for each 150 square feet of gross floor area, or six spaces for each doctor, whichever is greater.
 8. Restaurants, bars, brew pubs, soda fountains, cafés and other establishments for the sale and consumption on the premises of food or beverages—one space for each three seats or each 200 square feet of gross floor area, whichever is greater.
 9. Full service stations—10 spaces exclusive of work bays.
 10. Self-service stations—one parking space and an additional parking space for each employee on the maximum shift.
 11. Quick service stations—one parking space for each 500 square feet of gross floor area.
 12. Full service car washes—two parking spaces for every three employees on the maximum shift.
Self-service car washes—one parking space for each employee on the maximum shift.
Drive-through car washes located and operated with a full service or self-service service station or self-service car wash—no additional parking spaces are required.
 13. Manufacturing plants and other industrial uses, warehouses, storage buildings, and storage facilities combined with commercial or industrial uses—one space for each employee on the maximum shift, or one space for each 300 square feet of gross floor area.
 14. Open uses and commercial and industrial uses conducted primarily outside of buildings --one space for each employee on the maximum shift, plus the number of additional spaces prescribed by the zoning administrator.
 15. Liquor stores --one space for each 150 square feet of gross floor area except for floor area used exclusively for storage and/or truck loading. For the purposes of this section, “liquor store” shall mean a business establishment the main function of which is the off-sale of liquor, wine and/or beer.
 16. Veterinarians’ offices and small animal hospitals—one space for each 250 square feet of gross floor area.
 17. Convenience markets- --one parking space for each 150 square feet of gross floor area. If less than 1,300 square feet in size and operated as an incidental use to a full service or self-service station, then one parking space shall be provided for each 400 feet of gross floor area.
 18. Microbreweries--one parking space for each 300 square feet of gross floor area, plus one space for each person in tours greater than five persons.
 19. Commercial basement storage for the public- --one parking space per on-site storage employee and one parking space for storage customers. This parking requirement is in addition to the parking required for other uses on site.
- D. Places of Assembly and Public Uses not in the C-N or C-R District.
1. Auditoriums, churches, private clubs and lodge halls, community centers, mortuaries, sports arenas and stadiums, theaters, auction establishments and other places of public assembly, including church, school and college auditoriums—one space for each six seats or one space for each 60 square feet of floor area usable for seating if seats are not fixed, in all facilities in which simultaneous use is probable as determined by the zoning administrator. Where subsection E of this section requires a greater number of spaces on the site of a church, school or college, that subsection shall apply and the requirements of this subsection shall be waived.
 2. Bowling alleys and pool halls—five spaces for each alley; two spaces for each billiard or pool table.
 3. Dance halls—one space for each 50 square feet of gross floor area used for dancing.

4. Hospitals, sanitariums, nursing homes and charitable and religious institutions providing sleeping accommodations—two spaces for each three beds, one space for each two employees, and one space for each staff doctor.
 5. Libraries, museums, art galleries and similar uses—one space for each 600 square feet of gross floor area and one space for each employee.
 6. Post offices—one space for each 600 square feet of gross floor area and one space for each employee.
 7. Cemeteries, columbariums and crematories—one space for each employee, plus the number of additional spaces prescribed by the zoning administrator.
 8. Public buildings and grounds other than schools and administrative offices—one space for each employee, plus the number of additional spaces prescribed by the zoning administrator.
 9. Public utility structures and installations—one space for each employee on the maximum shift, plus the number of additional spaces prescribed by the zoning administrator.
 10. Bus depots, railroad stations and yards, airports and heliports, and other transportation and terminal facilities—one space for each employee, plus the number of additional spaces prescribed by the zoning administrator.
- E. Educational Facilities.
1. Schools and colleges, including public, parochial and private elementary and high schools, kindergartens and nursery schools—one space for each employee, including teachers and administrators and one space for each four students in grade 10 or above. Where subsection (D)(1) of this section requires a greater number of spaces on the site of a school or college, subsection (D)(1) of this section shall apply and the requirements of this subsection (E)(1) shall be waived.
 2. Business, professional trade, art, craft, music and dancing schools and colleges—one space for each employee, including teachers and administrators and one additional space for each two students 16 years or older.
- F. Property Zoned C-C or O and in the Downtown Revitalization District.
1. All uses, with the exception of office uses on the ground floor of new buildings on sites with frontage on Main Street, shall provide parking or pay equivalent in lieu parking fees at the rate of one space for each 300 square feet of gross floor area. However, uses which have lower parking requirements as stated elsewhere in this section may provide parking or pay equivalent in lieu fees according to that lower standard.
 2. Office uses on the ground floor of new buildings with frontage on Main Street shall provide parking or pay equivalent in lieu parking fees at the rate of one space for each 250 square feet of gross floor area. Such office uses which are established anytime within the first five years of the building's occupancy, including tenant spaces which convert from nonoffice to office use within the first five years of building occupancy, shall provide the additional parking or pay the in lieu fee based on the additional parking required for office use. (Ord. 2017 § 2, 2011; Ord. 1898 § 1, 2003; Ord. 1812, 2000; Ord. 1767 § 1, 1998; Ord. 1726 § 1, 1997; Ord. 1665 § 5, 1995; Ord. 1656 § 1, 1995; Ord. 1636 § 7, 1994; Ord. 1494 § 4, 1990; prior code § 2-9.16)

18.88.040 Standards.

All off-street parking facilities, whether provided in compliance with Section 18.88.030 of this chapter or not, shall conform with the regulations prescribed in Sections 18.84.130 through 18.84.260 of this title and with the following standards:

- A. The minimum off-street parking dimensions shall be as follows:
1. Parking spaces required to be located in a garage or carport shall not be less than 20 feet in length and 10 feet in width and otherwise meeting the requirements for full sized parking spaces.
 2. Full sized parking spaces shall meet the minimum dimensions prescribed in Table 18.88.040 of this section.

3. Compact car parking spaces may be allowed in off-street parking facilities subject to approval by the city. Up to 40 percent of the total parking spaces required may be compact car spaces, based upon the size, shape and design of the off-street parking facility. Compact car spaces shall have minimum dimensions of eight feet by 16 feet and may be angled as is allowed for full sized parking spaces. Aisle width for compact car spaces shall be a minimum of 21 feet for a 90 degree parking angle. For different angles, aisle width and other relevant dimensions shall be reduced proportionately from those shown in Table 18.88.040 of this section for full sized parking spaces, subject to the approval of the city. Each compact car space shall be marked clearly with bold lettering no less than eight inches in height "Compact Car Only."
- B. Sufficient aisle space for readily turning and maneuvering vehicles shall be provided on the site, except that no more than two parking spaces on the site of a dwelling or lodging house may be located so as to necessitate backing a vehicle across a property line abutting a street. Alleys may be used for maneuvering.
- C. Each parking space shall have unobstructed access from a street or alley or from an aisle or drive connecting with a street or alley without moving another vehicle.
- D. Entrances from and exits to streets and alleys shall be provided at locations approved by the community development director.
- E. In an R district, a drive providing access to off-street parking spaces shall not exceed 24 feet in width, and there shall be not more than one drive for each 70 feet of frontage except on corner lots. If more than one drive is proposed on a corner lot, the superintendent of streets may approve an encroachment permit if he or she finds that the proposal is consistent with the objectives of this chapter and will not create an unsafe condition for pedestrians and drivers.
- F. In an RM district, a pedestrian walk separated from a parking space, aisle, or access drive by at least four feet of landscaped space shall extend from the front lot line to each dwelling unit, and no parking space, aisle, or access drive shall be closer than six feet to an entrance to a dwelling unit or to a window opening into a habitable room having a floor level less than eight feet above the parking space, aisle or access drive.
- G. No off-street parking space provided in compliance with Section 18.88.030 of this chapter shall be located in a required front yard or in a required side yard on the street side of a corner lot and not more than two spaces per site shall be located so as to necessitate use of a required front yard or a required side yard on the street side of a corner lot for backing.
- H. The parking spaces, aisles and access drives shall be paved so as to provide a durable, dustless surface and shall be so graded and drained as to dispose of surface water without damage to private or public properties, streets or alleys.
- I. Bumper rails shall be provided at locations prescribed by the zoning administrator where needed for safety or to protect property.
- J. If the parking area is illuminated, lighting shall be deflected away from residential sites so as to cause no annoying glare.
- K. No repair work or servicing of vehicles shall be conducted on a parking area.
- L. In R districts, parking of vehicles other than automobiles shall be regulated by Section 18.84.270 of this title.
- M. No off-street parking space shall be located on a portion of a site required to be landscaped with plant materials.

Table 18.88.040**MINIMUM PARKING SPACE DIMENSIONS**

Description of Dimension	Parking Angle									
	0°	20°	30°	40°	45°	50°	60°	70°	80°	90°
Parking space width perpendicular to aisle	9'	9'	9'	9'	9'	9'	9'	9'	9'	9'
Parking space dimension perpendicular to aisle	9'	14'6"	16'10"	18'8"	19'5"	20'	20'8"	20'9"	20'2"	19'
Parking space dimension parallel to aisle	23'	24'8"	17'	13'2"	12'	11'1"	9'10"	9'	9'	9'
Aisle width	12'	11'	11'	12'	13'6"	15'6"	18'6"	19'6"	24'	25'

(Ord. 2000 § 1, 2009; prior code § 2-9.17)

18.88.050 Location.

- A. In all districts except the C-C and P districts, off-street parking facilities prescribed in Section 18.88.030 of this chapter shall be located on the same site as the use for which the spaces are required or on an adjoining site or a site separated only by an alley from the use for which the spaces are required.
- B. In a C-C or P district, a use permit may be granted to permit off-street parking facilities prescribed in Section 18.88.030 of this chapter to be separated from the site of the use for which the spaces are required, if located within 300 feet of the site, measured by the shortest route of pedestrian access, provided that the planning commission shall find that the parking site is not in conflict with the Pleasanton central district development plan adopted by the city council. (Prior code § 2-9.18)

18.88.060 More than one use on site or adjoining site.

If more than one use is located on a site, on adjoining sites, or sites separated only by an alley, and in the C-C and P districts within 300 feet of the site, the number of parking spaces provided shall be equal to the sum of the requirements prescribed in this chapter for each use except that the total number of spaces may be reduced when the hours of operation of at least two of the uses are discrete. "Discrete uses" are defined as those which:

- A. Are not in operation at the same time; and
- B. The hours of operation are or may be controlled by conditional use permits; and
- C. The uses share the same off-street parking facility.
- D. The total number of spaces otherwise required may be reduced by not more than the parking requirement of the discrete use requiring the fewer parking spaces. (Prior code § 2-9.19(1))

18.88.070 Off-street parking facilities to serve one use.

Off-street parking facilities for one use shall not be considered as providing off-street parking facilities for any other use, except as provided in Section 18.88.090 of this chapter, and except that property owners may lease or rent excess parking spaces on a site to other property owners within 300 feet of the site upon approval of a use permit as provided for in Section 18.88.050 of this chapter. Excess parking spaces are those spaces which are over and above the minimum required for the use or uses on the site. The planning commission shall deny a use permit to lease or rent excess parking spaces if it finds that the nature of the use or uses on the donor site requires the use of the excess parking spaces. (Ord. 1898 § 1, 2003; prior code § 2-9.19(2))

19.08.120 Minor subdivision.

“Minor subdivision” means a subdivision so designated by the review board as specified in Chapter 19.16 of this title. (Prior code § 2-2.24)

19.08.130 Public utility.

“Public utility” means private corporations or governmental jurisdictions authorized by law to establish and maintain any such works or facilities in, under or over any public street, and any such works or facilities themselves. This chapter shall not be construed to limit the powers and duties vested by law in the Public Utilities Commission of the state, and in the event of any complaint, the Public Utilities Commission’s orders, rules and regulations shall govern. (Prior code § 2-2.30)

19.08.140 Service alley or alley.

“Service alley” or “alley” means a street providing only secondary access to abutting property. (Prior code § 2-2.25)

19.08.150 Standard specifications.

“Standard specifications” means such standard subdivision improvement details and specification as prepared by the city engineer and approved by the planning commission, and by resolution of the city council. (Prior code § 2-2.27)

19.08.160 Subdivider.

“Subdivider” means any individual, firm, association, syndicate, copartnership, corporation, trust or any other legal entity commencing proceedings under this chapter, to effect a subdivision of land hereunder for him or herself or for another, and while used in this chapter in masculine gender and singular number, it shall be deemed to mean and include the feminine or neuter gender and the plural number whenever required. (Prior code § 2-2.28)

19.08.170 Subdivision.

“Subdivision” means any real property, improved or unimproved, or portion thereof, shown on the latest adopted Alameda County tax roll as a unit or contiguous units, which is divided, for the purpose of sale, lease or separate use, whether immediate or future, by any subdivider, into two or more lots, plats, sites or other divisions of land for the sale, lease or separate use. (Prior code § 2-2.29)

Chapter 19.12

ADMINISTRATIVE PROVISIONS

Sections:

- 19.12.010 Responsibilities—Subdivider.**
- 19.12.020 Responsibilities—Director of community development.**
- 19.12.030 Responsibilities—City engineer.**
- 19.12.040 Responsibilities—Planning commission.**
- 19.12.050 Responsibilities—City council.**
- 19.12.060 Review board—Established.**
- 19.12.070 Review board—Preliminary map review.**

19.12.010 Responsibilities—Subdivider.

The subdivider shall prepare maps consistent with the design standards and accomplish improvements consistent with the improvement standards contained in this chapter and shall process the maps through the planning commission in accordance with the regulations set forth in this title. (Prior code § 2-2.05)

19.12.020 Responsibilities—Director of community development.

The director of community development or designee shall stamp the date and time received and be responsible for the expeditious processing of such maps and prompt referral thereof to the pertinent governmental agencies and affected utility companies, both public and private. The director shall coordinate the dissemination of information regarding the proposed subdivision of land. The planning commission shall consider the written reports of the public agencies in recommending approval, conditional approval or disapproval of the proposed subdivision. Distribution may include, but is not limited to, the following:

- A. The county planning commission;
- B. The planning commission of any other city within three miles of the subdivision;
- C. The district engineer of the Division of Highways of the state;
- D. The affected school district or districts;
- E. The fire department;
- F. The county health officer;
- G. The city engineer;
- H. The county surveyor;
- I. The county flood control and water conservation district;
- J. The sewer district;

K. Utility providers. (Ord. 2019 § 1, 2011; prior code § 2-2.06)

19.12.030 Responsibilities—City engineer.

The city engineer shall be responsible for reporting to the planning commission and the city council as to whether the proposed improvements are consistent with the regulations contained in this title and shall be responsible further for the supervision and ultimate approval of all such improvements. (Prior code § 2-2.07)

19.12.040 Responsibilities—Planning commission.

The planning commission shall act as the advisory agency to the city council and is charged with the duty of making investigations and reports on the design and improvement of proposed subdivisions and the conformance of such subdivisions with the general plan and this chapter. The planning commission shall report its actions and recommendations concerning the tentative map direct to the subdivider. (Prior code § 2-2.08)

19.12.050 Responsibilities—City council.

The city council, being the legislative body, has final jurisdiction over all final subdivision maps. Reports to the city council regarding subdivisions within or contiguous to the city for their information and action shall be made in writing as an integral part of the subdivision process. (Prior code § 2-2.09)

19.12.060 Review board—Established.

There is established a review board composed of the community development director, the director of recreation, the city engineer, the city attorney, and such other city personnel as may be called upon from time to time by the community development director. (Ord. 2000 § 1, 2009; prior code § 2-2.35)

19.12.070 Review board—Preliminary map review.

Prior to the filing of a tentative map, the subdivider shall submit to the community development director 25 copies of the plans, together with the fee set forth in the master fee schedule which will not be refundable and such other information concerning a proposed or contemplated development as is deemed desirable. The community development director will then, within 14 days, schedule a conference of the review board with the subdivider on such plans and other data, and the review board will make such general recommendations to the subdivider as shall seem proper regarding such plans or data, and shall recommend consultations by the subdi-

vider with other public or private agencies as may be disclosed by the plans to be interested. (Ord. 2019 § 1, 2011; Ord. 2000 § 1, 2009; prior code § 2-2.36)

Chapter 19.16

MINOR SUBDIVISIONS

Sections:

- 19.16.010** **Minor subdivision defined.**
 “Minor subdivision” means a subdivision for which a parcel map may or shall be prepared in accordance with the provisions of the Subdivision Map Act (Sections 66410 et seq., of the Government Code). Parcel maps shall be required for all subdivisions not requiring the filing of a final map and not otherwise exempted by the provisions of the Subdivision Map Act. A tentative parcel map shall be required for all subdivisions requiring a parcel map. (Ord. 1185 § 1, 1985; prior code § 2-3.01)
- 19.16.020** **Applicability.**
 Notwithstanding any other provisions of this title to the contrary, the procedure set forth in this chapter shall govern the processing of and requirements pertaining to minor subdivisions. (Prior code § 2-3.02)
- 19.16.030** **Application.**
 The subdivider of a minor subdivision shall file an application with the community development director on a form prescribed by the city, provided an allocation has been received from the residential allocation board for the number of residential units included in the minor subdivision application. An application for a minor subdivision cannot be filed in the absence of the aforementioned allocation, provided, however, that a project submitted to the community development director on or before June 27, 1977, or one which received sewer connection permits pursuant to Resolution No. 77-108 (A

Resolution Specifically Allocating 140 Single Family Dwelling Unit Equivalent Sewer Connections at the Sunol Sewage Treatment Plant for Properties Located Within the Sunol Sewer Service Area) shall be exempt from the prohibition provided in this section. (Ord. 2000 § 1, 2009; prior code § 2-3.03)

19.16.040 **Certification of map and conveyance.**

If the review board determines that the proposed subdivision meets the requirements of this chapter, then they shall certify to this fact on the face of the map, and any conveyance to be drawn by the owners of the land subdivided. (Prior code § 2-3.04)

19.16.050 **Conditions of approval.**

The following requirements may be imposed as a condition of approval of minor subdivisions or lot splits:

- A. Dedication of utility easements;
- B. Proof that there are adequate utilities for the proposed use of the land, such as an adequate water supply, adequate sanitary sewer facilities and adequate drainage facilities;
- C. Dedication of streets or rights-of-way for widening purposes;
- D. Payment for fees, pursuant to Ordinance No. 439 (parkland dedications), adopted February 7, 1966, and amendments, to be used for improvements of neighborhood park facilities which would serve the land of minor subdivisions or lot splits. (Prior code § 2-3.05)

19.16.060 **Acceptance of parcel map dedications by city engineer.**

In conjunction with the approval of any parcel map, the city engineer may accept or reject dedications and offers of dedications that are made by certificate on the map. (Ord. 1141 § 1 (part), 1984; prior code § 2-3.05.1)

19.16.070 **Acceptance of standard development agreements by city manager.**

In conjunction with the approval of any parcel map, the city manager may sign on behalf of the city, standard development, improvement and dedication contracts. (Ord. 1141 § 1 (part), 1984; prior code § 2-3.05.2)

19.16.080 **Exemption from final map filing requirement.**

Minor subdivisions, as defined in this chapter are exempt from the provisions of Chapter 19.24 of this title requiring the preparation and filing of a final map. (Prior code § 2-3.06)

Title 20

BUILDINGS AND CONSTRUCTION

Chapters:

- 20.04 Building Administrative Code**
- 20.08 Building Code**
- 20.10 Residential Code**
- 20.12 Plumbing Code**
- 20.16 Mechanical Code**
- 20.20 Electrical Code**
- 20.24 Fire Code**
- 20.28 Housing Code**
- 20.32 Dangerous Buildings Code**
- 20.36 Security Regulations**
- 20.44 Survey and Site Plan Required**
- 20.55 Swimming Pool, Spa and Hot Tub Code**
- 20.65 International Property Maintenance Code**

Chapter 20.04

BUILDING ADMINISTRATIVE CODE

Sections:

- 20.04.010 Pleasanton Building Administrative Code adopted.**
- 20.04.015 Pleasanton Building Administrative Code amendments.**

20.04.010 Pleasanton Building Administrative Code adopted.

A. There is adopted for the city of Pleasanton, an administrative code for the technical codes including the 2009 Editions of the International Building Code, the International Residential Code, International Property Maintenance Code, the 2009 Editions of the Uniform Mechanical Code, Uniform Plumbing Code and Uniform Swimming Pool, Spa and Hot Tub Code, the 2008 Edition of the National Electrical Code, the 2010 California Green Building Standards Code and the 1997 Edition of the Uniform Housing Code as herein described. The administrative code shall be known as the Pleasanton Building Administrative Code and the same is adopted and incorporated as set out in this chapter.

B. Where there is a reference in Administrative Code to the “building official,” “code official,” or “authority having jurisdiction” it shall mean the chief building and safety official or in the absence of the chief, the interim, temporary or acting chief building and safety official. (Ord. 2015 § 2, 2011)

20.04.015 Pleasanton Building Administrative Code amendments.

Chapter 1A

TITLE, SCOPE AND GENERAL

SECTION 101A—TITLE, PURPOSE AND SCOPE

101A.1 Title. These regulations shall be known as the Pleasanton Building Administrative Code, hereinafter referred to as “this code.”

101A.2 Purpose. The purpose of this code is to provide for the administration and enforcement of the Building, Residential, Electrical, Plumbing, Mechanical, Energy, Historical, Fire, Existing Building, Green Building, Swimming Pool,

Housing and Property Maintenance Codes which may also be referred to as the “technical codes” as adopted by the City of Pleasanton.

101A.3 Scope. The provisions of this code shall serve as the administrative, organizational and enforcement rules and regulations for the technical codes which regulate site preparation and construction, alteration, movement, enlargement, replacement, demolition, repair, use and occupancy of buildings, structures and equipment of every building or structure or any appurtenances connected or attached to such buildings or structures within this jurisdiction. Provisions in the appendices shall not apply unless specifically adopted. Wherein any provisions in this code conflict with Section 108 of the California Building Code for all occupancies regulated by Housing and Community Development (HCD) that section shall govern.

SECTION 102A—APPLICATION TO EXISTING BUILDINGS AND BUILDING SERVICE EQUIPMENT

102A.1 General. Buildings, structures and their building and/or property service equipment to which additions, alterations or repairs are made shall comply with all the requirements of the technical codes for new facilities, except as specifically provided in this section.

102A.2 Additions, Alterations or Repairs. Additions, alterations or repairs may be made to a building or its building and/or property service equipment without requiring the existing building or its building and/or property service equipment to comply with all the requirements of the technical codes, provided the addition, alteration or repair conforms to that required for a new building or building service equipment.

Additions, alterations or repairs made to existing structures or existing equipment that are or hereafter become unsafe, insanitary or deficient because of inadequate means of egress facilities, inadequate light and ventilation dangerous to human life or the public welfare, or that involve illegal or improper occupancy or inadequate maintenance, shall be deemed an unsafe condition. Unsafe structures shall be taken down and removed or made safe, as the Building and

Safety Official deems necessary and as provided for in this section. A vacant structure that is not secured against entry shall be deemed unsafe.

An unsafe condition shall be deemed to have been created if an addition or alteration will cause the existing building or building service equipment to become structurally unsafe or overloaded; will not provide adequate egress in compliance with the provisions of the Building Code or will obstruct existing exits; will create a fire hazard; will reduce required fire resistance; will cause building service equipment to become overloaded or exceed their rated capacities; will create a health hazard or will otherwise create conditions dangerous to human life. A building so altered, which involves a change in use or occupancy, shall not exceed the height, number of stories and area permitted by the Building Code for new buildings. A building plus new additions shall not exceed the height, number of stories and area specified by the Building Code for new buildings.

Additions or alterations shall not be made to an existing building or structure when the existing building or structure is not in full compliance with the provisions of the Building Code except when the addition or alteration will result in the existing building or structure being no more hazardous based on life safety, fire safety and sanitation, than before such additions or alterations are undertaken.

EXCEPTION: Alterations of existing structural elements, or additions of new structural elements, which are not required by Section 102A.4 and which are initiated for the purpose of increasing the lateral-force resisting strength or stiffness of an existing structure need not be designed for forces conforming to these regulations provided that an engineering analysis is submitted to show that:

1. The capacity of existing structural elements required to resist forces is not reduced, and
2. The lateral loading to required existing structural elements is not increased beyond their capacity, and

3. New structural elements are detailed and connected to the existing structural elements as required by these regulations, and

4. New or relocated nonstructural elements are detailed and connected to existing or new structural elements as required by these regulations, and

5. An unsafe condition as defined above is not created.

Alterations or repairs to an existing building or structure which are nonstructural and do not adversely affect a structural member or a part of the building or structure having required fire resistance may be made with the same materials of which the building or structure is constructed, subject to approval by the Building and Safety Official. Installation or replacement of glass shall be as required for new installations. Minor additions, alterations and repairs to existing building service equipment installations may be made in accordance with the technical code in effect at the time the original installation was made, subject to approval of the Building and Safety Official, and provided such additions, alterations and repairs will not cause the existing building service equipment to become unsafe, insanitary or overloaded.

102A.3 Existing Installations. Building service equipment lawfully in existence at the time of the adoption of the technical codes may have their use, maintenance or repair continued if the use, maintenance or repair is in accordance with the original design and a hazard to life, health or property has not been created by such building service equipment.

102A.4 Existing Occupancy. The legal occupancy of any structure existing on the date of adoption of this code shall be permitted to continue without change, except as is specifically covered in this code, the California Building Code or the California Fire Code, or as is deemed necessary by the Building and Safety Official for the general safety and welfare of the occupants and the public. A change in the use or occupancy of any existing building or structure shall comply with the provisions of Section

309A of this code and Section 3408 of the Building Code.

102A.4.1 Installation of Smoke Alarms. No residential property may be sold or traded in the City of Pleasanton unless and until the seller installs or provides for the installation of smoke alarms in accordance with Section 907.2.11 of the California Building Code or Section R314 of the California Residential Code, as applicable. This requirement may be met by the seller placing in an escrow account, for the use of the buyer, sufficient funds to pay for said installation.

102A.5 Maintenance. Buildings, structures and building and/or property service equipment, existing and new, and parts thereof shall be maintained in a safe and sanitary condition. Devices or safeguards which are required by the technical codes shall be maintained in conformance with the technical code under which installed. The owner or the owner's designated agent shall be responsible for the maintenance of buildings, structures and their building service equipment. To determine compliance with this section, the Building and Safety Official may cause a structure to be inspected.

102A.6 Moved Buildings. Buildings, structures and their building and/or property service equipment moved into or within the City of Pleasanton shall comply with the provisions of the technical codes for new buildings or structures and their building and/or property service equipment.

102A.7 Temporary Structures. Temporary structures such as reviewing stands and other miscellaneous structures, sheds, canopies or fences used for the protection of the public around and in conjunction with construction work may be erected by special permit from the Building and Safety Official for a limited period of time. Buildings or structures erected under a special permit need not comply with the type of construction or fire-resistive time periods required by the Building Code. Temporary buildings or structures shall be completely removed upon the expiration of the time limit stated in the permit.

102A.8 Historic Buildings. Repairs, alterations and additions necessary for the preservation, res-

toration, rehabilitation or continued use of a building, structure, or its building and/or property service equipment may be made without conforming to the requirements of the technical codes as provided in Section 3409 of the California Building Code and when authorized by the Building and Safety Official, provided:

1. The building or structure has been designated under constituted authority of the City of Pleasanton as having special historical or architectural significance.
2. Unsafe conditions as described in this code are corrected.
3. The restored building or structure and its building service equipment will be no more hazardous based on life and fire-safety and sanitation than the existing building.

103A Definitions

For the purpose of this code, certain terms, phrases, words and their derivatives shall be construed as specified in this section. Where terms are not defined, they shall have their ordinarily accepted meanings within the context with which they are used. Webster's Third New International Dictionary of the English Language, Unabridged, latest edition, shall be considered as providing ordinarily accepted meanings. Words used in the singular include the plural and the plural the singular. Words used in the masculine gender include the feminine and the feminine the masculine.

ADDITION is an extension or increase in floor area or height of a building or structure.

ALTER or ALTERATION is a change or modification in construction or building and/or property service equipment.

APPROVED as to materials, types of construction, equipment and systems, refers to approval by the Building and Safety Official. The Building and Safety Official may require an investigation and tests conducted by technical or scientific organizations at the applicant's expense, or by reason of accepted principles or tests by recognized authorities, technical or scientific organizations.

APPROVED AGENCY is an established and recognized agency regularly engaged in conducting tests or furnishing inspection services, when the agency has been approved by the Building and Safety Official.

BUILDING is a structure used or intended for supporting or sheltering a use or occupancy.

BUILDING CODE shall mean the California Residential Code for one- and two-family dwelling occupancies, and shall mean the California Building Code for all other occupancies, as adopted by this jurisdiction.

BUILDING, EXISTING is a building erected prior to the adoption of this code, or one for which a legal building permit has been issued.

BUILDING AND SAFETY OFFICIAL is the officer or other designated authority charged with the administration and enforcement of the technical codes, or a regularly authorized deputy. Where there is a reference in any of the technical codes to the "Building Official" or "Authority Having Jurisdiction" it shall mean the Chief Building and Safety Official or in the absence of the Chief Building and Safety Official, the interim, temporary or acting Chief Building and Safety Official.

BUILDING and/or PROPERTY SERVICE EQUIPMENT refers to the plumbing, mechanical, electrical and elevator equipment including piping, wiring, fixtures and other accessories which provide sanitation, lighting, heating, ventilation, cooling, refrigeration, fire-fighting and transportation facilities essential to the occupancy of the building or structure for its designated use.

ELECTRICAL CODE is the California Electrical Code, as adopted by the City of Pleasanton.

IBC STANDARDS are those standards published in the California Reference Code as adopted by the City of Pleasanton.

JURISDICTION as used in this code, is the City of Pleasanton which adopts this code for administrative regulations within its area of authority.

LISTED and LISTING are terms referring to equipment and materials included in a list published by an approved testing laboratory, inspection agency, or other organization concerned with product evaluation that maintains periodic inspection of current productions of listed equipment or materials. The published list shall state that the material or equipment complies with approved nationally recognized codes, standards or tests and has been tested or evaluated and found suitable for use in a specified manner.

MECHANICAL CODE is the California Mechanical Code, as adopted by the City of Pleasanton.

OCCUPANCY is the purpose for which a building, or part thereof, is used or intended to be used.

ON-SITE WORK is work that is constructed on a property between a building foundation and the property line.

OWNER is any person, agent, firm or corporation having a legal or equitable interest in the property.

PERMIT is an official document or certificate issued by the Building and Safety Official authorizing performance of a specified activity.

PERSON is a natural person, heirs, executors, administrators or assigns, and also includes a firm, partnership or corporation, its or their successors or assigns, or the agent of any of the aforesaid.

PLUMBING CODE is the California Plumbing Code, as adopted by the City of Pleasanton.

REPAIR is the reconstruction or renewal of any part of an existing building, structure or building and/or property service equipment for the purpose of its maintenance.

SHALL as used in this code, is mandatory.

STRUCTURAL OBSERVATION means the visual observation of the structural system, for general conformance to the approved plans and

specifications, at significant construction stages and at completion of the structural system.

STRUCTURE is that which is built or constructed, an edifice or building of any kind, or any piece of work artificially built up or composed of parts joined together in some definite manner.

TECHNICAL CODES refer to those codes adopted by this jurisdiction containing the provisions for design, construction, alteration, addition, repair, removal, demolition, use, location, occupancy and maintenance of buildings and structures and building service equipment as herein defined.

VALUATION or **VALUE** as applied to a building and its building and/or property service equipment shall be the estimated cost to construct or replace the building and its building and/or property service equipment in kind, based on current labor and material replacement costs as determined by the Building and Safety Official.

104A Conflicting Provisions. When there is a conflict between a general requirement and a specific requirement, the specific requirement shall be applicable. Where, in any specific case, different sections of the technical codes specify different materials, methods of construction or other requirements, the most restrictive shall govern. When conflicting provisions or requirements occur between this code, the technical codes and other codes or laws, the Building and Safety Official shall determine which provision or requirement shall govern.

105A Alternate Materials, Methods of Design and Methods of Construction. The provisions of the technical codes are not intended to prevent the use of any material, method of design or method of construction not specifically prescribed by the technical codes, provided an alternate has been approved and its use authorized by the Building and Safety Official.

An alternative material, design or method of construction shall be approved where the Building and Safety Official finds that the proposed design is satisfactory and complies with the in-

tent of the provisions of the technical codes, and that the material, method or work offered is, for the purpose intended, at least the equivalent of that prescribed in this code in suitability, strength, effectiveness, fire resistance, durability, safety and sanitation.

The Building and Safety Official shall require that sufficient evidence or proof be submitted to substantiate claims that may be made regarding its use. Supporting data, where necessary to assist in the approval of materials or assemblies not specifically provided for in the technical codes, shall consist of valid research reports from approved sources. Whenever there is insufficient evidence of compliance with the provisions of the technical codes, or evidence that a material or method does not conform to the requirements of technical codes, or in order to substantiate claims for alternative materials or methods, the Building and Safety Official shall have the authority to require tests as evidence of compliance to be made at no expense to the jurisdiction. Test methods shall be as specified in this code or by other recognized and accepted test methods, the Building and Safety Official shall approve the testing procedures. Tests shall be performed by an approved agency.

The details of an action granting approval of an alternate shall be recorded in the files of the Building and Safety Division.

106A Modifications. Wherever there are practical difficulties involved in carrying out the provisions of this code or any technical code, the Building and Safety Official shall have the authority to grant modifications for individual cases, upon application of the owner or owner's representative, provided the Building and Safety Official shall first find that special individual reason makes the strict letter of this code impractical and the modification is in compliance with the intent and purpose of technical codes and that such modification does not lessen health, accessibility, life and fire safety, or structural requirements. The details of actions granting modifications shall be recorded and entered in the files of the Building and Safety Division.

Chapter 2A

ORGANIZATION AND ENFORCEMENT

SECTION 201A—AUTHORITY

201A.1 Creation of Enforcement Agency. There is hereby established in the City of Pleasanton a Division of Building and Safety which shall be under the administrative and operational control of the Building and Safety Official.

201A.2 General. Whenever the term or title “administrative authority,” “responsible official,” “Building and Safety Official,” “chief inspector,” “authority having jurisdiction,” or other similar designation is used herein or in any of the technical codes, it shall be construed to mean the Building and Safety Official designated by the authority of the City of Pleasanton.

SECTION 202A—POWERS AND DUTIES OF THE BUILDING AND SAFETY OFFICIAL

202A.1 General. The Building and Safety Official is hereby authorized and directed to enforce all the provisions of this code and the referenced technical codes. For such purposes, the Building and Safety Official shall have the powers of a law enforcement officer.

The Building and Safety Official shall have the power to render interpretations of this code and the referenced technical codes, and to adopt and enforce rules and regulations supplemental to this code as may be deemed necessary to clarify the application of the provisions of this code or the technical codes. Such interpretations, rules and regulations shall be in conformity with the intent and purpose of this code.

202A.2 Deputies. In accordance with prescribed procedures and with the approval of the appointing authority, the Building and Safety Official may appoint such number of technical officers, plan reviewers and inspectors and other employees as shall be authorized from time to time. The Building and Safety Official may deputize such inspectors or employees as may be necessary to carry out the functions of the code enforcement agency.

202A.3 Right of Entry. When necessary to make an inspection to enforce any of the provisions of this code the technical codes, or when the Building and Safety Official has reasonable cause to believe that there exists in any building or upon a premises a condition which is contrary to or in violation of this code or any of the technical codes which makes the building or premises unsafe, dangerous or hazardous, the Building and Safety Official is authorized to enter the building or premises at all reasonable times to inspect or to perform the duties imposed by this code, provided that if such building or premises be occupied, that credentials be presented to the occupant and entry requested. If such building or premises is unoccupied, the Building and Safety Official shall first make a reasonable effort to locate the owner or other persons having charge or control of the building or premises and request entry. If entry is refused, the Building and Safety Official shall have recourse to the remedies provided by law to secure entry.

202A.4 Stop Orders. Whenever the Building and Safety Official finds any work regulated by this code being performed in a manner either contrary to the provisions of this code or dangerous or unsafe, the Building and Safety Official is authorized to issue a stop work order. The stop work order shall be in writing and shall be given to the owner of the property involved, or to the owner’s agent, or to the person doing the work. Upon issuance of a stop work order, the cited work shall immediately cease. The stop work order shall state the reason for the order, and the conditions under which the cited work will be permitted to resume. Any person who shall continue any work after having been served with a stop work order, except such work as that person is directed to perform to remove a violation or unsafe condition, shall be subject to penalties as prescribed by law.

202A.5 Violations. It shall be unlawful for any person, firm or corporation to erect, construct, alter, extend, repair, move, remove, demolish or occupy any building, structure or equipment regulated by this code, or cause same to be done, in conflict with or in violation of any of the provisions of this code.

The Building and Safety Official is authorized to serve a notice of violation or order on the person responsible for the erection, construction, alteration, extension, repair, moving, removal, demolition or occupancy of a building or structure in violation of the provisions of this code, or in violation of a permit or certificate issued under the provisions of this code. Such order shall direct the discontinuance of the illegal action or condition and the abatement of the violation.

If the notice of violation is not complied with promptly, the Building and Safety Official is authorized to request the City Attorney to institute the appropriate proceeding at law or in equity to restrain, correct or abate such violation, or to require the removal or termination of the unlawful occupancy of the building or structure in violation of the provisions of this code or of the order or direction made pursuant thereto.

Any person who violates a provision of this code or fails to comply with any of the requirements thereof or who erects, constructs, alters or repairs a building or structure in violation of the approved construction documents or directive of the Building and Safety Official, or of a permit or certificate issued under the provisions of this code, shall be subject to penalties as prescribed by law.

When a building or structure or building and/or property service equipment therein regulated by this code and the technical codes is being used contrary to the provisions of such codes, the Building and Safety Official may order such use discontinued by written notice served on any person causing such use to be continued. Such person shall discontinue the use within the time prescribed by the Building and Safety Official after receipt of such notice to make the structure, or portion thereof, or building and/or property service equipment comply with the requirements of such codes.

202A.6 Authority to Disconnect Utilities. The Building and Safety Official or the Building and Safety Official's authorized representative shall have the authority to authorize disconnection of utility service or energy supplied to the building, structure or building and/or property service equipment therein regulated by this code or the

technical codes in case of emergency where necessary to eliminate an immediate hazard to life or property or when such utility connection has been made without the approval required by Section 308A. The Building and Safety Official shall notify the serving utility and wherever possible the owner and occupant of the building, structure or building and/or property service equipment of the decision to disconnect prior to taking such action. If not notified prior to disconnecting, the owner or occupant of the building, structure or service system shall be notified in writing, as soon as practical thereafter.

202A.7 Authority to Condemn Building Service and/or Property Equipment. When the Building and Safety Official ascertains that building and/or property service equipment regulated in the technical codes has become hazardous to life, health or property, or has become unsanitary, the Building and Safety Official shall order in writing that such equipment either be removed or restored to a safe or sanitary condition, as appropriate. The written notice itself shall fix a time limit for compliance with such order. Defective building and/or property service equipment shall not be maintained after receiving such notice.

When such equipment or installation is to be disconnected, a written notice of such disconnection and causes therefore shall be given within 24 hours to the serving utility, the owner and occupant of such building, structure or premises.

When any building and/or property service equipment is maintained in violation of the technical codes and in violation of a notice issued pursuant to the provisions of this section, the Building and Safety Official shall institute appropriate action to prevent, restrain, correct or abate the violation.

202A.8 Connection after Order to Disconnect. Persons shall not make connections from an energy, fuel or power supply nor supply energy or fuel to building and/or property service equipment which has been disconnected or ordered to be disconnected by the Building and Safety Official or the use of which has been ordered to be discontinued by the Building and Safety Official until the Building and Safety Official authorizes the reconnection and use of such equipment.

202A.9 Liability. The Building and Safety Official, member of the board of appeals or employee charged with the enforcement of this code and the technical codes, while acting in good faith and without malice in the discharge of the duties required by this code or other pertinent law or ordinance, shall not thereby be rendered liable personally and is hereby relieved from personal liability for any damage accruing to persons or property as a result of any act or by reason of an act or omission in the discharge of official duties. A suit brought against the Building and Safety Official or employees of the City of Pleasanton because of such act or omission performed by the Building and Safety Official or employee in the enforcement of the provisions of such codes or other pertinent laws or ordinances implemented through the enforcement of this code or enforced by the code enforcement agency shall be defended by the City of Pleasanton until final termination of such proceedings, and any judgment resulting there from, shall be assumed by this jurisdiction. The Building and Safety Official or any subordinate shall not be liable for cost in any action, suit or proceeding that is instituted in pursuance of the provisions of this code.

This code shall not be construed to relieve from or lessen the responsibility of any person owning, operating or controlling a building, structure or building and/or property service equipment therein for damages to persons or property caused by defects, nor shall the code enforcement agency or the City of Pleasanton be held as assuming such liability by reason of the inspections authorized by this code or permits or certificates issued under this code or the technical codes.

202A.10 Cooperation of Other Officials and Officers. The Building and Safety Official may request, and shall receive, the assistance and cooperation of other officials of the City of Pleasanton so far as is required in the discharge of the duties required by this code, the technical codes or other pertinent laws or ordinances.

203A DANGEROUS OR UNSAFE BUILDINGS, STRUCTURES OR BUILDING SERVICE EQUIPMENT

Buildings or structures regulated by this code and the technical codes which are structurally inadequate or have inadequate egress, or which constitute a fire hazard, or are otherwise dangerous to human life are, for the purpose of this section, unsafe buildings.

Building and/or property service equipment regulated by such codes, which constitutes a fire, electrical or health hazard, or an unsanitary condition, or is otherwise dangerous to human life is, for the purpose of this section, unsafe. Use of buildings, structures or building and/or property service equipment constituting a hazard to safety, health or public welfare by reason of inadequate maintenance, dilapidation, obsolescence, fire hazard, disaster, damage or abandonment is, for the purpose of this section, an unsafe use.

Parapet walls, cornices, spires, towers, tanks, statuary and other appendages or structural members which are supported by, attached to, or a part of a building and which are in a deteriorated condition or otherwise unable to sustain the design loads which are specified in the Building Code are hereby designated as unsafe building appendages.

Unsafe buildings, structures or appendages and building and/or property service equipment are hereby declared to be public nuisances and shall be abated by repair, rehabilitation, demolition or removal in accordance with the procedures set forth in Chapter 20.32, the Pleasanton Dangerous Buildings Code, or such alternate procedure as may be adopted by the City of Pleasanton. As an alternative, the Building and Safety Official or other employee or official of the City of Pleasanton as designated by the governing body may institute other appropriate action to prevent, restrain, correct or abate the violation.

203A.1 Substandard buildings. Any building or portion thereof including any dwelling unit, guestroom or suite of rooms, or the premises on which the same is located, in which there exists any of the following listed conditions to an extent that endangers the life, limb, health, property, safety, or welfare of the public or the occupants thereof shall be deemed and hereby is declared to be a substandard building:

A. Inadequate sanitation shall include, but not be limited to, the following:

1. Lack of, or improper water closet, lavatory, or bathtub or shower in a dwelling unit.
2. Lack of, or improper water closets, lavatories, and bathtubs or showers per number of guests in a hotel.
3. Lack of, or improper kitchen sink.
4. Lack of hot and cold running water to plumbing fixtures in a hotel.
5. Lack of hot and cold running water to plumbing fixtures in a dwelling unit.
6. Lack of adequate heating.
7. Lack of, or improper operation of required ventilating equipment.
8. Lack of minimum amounts of natural light and ventilation required by this code.
9. Room and space dimensions less than required by the building code.
10. Lack of required electrical lighting.
11. Dampness of habitable rooms.
12. Infestation of insects, vermin, or rodents as determined by the health officer.
13. General dilapidation or improper maintenance.
14. Lack of connection to required sewage disposal system.
15. Lack of adequate garbage and rubbish storage and removal facilities as determined by the health officer.

B. Structural hazards shall include, but not be limited to, the following:

1. Deteriorated or inadequate foundations.

2. Defective or deteriorated flooring or floor supports.

3. Flooring or floor supports of insufficient size to carry imposed loads with safety.

4. Members of walls, partitions, or other vertical supports that split, lean, list, or buckle due to defective material or deterioration.

5. Members of walls, partitions, or other vertical supports that are of insufficient size to carry imposed loads with safety.

6. Members of ceilings, roofs, ceilings and roof supports, or other horizontal members which sag, split, or buckle due to defective material or deterioration.

7. Members of ceiling, roofs, ceiling and roof supports, or other horizontal members that are of insufficient size to carry imposed loads with safety.

8. Fireplaces or chimneys which list, bulge, or settle due to defective material or deterioration.

9. Fireplaces or chimneys which are of insufficient size or strength to carry imposed loads with safety.

C. Any nuisance.

D. All wiring, except that which conformed with all applicable laws in effect at the time of installation if it is currently in good and safe condition and working properly.

E. All plumbing, except plumbing that conformed with all applicable laws in effect at the time of installation and has been maintained in good condition, or that may not have conformed with all applicable laws in effect at the time of installation but is currently in good and safe condition and working properly, and that is free of cross connections and siphonage between fixtures.

F. All mechanical equipment, including vents, except equipment that conformed with all applicable laws in effect at the time of installa-

tion and that has been maintained in good and safe condition, or that may not have conformed with all applicable laws in effect at the time of installation but is currently in good and safe condition and working properly.

G. Faulty weather protection, which shall include, but not be limited to, the following:

1. Deteriorated, crumbling, or loose plaster.
2. Deteriorated or ineffective waterproofing of exterior walls, roof, foundations, or floors, including broken windows or doors.
3. Defective or lack of weather protection for exterior wall coverings, including lack of paint, or weathering due to lack of paint or other approved protective covering.
4. Broken, rotted, split, or buckled exterior wall coverings or roof coverings.

H. Any building or portion thereof, device, apparatus, equipment, combustible waste, or vegetation that, in the opinion of the chief of the fire department or his or her deputy, is in such a condition as to cause a fire or explosion or provide a ready fuel to augment the spread and intensity of fire or explosion arising from any cause.

I. All materials of construction, except those which are specifically allowed or approved by this code, and which have been adequately maintained in good and safe condition.

J. Those premises on which an accumulation of weeds, vegetation, junk, dead organic matter, debris, garbage, offal, rodent harborages, stagnant water, combustible materials, and similar materials or conditions constitute fire, health, or safety hazards.

K. Any building or portion thereof that is determined to be an unsafe building due to inadequate maintenance, in accordance with the latest edition of the California Building Code.

L. All buildings or portions thereof not provided with adequate exit facilities as required by this code, except those buildings or portions

thereof whose exit facilities conformed with all applicable laws at the time of their construction and that have been adequately maintained and increased in relation to any increase in occupant load, alteration or addition, or any change in occupancy.

M. When an unsafe condition exists through lack of, or improper location of, exits, additional exits may be required to be installed.

N. All buildings or portions thereof that are not provided with the fire-resistive construction or fire-extinguishing systems or equipment required by this code, except those buildings or portions thereof that conformed with all applicable laws at the time of their construction and whose fire-resistive integrity and fire-extinguishing systems or equipment have been adequately maintained and improved in relation to any increase in occupant load, alteration or addition, or any change in occupancy.

O. All buildings or portions thereof occupied for living, sleeping, cooking, or dining purposes that were not designed or intended to be used for those occupancies.

P. Inadequate structural resistance to horizontal forces.

Q. Any other definition as specified in California Health & Safety Code Section 17920.3.

All buildings or portions thereof which are determined to be substandard are declared to be public nuisances and may be abated by repair, rehabilitation, demolition or removal in accordance with the procedure specified in the International Property Maintenance Code, the Pleasanton Dangerous Buildings Code or by any other remedy available at law. It shall be unlawful to maintain or use any such substandard building. Except that any condition which would require displacement of sound walls or ceilings to meet height, length, or width requirements of ceilings, rooms, and dwellings shall not by itself be considered sufficient existence of dangerous conditions making a substandard building, unless the building was constructed, altered or converted in violation of such requirements in effect

at the time of construction, alteration or conversion.

203A.2 Illegal buildings, structures or installations.

A. Every building or structure or portion thereof, and every electrical, plumbing or mechanical installation or portion thereof, erected, installed, constructed, enlarged, altered, repaired, moved, converted, or improved without a permit and which was subject to the requirements for permits by the California Building Code as adopted by the City of Pleasanton is declared to be an illegal building, structure or installation. All illegal buildings, structures or installations shall be made to conform to the provisions of this chapter or shall be demolished and removed as may be required by the Building and Safety Official.

B. Whenever necessary to assure compliance with the foregoing provisions, the owner of any illegal building, structure or installation shall uncover any concealed portions of such building, structure, electrical, plumbing, or mechanical installation for inspection and shall perform such tests as may be required by the Building and Safety Official.

C. It is unlawful to use or maintain any illegal buildings, structure or installation or portion thereof which was erected, installed, constructed, enlarged, altered, repaired, moved, converted, or improved without a permit.

D. All illegal buildings, structures or installations or portions thereof may be abated by being made to conform to the provisions of this chapter or by demolition and remove in accordance with the provisions specified by any remedy available at law.

203A.3 Emergency Measures

A. Imminent danger. When, in the opinion of the Code Official, there is imminent danger of failure or collapse of a building that endangers life, or when any building or part of a building has fallen and life is endangered by the occupation of the building, or when there is actual or potential danger to the building occupants or

those in the proximity of any structure because of explosives, explosive fumes or vapors, or the presence of toxic fumes, gases, or materials, or operation of defective or dangerous equipment, the code official is hereby authorized and empowered to order and require the occupants to vacate the premises forthwith. The Code Official shall cause to be posted at each entrance to such structure a notice prohibiting occupancy. It shall be unlawful for any person to enter such structure except for the purpose of securing the structure, making the required repairs, removing the hazardous condition, or of demolishing the same.

B. Temporary safeguards. Notwithstanding other provisions of this code, whenever, in the opinion of the code official there is imminent danger due to an unsafe condition, the code official shall order the necessary work to be done, including the boarding up of openings, to render such structure temporarily safe whether or not the legal procedure herein described has been instituted; and shall cause such other action to be taken as the code official deems necessary to meet such emergency.

C. Closing streets. When necessary for public safety, the code official shall temporarily close structures and close or order the authority having jurisdiction to close sidewalks, streets, public ways, and places adjacent to unsafe structures, and prohibit the same from being utilized.

D. Emergency repairs. For the purposes of this section, the code official shall employ the necessary labor and materials to perform the required work as expeditiously as possible.

E. Costs of emergency repairs. Costs incurred in the performance of emergency work shall be paid by the jurisdiction. The legal counsel of the jurisdiction shall institute appropriate action against the owner of the premises where the unsafe structure is or was located for the recovery of such costs.

F. Hearing. Any person ordered to take emergency measures shall comply with such order forthwith. Any affected person shall thereafter, upon petition directed to the appeals board, be afforded a hearing as described in this code.

SECTION 204A—BOARD OF APPEALS

204A.1 General. In order to hear and decide appeals of orders, decisions or determinations made by the Building and Safety Official relative to the application and interpretations of the technical code, there shall be and is hereby created a board of appeals consisting of members who are qualified by experience and training to pass upon matters pertaining to building construction and building and/or property service equipment and who are not employees of the jurisdiction. The Building and Safety Official shall be an ex officio member and shall act as secretary to said board but shall have no vote upon any matter before the board. The board of appeals shall be appointed by the City Council and shall hold office at its pleasure. The board shall adopt rules of procedure for conducting its business and shall render all decisions and findings in writing to the appellant with a duplicate copy to the Building and Safety Official.

Alternatively, the City may use five (5) Building Official members of the East Bay Chapter of the International Code Council, chosen on a case-by-case basis, to serve as the Board of Appeals for the City of Pleasanton. The ICC East Bay Chapter, an organization of Building Officials, Building Inspectors, and Construction Industry personnel, was formed in 1947 to help maintain consistent and uniform code enforcement and code interpretation for our region. Building Officials from jurisdictions within Alameda, Contra Costa counties and neighboring counties are also members. Building Official members of the ICC East Bay Chapter are well versed in the technical and administrative provisions of construction codes.

204A.2 Limitations of Authority. The board of appeals shall have no authority relative to interpretation of the administrative provisions of this code or the administrative provisions of the technical codes nor shall the board be empowered to waive requirements of either this code or the technical codes.

SECTION 205A—VIOLATIONS

It shall be unlawful for a person, firm or corporation to erect, construct, enlarge, alter, repair,

move, improve, remove, convert or demolish, equip, use, occupy or maintain any building, structure or building and/or property service equipment, or cause or permit the same to be done in violation of this code and the technical codes. Penalties for violations will be as provided in Section 1.12.020 of the Pleasanton Municipal Code.

Chapter 3A

PERMITS AND INSPECTIONS

SECTION 301A—PERMITS

301A.1 Permits Required. Except as specified in Section 301A.2, any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the Building and Safety Official and obtain the required permit.

301A.2 Work Exempt from Permit. A permit shall not be required for the types of work in each of the separate classes of permit as listed below. Exemption from the permit requirements of this code shall not be deemed to grant authorization for any work to be done in violation of the provisions of the technical codes or any other laws or ordinances of this jurisdiction.

301A.2.1 Building permits. A building permit shall not be required for the following:

1. One-story detached accessory structures used as tool and storage sheds, playhouses and similar uses, provided the floor area does not exceed 120 square feet (11.15 m²).
2. Fences not over 6 feet (1829 mm) high.
3. Oil derricks.
4. Retaining walls which are not over 4 feet (1219 mm) in height measured from the bottom of the footing to the top of the wall, unless sup-

porting a surcharge or impounding Class I, II or IIIA liquids.

5. Water tanks supported directly upon grade if the capacity does not exceed 5,000 gallons (18,925 L) and the ratio of height to diameter or width does not exceed 2:1.

6. Sidewalks and driveways not more than 30 inches (762 mm) above adjacent grade and not over any basement or story below and are not part of an accessible route.

7. Painting, papering, carpeting, and similar finish work.

8. Temporary motion picture, television and theater stage sets and scenery.

9. Prefabricated swimming pools accessory to a Group R 3 Occupancy that are less than 24 inches (610 mm) deep, do not exceed 5,000 gallons (18,925 L) and are installed entirely above ground.

10. Shade cloth structures constructed for nursery or agricultural purposes, not including service systems.

11. Swings and other playground equipment accessory to detached one- and two-family dwellings.

12. Window awnings supported by an exterior wall of Group R, Division 3 and Group U Occupancies that do not project more than 54 inches (1372 mm) from the exterior wall and do not require additional support.

13. Non-fixed and movable fixtures, cases, counters and partitions not over 5 feet 9 inches (1753 mm) high.

14. Decks not exceeding 200 square feet (18.58m²) in area, that are not more than 30" above grade at any point, are not attached to a one- and two-family dwelling and do not serve the required exit door.

Unless otherwise exempted by this code or the technical codes, separate plumbing, electrical

and mechanical permits will be required for the above exempted items.

301A.2.2 Plumbing permits. A plumbing permit shall not be required for the following:

1. The stopping of leaks in drains, water, soil, waste or vent pipe; provided, however, that should any concealed trap, drain pipe, water, soil, waste or vent pipe become defective and it becomes necessary to remove and replace the same with new material, the same shall be considered as new work and a permit shall be obtained and inspection made as provided in this code.

2. The clearing of stoppages or the repairing of leaks in pipes, valves or fixtures and the removal and reinstallation of water closets, provided such repairs do not involve or require the replacement or rearrangement of valves, pipes or fixtures.

301A.2.3 Electrical permits. An electrical permit shall not be required for the following:

1. Portable motors or other portable appliances energized by means of a cord or cable having an attachment plug end to be connected to an approved receptacle when that cord or cable is permitted by the Electrical Code.

2. Repair of fixed motors, transformers or fixed approved appliances of the same type and rating in the same location.

3. Temporary decorative lighting in or outside of one- and two-family dwellings.

4. Repair or replacement of current-carrying parts of any switch, contactor or control device the same location.

5. Reinstallation of attachment plug receptacles when the receptacle is not moved from its previous location, but not the outlets therefore.

6. Repair or replacement of any over current device of the required capacity in the same location.

7. Temporary wiring for experimental purposes in suitable experimental laboratories.

8. Electrical wiring, devices, appliances, apparatus or equipment operating at less than 25 volts and not capable of supplying more than 50 watts of energy.

9. Low-energy power, control and signal circuits of Class II and Class III as defined in the Electrical Code.

10. A permit shall not be required for the installation, alteration or repair of electrical wiring, apparatus or equipment or the generation, transmission, distribution or metering of electrical energy or in the operation of signals or the transmission of intelligence by a public or private utility in the exercise of its function as a serving utility.

301A.2.4 Mechanical permits. A mechanical permit shall not be required for the following:

1. Portable heating appliances.
2. Portable ventilating appliances.
3. Portable cooling units.
4. Portable evaporative coolers.
5. Steam, hot- or chilled-water piping within any heating or cooling equipment regulated by the Mechanical code.
6. Replacement of any minor part that does not alter approval of equipment or make such equipment unsafe.
7. Refrigerating equipment which is part of the equipment for which a permit has been issued pursuant to the requirements of the technical codes. Self-contained refrigeration systems containing 10 pounds (4.54 kg) or less of refrigerant or that are actuated by motors of 1 horsepower (746 W) or less.
8. Portable-fuel-cell appliances that are not connected to a fixed piping system and are not interconnected to a power grid.

SECTION 302A—APPLICATION FOR PERMIT

302A.1 Application. To obtain a permit, the applicant shall first file an application therefor in writing on a form furnished by the Building and Safety Division for that purpose. Every such application shall:

1. Identify and describe the work to be covered by the permit for which application is made.
2. Describe the land on which the proposed work is to be done by legal description, street address or similar description that will readily identify and definitely locate the proposed building or work.
3. Indicate the use or occupancy for which the proposed work is intended.
4. Be accompanied by plans, diagrams, computations and specifications, and other data as required in Section 302A.2.
5. State the valuation of the proposed work, based on current labor and material costs.
6. Be signed by the applicant, or the applicant's authorized agent.
7. Give such other data and information as may be required by the Building and Safety Official.

302A.2 Submittal Documents. Plans, specifications, engineering calculations, diagrams, soil investigation reports, special inspection and structural observation programs and other data shall constitute the submittal documents and shall be submitted in three or more sets with each application for a permit. When such plans are not prepared by an architect or engineer, the Building and Safety Official may require the applicant submitting such plans or other data to demonstrate that state law does not require that the plans be prepared by a licensed architect or engineer. The Building and Safety Official may require plans, computations and specifications to be prepared and designed by an engineer or architect licensed by the state to practice as such even if not required by state law.

EXCEPTION: The Building and Safety Official may waive the submission of plans, calculations, construction inspection requirements and other data if it is found that the nature of the work applied for is such that reviewing of plans is not necessary to obtain compliance with this code.

302A.3 Information on Plans and Specifications. Plans and specifications shall be drawn to scale on substantial paper and shall be of sufficient clarity to indicate the location, nature and extent of the work proposed and show in detail that it will conform to the provisions of this code and all relevant laws, ordinances, rules and regulations.

Where conventional construction provisions are identified in Group R 3 occupancies, all braced wall lines shall be identified on the construction documents and all pertinent information including, but not limited to, bracing methods, location and length of braced wall panels, foundation requirements of braced wall panels at top and bottom shall be provided. Plans for buildings of other than Group R 3 and Group U Occupancies shall indicate how required structural and fire resistive integrity will be maintained where penetrations will be made for electrical, mechanical, plumbing and communication conduits, pipes and similar systems.

Section 302A.4—Design Professional in Responsible Charge

302A.4.1 General. When it is required that documents be prepared by an architect or engineer, the Building and Safety Official shall be authorized to require the owner to engage and designate on the building permit application a registered design professional who shall act as the registered design professional in responsible charge. If the circumstances require, the owner may designate a substitute registered design professional in responsible charge who shall perform all the duties required of the original registered design professional in responsible charge. The Building and Safety Official shall be notified in writing by the owner if the registered design professional in responsible charge is changed or is unable to continue to perform the duties. The registered design professional in responsible charge shall be responsible for review-

ing and coordinating all submittal documents prepared by others, including phased and deferred submittal items, for compatibility with the design of the building.

302A.4.2 Deferred submittals. For the purposes of this section, deferred submittals are defined as those portions of the design which are not submitted at the time of the application and which are to be submitted to the Building and Safety Official within a specified period. Deferral of any submittal items shall have prior approval of the Building and Safety Official. The registered design professional in responsible charge shall list the deferred submittals on the plans and shall submit the deferred submittal documents for review by the Building and Safety Official. Submittal documents for deferred submittal items shall be submitted to the registered design professional in responsible charge who shall review them and forward them to the Building and Safety Official with a notation indicating that the deferred submittal documents have been reviewed and that they have been found to be in general conformance with the design of the building. The deferred submittal items shall not be installed until their design and submittal documents have been approved by the Building and Safety Official.

302A.5 Inspection and Observation Program. When special inspection is required by Section 306A, the registered design professional in responsible charge shall prepare an inspection program which shall be submitted to the Building and Safety Official for approval prior to issuance of the building permit. The inspection program shall designate the portions of the work to have special inspection, the name or names of the individuals or firms who are to perform the special inspections and indicate the duties of the special inspectors.

The special inspector shall be employed by the owner, the registered design professional in responsible charge, or an agent of the owner, but not the contractor or any other person responsible for the work.

When structural observation is required by Section 307A, the inspection program shall name the individuals or firms who are to perform struc-

tural observation and describe the stages of construction at which structural observation is to occur. The inspection program shall include samples of inspection reports and provide time limits for submission of reports.

302A.6 Time Limitation of Application. An application for a permit for any proposed work shall be deemed to have been abandoned 180 days after the date of filing, unless such application has been pursued in good faith or a permit has been issued; except that the Building and Safety Official is authorized to grant one extension of time for an additional period not exceeding 180 days each. The extension shall be requested in writing and justifiable cause demonstrated. An application shall not be extended if this code or any other pertinent laws or ordinances have been amended subsequent to the date of application.

SECTION 303A—PERMITS ISSUANCE

303A.1 Issuance. The application, plans, specifications, computations and other data filed by an applicant for permit shall be reviewed by the Building and Safety Official or his or her authorized representative. Such plans may be reviewed by other departments of the City of Pleasanton to verify compliance with any applicable laws under its jurisdiction. If the Building and Safety Official finds that the work described in an application for a permit and the plans, specifications and other data filed therewith conform to the requirements of this code and the technical codes and other pertinent laws and ordinances, and that the fees specified in Section 304A have been paid, the Building and Safety official shall issue a permit therefor as soon as practicable.

When the Building and Safety Official issues a permit, the construction documents shall be approved in writing or by a stamp which states "REVIEWED FOR CODE COMPLIANCE." One set of construction documents so reviewed shall be retained by the Building and Safety Official. Another set of approved plans and specifications shall be returned to the applicant, shall be kept at the site of work at all times during which the work authorized, and shall be open to inspection by the Building and Safety Official or his or her authorized representative. Such approved

plans and specifications shall not be changed, modified or altered without authorizations from the Building and Safety Official, and all work regulated by this code and the technical codes shall be done in accordance with the approved plans.

The Building and Safety Official is authorized to issue a permit for the construction of part of a building, structure or building service equipment before the entire plans and specifications for the whole building or structure or building and or property service equipment have been submitted or approved, provided adequate information and detailed statements have been filed complying with all pertinent requirements of the technical codes. The holder of a partial permit shall proceed at the holder's own risk with the building operation and without assurance that a permit for the entire building, structure or building service will be granted.

303A.2 Retention of Plans. The Building and Safety Division shall maintain an official copy, which may be an electronic copy or on microfilm, of the plans for every building during the life of the building, for which the division issues a building permit. Except for plans of a common interest development as defined in Section 1351 of the Civil Code, plans need not be filed for:

- a. Single or multiple dwellings not more than two stories and basement in height.
- b. Garages and other structures appurtenant to buildings in item A.
- c. Farm or ranch buildings.
- d. Any one-story building not constructed of steel frame or concrete where the span between bearing walls does not exceed 25 feet.

303A.3 Validity of Permit. The issuance or granting of a permit shall not be construed to be a permit for, or an approval of, any violation of any of the provisions of this code or of any other ordinance of the City of Pleasanton. Permits presuming to give authority to violate or cancel the provisions of this code or the technical codes or of other ordinances of the City of Pleasanton shall not be valid. The issuance of a permit based

on construction documents and other data shall not prevent the Building and Safety Official from thereafter requiring the correction of errors in construction documents and other data. The Building and Safety Official is also authorized to prevent occupancy or use of a structure where in violation of this code or of any other ordinances of the City of Pleasanton.

303A.4 Expiration. Every permit issued shall become invalid unless the work authorized by such permit is commenced within 180 days after its issuance, or if the work authorized by such permit is suspended or abandoned for a period of 180 days after the time the work is commenced, or if 180 days has elapsed since the most recent approval has been given by the Building and Safety Official for a required inspection, as enumerated in Section 305A.5 of this code. The Building and Safety Official is authorized to grant, in writing, one extension of time, for a period not more than 180 days. The extension shall be requested in writing and justifiable cause demonstrated.

If the permit has expired, before such work can be recommenced, a new permit shall be first obtained to do so, and the fee there-for shall be one half the amount required for a new permit for such work, provided no changes have been made or will be made in the original plans and specifications for such work, and provided further that such suspension or abandonment has not exceeded one year. In order to renew action on a permit after expiration, the permittee shall pay a new full permit fee.

Any permittee holding an unexpired permit may apply for an extension of the time within which work may commence under that permit when the permittee is unable to commence work within the time required by this section for good and satisfactory reasons. The Building and Safety Official may extend the time for action by the permittee for a period not exceeding 180 days on written request by the permittee showing that circumstances beyond the control of the permittee have prevented action from being taken.

303A.5 Suspension or Revocation. The Building and Safety Official is authorized to suspend or revoke a permit issued under the provisions of

this code wherever the permit is issued in error or on the basis of incorrect, inaccurate or incomplete information, or in violation of any ordinance or regulation or any of the provisions of this code.

SECTION 304A—FEES

304A.1 General. A permit shall not be valid until the fees prescribed by law have been paid. Nor shall an amendment to a permit be released until the additional fee, if any, has been paid. Fees shall be assessed in accordance with the provisions in the fees and charges section of the Pleasanton Municipal Code.

304A.2 Permit Fees. The fee for each permit shall be as set forth in the fees and charges section of the Pleasanton Municipal Code. Where a technical code has been adopted by the City of Pleasanton for which no fee schedule is shown in the Pleasanton Municipal Code, the fee required shall be established by the Building and Safety Official base on time and material.

The applicant for a permit shall provide an estimated permit value at time of application. Permit valuations shall include total value of work, including materials and labor, for which the permit is being issued, such as finish work, painting, roofing, electrical, gas, mechanical, plumbing equipment, elevators, fire-extinguishing systems and permanent systems. If, in the opinion of the Building and Safety Official, the valuation is underestimated on the application, the permit shall be denied, unless the applicant can show detailed estimates to meet the approval of the Building and Safety Official. Final building permit valuation shall be set by the Building and Safety Official.

Any person who commences any work on a building, structure, electrical, gas, mechanical or plumbing system before obtaining the necessary permits shall be subject to an investigation fee established by the Building and Safety Official that shall be in addition to the required permit fees.

The payment of the fee for the construction, alteration, removal or demolition for work done in connection to or concurrently with the work au-

thorized by a building permit shall not relieve the applicant or holder of the permit from the payment of other fees that are prescribed by law.

304A.3 Plan Review Fees. When submittal documents are required by Section 302A.2, a plan review fee shall be paid at the time of submitting the submittal documents for plan review.

A. The building, energy, access, fire sprinkler, fire alarm, grading, on-site, electrical, mechanical and/or plumbing plan review fee shall be as shown in the Fees and Charges Table of the Pleasanton Municipal Code.

B. The plan review fees specified in this section are separate fees from the permit fees specified in Section 304A.2 and are in addition to the permit fees.

C. When submittal documents are incomplete or changed so as to require additional plan review or when the project involves deferred submittal items as defined in Section 302A.4.2, an additional plan review fee shall be charged at the rate shown in the Fees and Charges Table of the Pleasanton Municipal Code.

304A.4 Expiration of Plan Review. An application for a permit for any proposed work under review shall be deemed to have been abandoned 180 days after the date of filing, unless such application has been pursued in good faith or a permit has been issued; except that the Building and Safety Official is authorized to grant one extension of time for an additional period not exceeding 180 days. The extension shall be requested in writing and justifiable cause demonstrated. An application shall not be extended if this code or any other pertinent laws or ordinances have been amended subsequent to the date of application. In order to renew action on an application after expiration, the applicant shall resubmit plans and pay a new plan review fee.

304A.5 Investigation Fees: Work without a Permit.

304A.5.1 Investigation. Any person who commences any work on a building, structure, electrical, gas, mechanical or plumbing system before obtaining the necessary permits shall be sub-

ject to a special investigation fee established by the Building and Safety Official that shall be in addition to the required permit fees.

304A.5.2 Fee. An investigation fee, in addition to the permit fee, shall be collected whether or not a permit is then or subsequently issued. The investigation fee shall be equal to the amount of the permit fee required by the Fees and Charges Table of the Pleasanton Municipal Code. The payment of such investigation fee shall not exempt an applicant from compliance with all other provisions of either this code or the technical codes nor from the penalty prescribed by law.

304.6A Fee Refunds. The Building and Safety Official may authorize refunding of a fee paid hereunder which was erroneously paid or collected. The Building and Safety Official may authorize refunding of not more than 80 percent of the permit fee paid when no work has been done under a permit issued in accordance with this code.

The Building and Safety Official may authorize refunding of not more than 80 percent of the plan review fee paid when an application for a permit for which a plan review fee has been paid is withdrawn or canceled before any examination or inspection time has been expended.

The Building and Safety Official shall not authorize the refunding of any fee paid except upon written application filed by the original permittee not later than 180 days after the date of fee payment.

SECTION 305A—INSPECTIONS

305A.1 General. Construction or work for which a permit is required shall be subject to inspection by the Building and Safety Official and the construction or work shall remain accessible and exposed for inspection purposes until approved. In addition, certain types of construction shall have continuous inspection as specified in Section 306A. Approval as a result of an inspection shall not be construed to be an approval of a violation of the provisions of this code, the technical codes or of other ordinances of the City of Pleasanton. Inspections presuming to give authority to violate or cancel the provisions of this code, the

technical codes or of other ordinances of the City of Pleasanton shall not be valid.

It shall be the duty of the permit applicant to cause the work to remain accessible and exposed for inspection purposes. Neither the Building and Safety Official nor the City of Pleasanton shall be liable for expense entailed in the removal or replacement of any material required to allow inspection.

A survey of the lot may be required by the Building and Safety Official to verify that the structure is located in accordance with the approved plans.

305A.2 Inspection Record Card. Work requiring a permit shall not be commenced until the permit holder or the agent of the permit holder shall have posted or otherwise made available an inspection record card such as to allow the Building and Safety Official conveniently to make the required entries thereon regarding inspection of the work. This card shall be maintained available by the permit holder until final approval has been granted by the Building and Safety Official.

305A.3 Inspection Requests. It shall be the duty of the person doing the work authorized by a permit to notify the Building and Safety Official that such work is ready for inspection. The Building and Safety Official may require that every request for inspection be filed at least one working day before such inspection is desired. Such request may be made electronically, in writing or by telephone at the option of the Building and Safety Official.

It shall be the duty of the person requesting any inspections required either by this code or the technical codes to provide access to and means for inspection of the work.

In addition to scheduled inspections required herein, the Building and Safety Official may inspect any existing building or structure for cause within the City or when requested to do so by an owner or person acting under authority of the owner. Such request shall be made in writing by the property owner, who may be required to submit evidence to indicate such authority. A statement of all findings shall be sent to the owner and a record shall be kept on file in the of-

fice of the Building and Safety Official. Applications shall be accompanied by an inspection fee based on the Fees and Charges Appendix in the Municipal Code.

305A.4 Approval Required. Work shall not be done beyond the point indicated in each successive inspection without first obtaining the approval of the Building and Safety Official. The Building and Safety Official, upon notification, shall make the requested inspections and shall either indicate that that portion of the construction is satisfactory as completed or shall notify the permit holder or an agent of the permit holder wherein the same fails to comply with this code. Any portions which do not comply shall be corrected and such portion shall not be covered or concealed until authorized by the Building and Safety Official.

There shall be a final inspection and approval by the Building and Safety Official of all buildings, structures, plumbing, mechanical and or electrical and on-site permits when completed and ready for occupancy and use.

305A.5 Preliminary Inspection. Before issuing a permit, the Building and Safety Official is authorized to examine or cause to be examined buildings, structures and sites for which an application has been filed.

305A.6 Required Building Inspections. Reinforcing steel or structural framework of any part of a building or structure or any plumbing, mechanical or electrical components shall not be covered or concealed without first obtaining the approval of the Building and Safety Official. Protection of joints and penetrations in fire-resistive assemblies shall not be concealed from view until inspected and approved.

The Building and Safety Official shall require notification from the permit holder in order to make the following inspections:

1. **Foundation Inspection.** Footing and foundation inspections shall be made after excavations for footings are complete and any required reinforcing steel is in place. Plumbing, mechanical or electrical components are required to be in place. For concrete foundations, required forms

shall be in place prior to inspection. The foundation inspection shall include excavations for thickened slabs intended for the support of bearing walls, partitions, structural supports, or equipment. Materials for the foundation shall be on the job, except where concrete is ready mixed in accordance with ASTM C 94, the concrete need not be on the job.

2. Under-slab and Under-floor Inspection. Concrete slab and under-floor inspections shall be made after in-slab or under-floor reinforcing steel and building service equipment, conduit, piping accessories and other ancillary equipment items are in place, but before any concrete is placed or floor sheathing or insulation installed, including the subfloor.

3. Floodplain Inspection in designated flood hazard areas. Upon placement of the lowest floor and prior to further vertical construction, a registered design professional shall prepare and submit documentation to the Building and Safety Official of the elevation of the lowest floor, including basement, as required in Section 1612.5 of the California Building Code, or for one- and two-family dwellings, Section R322 of the California Residential Code.

4. Shear and Roof Inspection. A lateral bracing, roof framing and sheathing inspection shall be made before any weather protection covering or roofing material is installed on the walls or roof of any building.

5. Plumbing, Mechanical, Gas and Electrical Inspection. Rough inspection of plumbing, mechanical, gas and electrical systems shall be made prior to covering or concealment, before fixtures or appliances are set or installed, and prior to framing inspection.

6. Frame Inspection. Framing inspections shall be made after the roof deck or sheathing are approved and the structure is adequately protected from weather intrusion, all framing, fire-blocking and bracing are in place and pipes, chimneys and vents to be concealed are complete and the rough electrical, plumbing, heating, wiring, piping and ducts are approved.

7. Sprinkler System Pre-Concealment Inspection. Fire sprinklers shall be installed in all required locations, and the sprinkler piping installation shall be tested and inspected prior to the concealment of any sprinkler system piping.

8. Energy Efficiency Inspections. Inspections shall be made to determine compliance with Title 24, Part 6 and shall include, but not be limited to, inspections for: envelope insulation R- and U-values, fenestration U-value, duct system R-value, and HVAC and water-heating equipment efficiency. Wall and concealed ceiling insulation inspections are required to be made after the frame inspection is approved and before being covered.

9. Lath and/or wallboard Inspection. Lath and gypsum board inspections shall be made after lathing and gypsum board, interior and exterior, is in place, but before any plastering is applied or gypsum board joints and fasteners are taped and finished.

Exception: Gypsum board that is not part of a fire-resistance-rated assembly.

10. Fire-resistance-rated Construction Inspection. Wherever fire-resistance-rated construction is required, the Building and Safety Official shall require an inspection of such construction after all lathing and/or wallboard is in place, but before any plaster is applied, or before wallboard joints and fasteners are taped and finished. Protection of joints and penetrations in fire-resistance-rated assemblies, smoke barriers and smoke partitions shall not be concealed from view until inspected and approved.

11. Other Inspections. In addition to the inspections specified above, the Building and Safety Official is authorized to make or require other inspections of any construction work to ascertain compliance with the provisions of this code and other laws that are enforced by the department of building safety.

12. Final Inspection. Final inspection shall be made after the permitted work is complete and prior to occupancy.

305A.7 Required Building and/or Property Service Equipment Inspections.

305A.7.1 General. For all stand alone plumbing, mechanical and electrical permits and all other building and/or property service equipment for which a permit is required by this code shall be inspected by the Building and Safety Official. Building service equipment intended to be concealed by a permanent portion of the building shall not be concealed until inspected and approved. Before any property service equipment is buried or covered it shall be inspected by the Building and Safety Official. When the installation of building and/or property service equipment is complete, a final inspection shall be made. Building and/or property service equipment regulated by the technical codes shall not be connected to the water, fuel or power supply or sewer system until authorized by the Building and Safety Official.

305A.7.2 Operation of building service equipment. The requirements of this section shall not be considered to prohibit the operation of building service equipment installed to replace existing building service equipment serving an occupied portion of the building in the event a request for inspection of such building service equipment has been filed with the Building and Safety Official not more than 48 hours after the replacement work is completed, and before any portion of such building service equipment is concealed by permanent portions of the building.

305A.8 Reinspections. A reinspection fee may be assessed for each inspection or re-inspection when such portion of work for which inspection is called is not complete or when inspections called for are not made. Reinspection fees may be assessed when the inspection record card is not posted or otherwise available on the work site, the approved plans are not readily available to the inspector, for failure to provide access on the date for which inspection is requested, or for deviating from plans requiring the approval of the Building and Safety Official.

To obtain a reinspection after a reinspection fee has been assessed, the applicant shall first pay the assessed re-inspection fee in accordance with

the Fees and Charge as set forth in the Pleasanton Municipal Code.

SECTION 306A—SPECIAL INSPECTIONS

306A.1 General. Where application is made for construction as described in this Chapter 17 of the California Building Code, the owner or the registered design professional in responsible charge acting as the owner's agent shall employ one or more approved agencies to perform inspections during construction on the types of work listed under Section 1704. These inspections are in addition to the inspections identified in Section 305A of this code.

EXCEPTION: Special inspections are not required for work of a minor nature as approved by the Building and Safety Official.

SECTION 307A—STRUCTURAL OBSERVATION

Structural observation shall be provided when so designated by the architect or engineer of record, or when such observation is specifically required by the Building and Safety Official and comply with the requirements in Section 1710 of the California Building Code.

The owner shall employ a registered design professional to perform structural observations as defined in Section 1702. Prior to the commencement of observations, the structural observer shall submit to the Building and Safety Official a written statement identifying the frequency and extent of structural observations. At the conclusion of the work included in the permit, the structural observer shall submit to the Building and Safety Official a written statement that the site visits have been made and identify any reported deficiencies which, to the best of the structural observer's knowledge, have not been resolved.

Structural observation does not include or waive the responsibility for the inspections required by Section 305A.6, 1704 of the California Building Code or other sections of this code.

SECTION 308A—CONNECTION TO UTILITIES

308A.1 Energy Connections. No person shall make connections from a utility, source of energy, fuel or power to any building or system that is regulated by this code for which a permit is required, until released by the Building and Safety Official.

308A.2 Temporary Connections. The Building and Safety Official shall have the authority to authorize the temporary connection of the building or other service equipment to the source of energy, fuel or power.

SECTION 309A—CERTIFICATE OF OCCUPANCY

309A.1 Use or Occupancy. No building or structure shall be used or occupied, and no change in the existing occupancy classification of a building or structure or portion thereof be made until the Building and Safety Official has issued a certificate of occupancy therefore as provided herein. Issuance of a certificate of occupancy shall not be construed as an approval of a violation of the provisions of this code or of other ordinances of the City of Pleasanton. Certificates presuming to give authority to violate or cancel the provisions of this code or the technical codes or of other ordinances of the City of Pleasanton shall not be valid.

EXCEPTION: One- and two-family dwellings, Group U Occupancies and work exempt from permits under Section 301A.2.

309A.2 Change in Use. Changes in the character or use of an existing structure shall not be made except as specified in Sections 3406 and 3407 of the California Building Code.

309A.3 Certificate Issued. After the Building and Safety Official inspects the building or structure and finds no violations of the provisions of the technical codes or other laws which are enforced by the City of Pleasanton, the Building and Safety Official shall issue a certificate of occupancy which shall contain the following:

1. The building permit number.
2. The address of the structure.

3. The name and address of the owner.
4. A description of that portion of the structure for which the certificate is issued.
5. A statement that the described portion of the structure has been inspected for compliance with the requirements of the technical codes for the occupancy and the division of occupancy and the use for which the proposed occupancy is classified.
6. The name of the Building and Safety Official.
7. The edition of the code under which the permit was issued.
8. The use and occupancy.
9. The type of construction.
10. The design occupant load.
11. If an automatic sprinkler system is provided, whether the sprinkler system is required.
12. Any special stipulations and conditions of the building permit.

309A.4 Temporary Certificate of Occupancy. The Building and Safety Official is authorized to issue a temporary certificate of occupancy before the completion of the entire work covered by the permit, provided that such portion or portions shall be occupied safely. The Building and Safety Official shall set a time period during which the temporary certificate of occupancy is valid.

309A.5 Posting. The certificate of occupancy shall be posted in a conspicuous place on the premises and shall not be removed except by the Building and Safety Official.

309A.6 Revocation. The Building and Safety Official is authorized to, in writing, suspend or revoke a certificate of occupancy or completion issued under the provisions of this code wherever the certificate is issued in error, or on the basis of incorrect information supplied, or where it is determined that the building or structure or portion

thereof is in violation of any ordinance or regulation or any of the provisions of this code.

(Ord. 2015 § 2, 2011)

Chapter 20.08**BUILDING CODE****Sections:**

- 20.08.010 California Building Code adopted.**
20.08.020 CBC Chapter 1 Division II deleted.
20.08.030 CBC Section 310.3.4 added— Installation of Spark Arrestors.
20.08.040 CBC Section 903 amended— Automatic Sprinkler Systems.
20.08.050 CBC Section 904 amended— Alternative Automatic Fire-Extinguishing Systems.
20.08.060 CBC Section 907.2.11.2 Item 5 added—Groups R-2, R-2.1, R-3, R-3.1, R-4.
20.08.070 CBC Section 1505.1 amended— Fire Classification.
20.08.080 CBC Section 1613.8 amended— Earthquake Loads.
20.08.090 CBC Section 1704.4 amended— Concrete Construction.
20.08.100 CBC Section 1809.8 amended— Plain concrete footings.
20.08.110 CBC Section 1908.1.8 amended— ACI 318 Section 22.10.1.
20.08.120 CBC Section 1910.1 amended— Minimum Slab Provisions.
20.08.130 CBC Table 2306.7 amended— Allowable Shear for Wind or Seismic Forces for Shear Walls of Lath and Plaster or Gypsum Board Wood Framed Wall Assemblies.
20.08.140 CBC Section 2308.12.4 amended— Braced wall line sheathing.
20.08.150 CBC Section 2308.12.5 amended— Attachment of sheathing.
20.08.160 CBC Chapter 24 amended—Glass and Glazing.
20.08.170 CBC Chapter 31B adopted and amended—Public Swimming Pools.

20.08.010 California Building Code adopted.

A. The International Building Code, 2009 Edition, as amended and set forth in the California Building Code, Title 24, Part 2 of the California Code of Regulations, published by the International Code

Council is hereby adopted, together with Appendices H and J, except as set forth in this chapter.

B. The International Building Code (IBC) adopted in this chapter by reference is amended by the following additions, deletions and amendments thereto as set forth in this chapter. Reference numbers herein are taken from the 2010 California Building Code.

C. These regulations shall be known as the Pleasanton Building Code, hereinafter referred to as “this code.”

D. Where there is a reference in the code to the “building official” or “authority having jurisdiction” it shall mean the “building and safety official” or in the absence of the building and safety official, the interim, temporary or acting building and safety official. (Ord. 2015 § 2, 2011)

20.08.020 CBC Chapter 1 Division II deleted.

Chapter 1 Division II is deleted in its entirety. (Ord. 2015 § 2, 2011)

20.08.030 CBC Section 310.3.4 added— Installation of Spark Arrestors.

Section 310.3 is amended by adding Section 310.3.4 to read as follows:

Section 310.3.4 Installation of Spark Arrestors. Existing dwelling units shall be retrofitted with a spark arrestor upon the occurrence of any of the following events:

1. Upon notice from the City;
2. Re-roofing;
3. Resale of the dwelling unit;
4. Issuance of a building permit for alterations, repairs or additions in excess of \$1,000.

In the event of a resale of a dwelling unit, the seller shall be responsible to comply with this ordinance. Any real property professional representing the seller shall be required to notify the seller of seller’s obligation to comply with this ordinance.

The spark arrestor shall conform to the requirements specified in the CBC Section 2113.9.1.

(Ord. 2015 § 2, 2011)

**20.08.040 CBC Section 903 amended—
Automatic Sprinkler Systems.**

Section 903 of the California Building Code 2010 Edition, (24 C.C.R. Part 2), and including by reference the International Building Code, 2009 Edition is amended to read as shown in Section 903 of the Pleasanton Fire Code (PMC Chapter 20.24). (Ord. 2015 § 2, 2011)

**20.08.050 CBC Section 904 amended—
Alternative Automatic Fire-
Extinguishing Systems.**

Section 904 of the California Building Code 2010 Edition, (24 C.C.R. Part 2), and including by reference the International Building Code, 2009 Edition is amended to read as shown in Section 904 of the Pleasanton Fire Code (PMC Chapter 20.24). (Ord. 2015 § 2, 2011)

**20.08.060 CBC Section 907.2.11.2 Item 5
added—Groups R-2, R-2.1, R-3, R-
3.1, R-4.**

Section 907.2.11.2 is amended by adding Section 907.2.11.2 Item 5 to read as follows:

5. No R-2, R-2.1, R-3, R-3.1 or R-4 occupancies may be sold or traded in the City of Pleasanton unless and until the seller installs or provides for the installation of smoke alarms in accordance with Section 907.2.11.2. This requirement may be met by the seller placing in an escrow account, for the use of the buyer, sufficient funds to pay for said installation.

(Ord. 2015 § 2, 2011)

**20.08.070 CBC Section 1505.1 amended—Fire
Classification.**

Table 1505.1 Minimum Roof Coverings Classification is deleted, and Section 1501.1 is amended to add the following paragraph to read as follows:

Roof coverings shall be fire retardant minimum Class B or higher for all buildings regardless of type of construction.

(Ord. 2015 § 2, 2011)

**20.08.080 CBC Section 1613.8 amended—
Earthquake Loads.**

Section 1613 is amended by adding Section 1613.8 to read as follows:

1613.8 ASCE 7, Section 12.8.7. Modify ASCE 7, Section 12.8.7 by amending Equation 12.8-16 as follows:

$$\theta = \frac{P_x \Delta I}{V_x h_{sx} C_d} \quad (12.8-16)$$

(Ord. 2015 § 2, 2011)

**20.08.090 CBC Section 1704.4 amended—
Concrete Construction.**

Section 1704.4 is amended to read as follows:

1704.4 Concrete Construction. The special inspections and verifications for concrete construction shall be as required by this section and Table 1704.4.

Exceptions: Special inspections shall not be required for isolated spread concrete footings of buildings three stories or less above grade plane that are fully supported on earth or rock, where the structural design of the footing is based on a specified compressive strength, f_c , no greater than 2,500 pound per square inch (psi) (17.2 Mpa).

(Ord. 2015 § 2, 2011)

**20.08.100 CBC Section 1809.8 amended—Plain
concrete footings.**

Section 1809.8 is amended to read as follows:

1809.8 Plain concrete footings. The edge thickness of plain concrete footings supporting walls of other than light-frame construction shall not be less than 8 inches (203 mm) where placed on soil and in all cases, as a minimum, one ½" (51 mm) continuous rebar shall be placed at the top and at the bottom of all grade beams and spread footings.

Exception: For plain concrete footings supporting Groups R-3 and one story Group U occupancies the edge thickness is permitted to be 6 inches (152 mm), provided that the footing does not extend beyond a distance greater than the thickness of the footing on either side of the supported wall. In all cases, as a minimum, one ½" (51 mm) continuous rebar shall be placed at the

top and at the bottom of all grade beams and spread footings.

(Ord. 2015 § 2, 2011)

20.08.110 CBC Section 1908.1.8 amended—ACI 318 Section 22.10.1.

Section 1908.1.8 is amended to read as follows:

1908.1.8 ACI 318, Section 22.10. Delete ACI 318, Section 22.10, and replace with the following:

22.10—Plain concrete in structures assigned to seismic design category C, D, E or F.

22.10.1—Structures assigned to Seismic Design Category C, D, E or F shall not have elements of structural plain concrete, except as follows:

(a) Isolated footings of plain concrete supporting pedestals or columns are permitted, provided the projection of the footing beyond the face of the supported member does not exceed the footing thickness.

(b) Plain concrete footing supporting walls are permitted, provided the footings have at least two continuous longitudinal reinforcing bars. Bars shall not be smaller than No. 4 and shall have a total area of not less than 0.002 times the gross cross-sectional area of the footing. A minimum of one bar shall be provided at the top and bottom of the footing. Continuity of reinforcement shall be provided at corners and intersections.

Exception: In detached one- and two-family dwellings three stories or less in height and constructed with stud bearing walls, plain concrete footings with at least two continuous longitudinal reinforcing bars not smaller than No. 4 are permitted to have a total area of less than 0.002 times the gross cross-sectional area of the footing.

(Ord. 2015 § 2, 2011)

20.08.120 CBC Section 1910.1 amended—Minimum Slab Provisions.

Section 1910.1 is amended to read as follows:

1910.1 General. The thickness of concrete floor slabs supported directly on the ground shall not be less than 3½ inches (89 mm). A minimum 10-mil (0.010 inch, .20 mm) polyethylene moisture retarder with joints lapped not less than 6 inches (152 mm) shall be placed above a minimum of 4-inches (102 mm) of crushed or angular rock capillary moisture barrier or other approved equivalent methods and materials used to provide slab-stability and moisture protection of the interior environment of the building. The capillary moisture barrier material shall have a maximum particle size of ¾-inch with no more than 10 percent smaller than ¼-inch. In order to promote a more uniform curing of the slab and to provide protection for the polyethylene moisture retarder, a minimum of two-inches of fine clean sand shall be placed directly over the moisture retarder. As a minimum and in all cases where a slab is to be placed inside of a building, the slab shall be reinforced with not less than six inches by six inches ten gauge welded wire mesh or an approved alternate installed on approved supports at mid height of the concrete slab.

Exception: A vapor retarder, sand and rock are not required:

1. For detached structures accessory to occupancies in Group R-3, such as garages, utility buildings or other unheated facilities.
2. For unheated storage rooms having an area of less than 70 square feet (6.5 m²) and carports attached to occupancies in Group R-3.
3. For buildings of other occupancies where migration of moisture through the slab from below will not be detrimental to the intended occupancy of the building and the rock is determined not to be needed for support or stability of the concrete floor slab.
4. For driveways, walks, patios and other flatwork which will not be enclosed at a later date.
5. Where approved based on local site conditions.

In all slabs under habitable spaces, a minimum of 4 inches (102 mm) of crushed rock capillary

water barrier shall be provided under the minimum 10 mil vapor retarder. The vapor barrier shall be protected by a minimum of 2 inches (51 mm) of sand, or equivalent protection.

**20.08.130 CBC Table 2306.7 amended—
Allowable Shear for Wind or Seismic Forces for Shear Walls of Lath and Plaster or Gypsum Board Wood Framed Wall Assemblies.**

(Ord. 2015 § 2, 2011)

Table 2306.7 is amended to read as follows:

**TABLE 2306.7
LATH AND PLASTER OR GYPSUM BOARD WOOD FRAMED WALL ASSEMBLIES**

TYPE OF MATERIAL	THICKNESS OF MATERIAL	WALL CONSTRUCTION	FASTENER SPACING * MAXIMUM (inches)	MINIMUM FASTENER SIZE ^{b, c, h, i}	
1. Expanded metal or woven wire lath and Portland cement plaster	7/8"	Unblocked	6	No. 11 gage 1-1/2" long, 7/16" head No. 16 gage galv. staple, 7/8" legs	
2. Gypsum lath, plain or perforated with vertical joints staggered	3/8" lath and 1/2" plaster	Unblocked	5	No. 13 gage galv. 1-1/8" long, 19/64" head, plasterboard nail	
3. Gypsum lath, plain or perforated	3/8" lath and 1/2" plaster	Unblocked	5	No. 16 gage galv. staple, 1-1/8" long, 0.120" nail, min. 3/8" head, 1-1/4" long	
4. Gypsum board, gypsum veneer base or water-resistant gypsum backing board	1/2"	Unblocked ^d	7	5d cooler (1-5/8" x 0.086") or wallboard 0.120" nail, min. 3/8" head, 1-1/2" long No. 16 gage galv. staple, 1-1/2" long	
		Unblocked ^d	4		
		Unblocked	7		
		Unblocked	4		
		Blocked	7		
		Blocked	4		
		Unblocked	8/12 ^l	No. 6 1-1/4" screws ^h	
		Blocked ^e	4/16 ^f		
		Blocked ^{d, c}	4/12 ^f		
		Blocked ^e	8/12 ^l		
	Blocked ^e	6/12 ^f			
	5/8"	Unblocked ^d		7	6d cooler (1-7/8" x 0.092") or Wallboard 0.120" nail, min. 3/8" head, 1-3/4" long No. 16 gage galv. staple, 1-1/2" lgs, 1-5/8" long
				4	
		Blocked ^e		7	
			4		

		Blocked ^c Two-ply	Base ply: 9 Face ply: 7	Base ply-6d cooler (1-7/8" x 0.092") or wallboard 1-3/4" x 0.120" nail, min. 3/8" head 1-5/8" 16 gage galv. Staple 1-5/8" 16 gage galv. staple Face ply-8d cooler (2-3/8" x 0.113") or wallboard 0.120" nail, min. 1/8" head, 2-3/8" long No. 15 gage galv. staple, 2-1/4" long
		Unblocked	8/12 ^h	No. 6- 1-1/4" screws ^e
		Blocked ^c	8/12 ^h	

For SI: 1 inch = 25.4 mm, 1 foot = 304.8 mm, 1 pound per foot = 14.5939 N/m.

- a. Applies to fastening at studs, top and bottom plates and blocking.
- b. Alternate fasteners are permitted to be used if their dimensions are not less than the specified dimensions. Drywall screws are permitted to substitute for the 5d (1-5/8" x 0.086"), and 6d (1-7/8" x 0.092")(cooler) nails listed above, and No. 6 1-1/4", inch Type S or W screws for 6d (1-7/8" x 0.092") (cooler) nails.
- c. For properties of cooler nails, see ASTM C 514.
- d. Maximum framing spacing of 24 inches on center.
- e. All edges are blocked, and edge fastening is provided at all supports and all panel edges.
- f. First number denotes fastener spacing at the edges; second number denotes fastener spacing at intermediate framing members.
- g. Screws are Type W or S.
- h. Staples shall have a minimum crown width of 7/16 inch, measured outside the legs, and shall be installed with their crowns parallel to the long dimension of the framing members.
- i. Staples for the attachment of gypsum lath and woven-wire lath shall have a minimum crown width of 3/4 inch, measured outside the legs.

(Ord. 2015 § 2, 2011)

**20.08.140 CBC Section 2308.12.4 amended—
Braced wall line sheathing.**

Section 2308.12.4 is amended to read as follows:

2308.12.4 Braced wall line sheathing. Braced wall lines shall be braced by one of the types of sheathing prescribed by Table 2308.12.4 as shown in Figure 2308.9.3. The sum of lengths of braced wall panels at each braced wall line shall conform to Table 2308.12.4. Braced wall panels shall be distributed along the length of the braced wall line and start at not more than 8 feet (2438 mm) from each end of the braced wall line. Panel sheathing joints shall occur over studs or blocking. Sheathing shall be fastened to studs, top and bottom plates and at panel edges occurring over blocking. Wall framing to which sheathing used for bracing is applied shall be nominal 2 inch wide [1 1/2 inch (38 mm)] or large members.

Braced wall panel construction types shall not be mixed within a braced wall line.

Braced wall panels required by Section 2308.12.4 may be eliminated when all of the following requirements are met:

1. For one story detached garage Group U occupancies not more than 25 feet in depth or length.
2. The roof and three enclosing walls are solid sheathed with 1/2-inch nominal thickness wood structural panels with 8d common nails placed 3/8 inches from panel edges and spaced not more than 6 inches on center along all panel edges and 12 inches on center along intermediate framing members. Wall openings for doors or windows are permitted provided a minimum 4 foot wide wood structural braced panel with minimum height to length ratio of 2 to 1 is provided at each end of the wall line and that the wall line be sheathed for 50% of its length.

Cripple walls having a stud height exceeding 14 inches (356 mm) shall be considered a story for the purpose of this section and shall be braced as required for braced wall lines in accordance with

Table 2308.12.4. Where interior braced wall lines occur without a continuous foundation below, the length of parallel exterior cripple wall bracing shall be one and one-half times the lengths required by Table 2308.12.4. Where the cripple wall sheathing type used is Type S-W and this additional length of bracing cannot be provided, the capacity of Type S-W sheathing shall be increased by reducing the spacing of fasteners along the perimeter of each piece of sheathing to 4 inches (102 mm) o.c.

(Ord. 2015 § 2, 2011)

20.08.150 CBC Section 2308.12.5 amended— Attachment of sheathing.

Sections 2308.12.5 is amended to read as follows:

2308.12.5 Attachment of sheathing. Fastening of braced wall panel sheathing shall not be less than that prescribed in Table 2308.12.4 or Table 2304.9.1. Wall sheathing shall not be attached to framing members by adhesives.

All braced wall panels shall extend to the roof sheathing and shall be attached to parallel roof rafters or blocking above with framing clips (18 gauge minimum) spaced at maximum 24 inches (6096 mm) on center with four 8d nails per leg (total eight 8d nails per clip). Braced wall panels shall be laterally braced at each top corner and at maximum 24 inch (6096 mm) intervals along the top plate of discontinuous vertical framing.

(Ord. 2015 § 2, 2011)

20.08.160 CBC Chapter 24 amended—Glass and Glazing.

Chapter 24 is amended to add Section 2410 to read as follows:

Section 2410 Shower Enclosures.

2410.1 General. Glazing and installation of framed and frameless shower units shall be in accordance with manufacturer's instructions and the AGA Industry Frameless Shower Standards (AGA-SHI) and comply with Category II of CPSC 16 CFR 1201.

2410.1.1 Structural Framing. The entire surround of a shower opening shall be no less than nominal wood stud construction or steel studs with wood furring.

2410.1.2 Jumping Retainers. A device shall be installed in the header that prevents a sliding panel from accidentally vacating the opening.

2410.1.3 Towel Bars and Handles. Horizontal bars and handle shall not be mounted to the interior of the glass surfaces. A vertical handle may be mounted to the interior of the door.

2410.1.4 Hinged Doors. Hinged doors shall open outward and provide a minimum of 22 inches (559 mm) clear opening when opened to 90°. Bi-folding doors: No portion of a bi-fold door may open into the shower area.

Exception: Self centering doors that swing both ways are permitted provided there is no restriction for the door to open outward to 90°.

2410.1.5 Steam/Canopied Enclosures. The roof or enclosed glass top of a shower enclosure shall be 3/8 inch (9.5 mm) tempered laminated glass or 3/8 inch (9.5 mm) plastic and shall not exceed 36 inches (914 mm) in the short dimension.

2410.2 Frameless Light Glass Shower Enclosures.

2410.2.1 Minimum Thickness. Frameless Light Hinging and Sliding Shower Doors shall be a minimum of 3/16 inch (5.0 mm) tempered glass.

2410.2.2 Size Limitation. Compression hinged doors shall not exceed 28 inch (711 mm) in width. Compression attached rollers to sliding doors shall not exceed 32 inches (813 mm) in width. Neither may exceed 70 inches (1,778 mm) in height.

Exception: When ¼ inch (6 mm) tempered glass is used with through-glass fastening, hinged doors shall not exceed 36 inches (914 mm) in width and 96 inches (2,438 mm) in height.

2410.2.3 Panels. All 3/16 inch (5.0 mm) or ¼ inch (7 mm) panels shall be framed and attached to three sides.

2410.3 Frameless Heavy Glass Shower Enclosures.

2410.3.1 Hinges. Hinge weights shall not exceed the manufacturer's tested maximum load. Each hinge shall be labeled with its load rating and the label may not be removed before inspection. Three hinges are allowed only when a plumb substrate is provided.

2410.3.2 Screws. Stainless steel screws shall be used of minimum size #10 and a length sufficient to make a minimum penetration into the wood frame of 1½ inch (38 mm). This penetration into the substrate shall be sealed with a non-hardening, asphalt base sealant.

2410.3.3 Minimum Thickness. Hinged shower doors and stationary panels shall be a minimum of 3/8 inch (10 mm) tempered glass.

2410.3.4 Recommended Clearances. Clearance between a door and panel or door and wall shall be no less than 1/8 inch (3.2 mm). Clearance at the bottom of the door shall be no less than 3/16 inch (5 mm) between the exposed glass edge and the curb or threshold.

2410.4 Size Limitation.

2410.4.1 Doors. Shower doors shall not exceed 38 inches (965 mm) in width or 150 lbs. in weight.

Exception: These limits may be exceeded only when a licensed engineer submits a stamped calculation.

2410.4.2 Non-load Bearing Panels. 3/8 inch (10 mm) panels may not exceed 110 (2,794 mm) united inches, width + height (UI). ½ inch (12 mm) panels shall not exceed 120 (3,048 mm) UI, as per AGA-SH1. Height limitation, 84 inches (2,134 mm).

Exception: When three sides of the panel are attached to the structure, the UI limitations may be removed. A transom shall be considered the same as a header or ceiling mount and shall be secured with channel or clips on 4 sides.

2410.5 Mechanical Fastening Hardware (metal clips, header, tube bracing or channels)

2410.5.1 Metal Clips. U Channels shall be fastened to the finished shower wall. The only permitted penetration through the finished shower wall shall be the mounting screws for clips, channels, and hinges. Reglet design is not recommended.

2410.5.2 Clip Location. Clips on the long edge of the glass shall be located between 4 inches (102 mm) and 8 inches (203 mm) from each end of the glass. A third clip shall be on the long edge if the glass exceeds 48" in length. Clips shall be centered on the short edge on panels up to 16 inches (406 mm) in width. For greater widths, two clips shall be used, one at each one-third point.

2410.5.3 Non-Load Bearing Side Panels. Non-load bearing side panels shall be mounted by mechanical fasteners on the bottom and the top or bottom and one vertical side.

Exception: For two in-line side panels (such as a buttress design) and/or to a return panel, the vertical butt joint(s) shall be sealed with a structural silicone sealant and shall be secured at the top with a joint spanning clip(s) or header.

2410.5.4 Load-bearing side panels. Load-bearing side panels and any return panel shall be secured with mechanical fasteners on three sides. The minimum width of a load-bearing panel shall be 5 inches (127 mm).

(Ord. 2015 § 2, 2011)

20.08.170 CBC Chapter 31B adopted and amended—Public Swimming Pools.

Chapter 31B is adopted and amended to add the following sections to read as follows:

Section 3118B.3.1 Existing pool and spa enclosures. Any new or replacement swimming pool, spa, swimming pool/spa enclosure shall be constructed and maintained per the current requirements in Chapter 31B of the California Building Code. Any existing swimming pool, spa, swimming pool/spa enclosure repair may maintain the existing barrier and latch height requirements in

place at the time of the original lawfully permitted construction approval.

Section 3118B.5 Barrier prerequisite to filling of pool. An inspection to verify pool barriers are installed, functional and in compliance with the current laws and approved plans shall occur and be approved by the Building and Safety Official before water may be introduced into any public pool or spa.

(Ord. 2015 § 2, 2011)

Chapter 20.10**RESIDENTIAL CODE****Sections:**

- 20.10.010 California Residential Code adopted.**
- 20.10.020 CRC Chapter 1 Division II deleted.**
- 20.10.030 CRC Section R202 amended—Definitions.**
- 20.10.040 CRC Table R301.2(1) amended—Climate and Geographic Design Criteria.**
- 20.10.050 CRC Table R301.5 amended—Minimum Uniformly Distributed Live Loads.**
- 20.10.060 CRC Section R308.7 added—Shower Enclosures.**
- 20.10.070 CRC Section R313 amended—Automatic Fire Sprinkler Systems.**
- 20.10.080 CRC Section R314.3.2 added—Smoke Alarm Installation at Time of Sale or Transfer.**
- 20.10.090 CRC Section R329 added—Installation of Spark Arrestors.**
- 20.10.100 CRC Section R403.1.3 amended—Seismic Reinforcing.**
- 20.10.110 CRC Section R502.2.2 amended—Decks.**
- 20.10.120 CRC Section R506.2.4 amended—Reinforcement support.**
- 20.10.130 CRC Table R602.10.1.2(2) amended—Bracing Requirements based on Seismic Design Category.**
- 20.10.140 CRC Section R602.10.2.1 amended—Reinforcement support.**
- 20.10.150 CRC Section R907.7 added—Fire Classification.**
- 20.10.160 CRC Section AG102 amended—Definitions.**
- 20.10.170 CRC Section AG105 amended—Barrier Requirements.**

20.10.010 California Residential Code adopted.

A. The International Residential Code, 2009 Edition, as amended and set forth in the California Code of Regulations, Title 24, Part 2.5, published by the International Code Council is hereby adopted, together with Appendices G and H except as set forth in this chapter.

B. The International Residential Code (IBC) adopted in this chapter by reference is amended by the following additions, deletions and amendments thereto as set forth in this chapter. Reference numbers herein are taken from the 2010 California Residential Code.

C. These regulations shall be known as the Pleasanton Residential Code, hereinafter referred to as “this code.”

D. Where there is a reference in the code to the “building official” or “authority having jurisdiction” it shall mean the “building and safety official” or in the absence of the building and safety official, the interim, temporary or acting building and safety official. (Ord. 2015 § 2, 2011)

20.10.020 CRC Chapter 1 Division II deleted.

Chapter 1 Division II is deleted. (Ord. 2015 § 2, 2011)

20.10.030 CRC Section R202 amended—Definitions.

Section R202 is amended by adding the following definition to read as follows:

BALCONY, EXTERIOR, is an exterior floor projecting from and supported by a structure, without additional independent supports.

(Ord. 2015 § 2, 2011)

20.10.040 CRC Table R301.2(1) amended—Climate and Geographic Design Criteria.

Table R301.2(1) is amended to read as follows:

**TABLE R301.2(1)
CLIMATIC AND GEOGRAPHIC DESIGN CRITERIA**

GROUND SNOW LOAD	WIND DESIGN		SEISMIC DESIGN CATEGORY ^f	SUBJECT TO DAMAGE FROM			WINTER DESIGN TEMP ^g	ICE BARRIER UNDER- LAYMENT REQUIRED ^h	FLOOD HAZARDS ^g	AIR FREEZING INDEX ⁱ	MEAN ANNUAL TEMP ^j
	Speed ^d (mph)	Topographic effects ^e		Weathering ^a	Frost line depth ^b	Termite ^c					
N/A	85 mph	NO	D ₀ , D ₁ , D ₂ , E	negligible	N/A	Very Heavy	32°	NO	Footnote g	2%	58.7°

For SI: 1 pound per square foot = 0.0479 kPa, 1 mile per hour = 0.447 m/s.

- a. Weathering may require a higher strength concrete or grade of masonry than necessary to satisfy the structural requirements of this code. The weathering column shall be filled in with the weathering index (i.e., “negligible,” “moderate” or “severe”) for concrete as determined from the Weathering Probability Map [Figure R301.2(3)]. The grade of masonry units shall be determined from ASTM C 34, C 55, C 62, C 73, C 90, C 129, C 145, C 216 or C 652.
- b. The frost line depth may require deeper footings than indicated in Figure R403.1(1). The City of Pleasanton does not require additional depth of footing below finish grade.
- c. The jurisdiction shall fill in this part of the table to indicate the need for protection depending on whether there has been a history of local subterranean termite damage.
- d. The jurisdiction shall fill in this part of the table with the wind speed from the basic wind speed map [Figure R301.2(4)]. Wind exposure category shall be determined on a site-specific basis in accordance with Section R301.2.1.4.
- e. The outdoor design dry-bulb temperature was selected from the columns of 97½-percent values for winter from Appendix D of the International Plumbing Code.
- f. The jurisdiction shall fill in this part of the table with the seismic design category determined from Section R301.2.2.1.
- g. The date of the City of Pleasanton’s entry into the National Flood Insurance Program: May 5, 1971.
The date(s) of the Flood Insurance Study: August 3, 2009; September 30, 1997; September 19, 1984; June 1980 revised August 31, 1982.
The panel numbers and dates of all currently effective FIRMs adopted by the City of Pleasanton, as amended: Panel 06001C0304G; Panel 06001C0308G; Panel 06001C0309G; Panel 06001C0316G; Panel 06001C0317G; Panel 06001C0318G; Panel 06001C0319G; Panel 06001C0328G; Panel 06001C0336G; Panel 06001C0337G; Panel 06001C0339G; Panel 06001C0343G; Panel 06001C0460G; Panel 06001C0476G; Panel 06001C0480G; and Panel 06001C0485G, all effective August 3, 2009.
- h. In accordance with Sections R905.2.7.1, R905.4.3.1, R905.5.3.1, R905.6.3.1, R905.7.3.1 and R905.8.3.1, where there has been a history of local damage from the effects of ice damming, the jurisdiction shall fill in this part of the table with “YES.” Otherwise, the jurisdiction shall fill in this part of the table with “NO.”
- i. The City of Pleasanton selected the 100-year (99%) value on the National Climatic Data Center data table “Air Freezing Index- USA Method (Base 32°)” at www.ncdc.noaa.gov/fpsf.html.
- j. The City of Pleasanton selected the mean annual temperature from the National Climatic Data Center data table “Air Freezing Index-USA Method (Base 32°F)” at www.ncdc.noaa.gov/fpsf.html.
- k. In accordance with Section R301.2.1.5, where there is local historical data documenting structural damage to buildings due to topographic wind speed-up effects, the jurisdiction shall fill in this part of the table with “YES.” Otherwise, the jurisdiction shall indicate “NO” in this part of the table.

(Ord. 2015 § 2, 2011)

**20.10.050 CRC Table R301.5 amended—
Minimum Uniformly Distributed
Live Loads.**

Table R301.5 is amended to read as follows:

**TABLE R301.5
MINIMUM UNIFORMLY DISTRIBUTED LIVE LOADS
(in pounds per square foot)**

USE	LIVE LOAD
Attics without storage ^b	10
Attics with limited storage ^{b, g}	20
Habitable attics and attics served with fixed stairs	30
Balconies (exterior) and decks ^e	60
Fire escapes	40
Guardrails and handrails ^d	200 ^h
Guardrail in-fill components ^f	50 ^h
Passenger vehicle garages ^a	50 ^a
Rooms other than sleeping room	40
Sleeping rooms	30
Stairs	40 ^c

For SI: 1 pound per square foot = 0.0479 kPa, 1 square inch = 645 mm², 1 pound = 4.45 N.

- a. Elevated garage floors shall be capable of supporting a 2,000-pound load applied over a 20-square-inch area.
- b. Attics without storage are those where the maximum clear height between joist and rafter is less than 42 inches, or where there are not two or more adjacent trusses with the same web configuration capable of containing a rectangle 42 inches high by 2 feet wide, or greater, located within the plane of the truss. For attics without storage, this live load need not be assumed to act concurrently with any other live load requirements.
- c. Individual stair treads shall be designed for the uniformly distributed live load or a 300-pound concentrated load acting over an area of 4 square inches, whichever produces the greater stresses.
- d. A single concentrated load applied in any direction at any point along the top.
- e. Decks that are not exterior balconies may be designed at 40 psf. See Section R502.2.2 for decks attached to exterior walls.
- f. Guard in-fill components (all those except the handrail), balusters and panel fillers shall be designed to withstand a horizontally applied normal load of 50 pounds on an area equal to 1 square foot. This load need not be assumed to act concurrently with any other live load requirement.
- g. For attics with limited storage and constructed with trusses, this live load need be applied only to those portions of the bottom chord where there are two or more adjacent trusses with the same web configuration capable of containing a rectangle 42 inches high or greater by 2 feet wide or greater, located within the plane of the truss. The rectangle shall fit between the top of the bottom chord and the bottom of any other truss member, provided that each of the following criteria is met.
 - 1. The attic area is accessible by a pull-down stairway or framed in accordance with Section R807.1.
 - 2. The truss has a bottom chord pitch less than 2:12.
 - 3. Required insulation depth is less than the bottom chord member depth. The bottom chords of trusses meeting the above criteria for limited storage shall be designed for the greater of the actual imposed dead load or 10 psf, uniformly distributed over the entire span.
- h. Glazing used in handrail assemblies and guards shall be designed with a safety factor of 4. The safety factor shall be applied to each of the concentrated loads applied to the top of the rail, and to the load on the in-fill components. These loads shall be determined independent of one another, and loads are assumed not to occur with any other live load.

(Ord. 2015 § 2, 2011)

20.10.060 CRC Section R308.7 added—Shower Enclosures.

Section R308 is amended by adding Section R308.7 to read as shown in Section 2410 of the Pleasanton Building Code (PMC Chapter 20.08). (Ord. 2015 § 2, 2011)

20.10.070 CRC Section R313 amended—Automatic Fire Sprinkler Systems.

Section R313 is deleted in its entirety and amended to read as follows:

R313.1 Automatic Fire Sprinkler Systems. An automatic residential fire sprinkler system shall be designed and installed in accordance with NFPA 13D in all new one- and two-family dwellings and townhouses. In addition, the fire-sprinkler system shall be designed and sprinklers shall be installed in the following locations:

1. Attic shall be provided with intermediate temperature-rated residential fire sprinklers for detection coverage, and located at a spacing equivalent to 30 feet by 30 feet centers and a maximum distance of 15 feet from outside walls.
2. Fire sprinklers shall be provided in garages. Fire sprinklers shall be intermediate rated, quick response type, with a maximum coverage area of 130 square feet per sprinkler.

R313.2 Large One- and Two-Family Dwelling Residential Sprinkler Systems. In addition to the requirements specified in R313.1, one- and two-family dwellings with a habitable floor area greater than 7,500 square feet shall have an automatic fire-sprinkler system designed to include all sprinklers within a compartment, up to a maximum of four sprinklers.

(Ord. 2015 § 2, 2011)

**20.10.080 CRC Section R314.3.2 added—
Smoke Alarm Installation at Time of
Sale or Transfer.**

Section R314.3 is amended by adding Section R314.3.2 to read as follows:

R314.3.2 Installation at time of resale or transfer. No one- or two-family dwelling may be sold or traded in the City of Pleasanton unless and until the seller installs or provides for the installation of smoke alarms in accordance with Section R314.3. This requirement may be met by the seller placing in an escrow account, for the use of the buyer, sufficient funds to pay for said installation.

(Ord. 2015 § 2, 2011)

**20.10.090 CRC Section R329 added—
Installation of Spark Arrestors.**

Chapter 3 is amended by adding Section R329 Installation of Spark Arrestors to read as follows:

R329 Installation of Spark Arrestors. Existing one- and two-family dwellings shall be retrofitted with a spark arrestor upon the occurrence of any of the following events:

1. Upon notice from the City;
2. Re-roofing;
3. Resale of the dwelling unit;
4. Issuance of a building permit for alterations, repairs or additions in excess of \$1,000.

In the event of a resale of a dwelling unit, the seller shall be responsible to comply with this ordinance. Any real property professional representing the seller shall be required to notify the seller of seller's obligation to comply with this ordinance.

The spark arrestor shall conform to the requirements specified in the CRC Section R1003.9.1.

(Ord. 2015 § 2, 2011)

**20.10.100 CRC Section R403.1.3 amended—
Seismic Reinforcing.**

Section R403.1.3 is amended to read as follows:

R403.1.3 Seismic reinforcing. Concrete footings located in Seismic Design Categories D₀, D₁ and D₂, as established in Table R301.2(1), shall have minimum reinforcement of at least two continuous longitudinal reinforcing bars not smaller than No. 4 bars. Bottom reinforcement shall be located a minimum of 3 inches (76 mm) clear from the bottom of the footing.

In Seismic Design Categories D₀, D₁ and D₂ where a construction joint is created between a concrete footing and a stem wall, a minimum of one No. 4 bar shall be installed at not more than 4 feet (1219 mm) on center. The vertical bar shall extend to 3 inches (76 mm) clear of the bottom of the footing, have a standard hook and extend a minimum of 14 inches (357 mm) into the stem wall.

In Seismic Design Categories D₀, D₁ and D₂ where a grouted masonry stem wall is supported on a concrete footing and stem wall, a minimum

of one No. 4 bar shall be installed at not more than 4 feet (1219 mm) on center. The vertical bar shall extend to 3 inches (76 mm) clear of the bottom of the footing and have a standard hook.

In Seismic Design Categories D₀, D₁ and D₂, masonry stem walls without solid grout and vertical reinforcing are not permitted.

Exception: In detached one- and two-family dwellings which are three stories or less in height and constructed with stud bearing walls, isolated plain concrete footings supporting columns or pedestals are permitted.

(Ord. 2015 § 2, 2011)

**20.10.110 CRC Section R502.2.2 amended—
Decks.**

Section R502.2.2 is amended to read as follows:

R502.2.2 Decks. Where supported by attachment to an exterior wall, decks shall be positively anchored to the primary structure and designed for both vertical and lateral loads as applicable. Such attachment shall not be accomplished by the use of toenails or nails subject to withdrawal. Where positive connection to the primary building structure cannot be verified during inspection, decks shall be self-supporting. For exterior balconies with cantilevered framing members, connections to exterior walls or other framing members, shall be designed and constructed to resist uplift resulting from the full live load specified in Table R301.5 acting on the cantilevered portion of the exterior balcony.

(Ord. 2015 § 2, 2011)

**20.10.120 CRC Section R506.2.4 amended—
Reinforcement support.**

Section R506.2.4 is amended to read as follows:

R506.2.4 Reinforcement support. Where provided in slabs on ground, reinforcement shall be supported to remain in place from the center to upper one third of the slab for the duration of the concrete placement. As a minimum, and in all cases where a slab is to be placed inside of a building, the slab shall be reinforced with not less than six inches by six inches ten gauge welded wire mesh, or an approved alternate.

In all slabs under habitable spaces, a minimum of 4 inches (102 mm) of crushed rock capillary water barrier shall be provided under a minimum 10 mil vapor retarder. The vapor barrier shall be protected by a minimum of 2 inches (51 mm) of sand or equivalent protection.

(Ord. 2015 § 2, 2011)

**20.10.130 CRC Table R602.10.1.2(2)
amended—Bracing Requirements
based on Seismic Design Category.**

Table R602.10.1.2(2) is amended to read as follows:

Add the “d” footnote notation in the title of Table R602.10.1.2(2) after the three footnotes currently shown, to read:

TABLE R602.10.1.2(2)^{a, b, c, d}

Add a new footnote “d” to the end of CRC Table R602.10.1.2(2), to read:

d. In Seismic Design Categories D₀, D₁, and D₂, Method GB is not permitted, and the use of Method PCP is limited to one-story single family dwellings and accessory structures.

(Ord. 2015 § 2, 2011)

**20.10.140 CRC Section R602.10.2.1 amended—
Reinforcement support.**

Section R602.10.2.1 is amended to add Section R602.10.2.1.1 to read as follows:

R602.10.2.1.1 Limits on methods GB and PCP. In Seismic Design Categories D₀, D₁, and D₂, Method GB is not permitted for use as intermittent braced wall panels, but gypsum board is permitted to be installed when required by this section to be placed on the opposite side of the studs from other types of braced wall panel sheathing. In Seismic Design Categories D₀, D₁, and D₂, the use of Method PCP is limited to one-story single family dwellings and accessory structures.

(Ord. 2015 § 2, 2011)

**20.10.150 CRC Section R907.7 added—Fire
Classification.**

Section R902.1 is amended to read as follows:

R902.1 Roofing covering materials. Roofs shall be covered with materials as set forth in Sections R904 and R905. A minimum Class B roofing shall be installed in the City of Pleasanton. Roofing required by this section shall be listed shall be tested in accordance with UL 790 or ASTM E108.

(Ord. 2015 § 2, 2011)

**20.10.160 CRC Section AG102 amended—
Definitions.**

Section AG102 definition of “SWIMMING POOL” is amended to read as follows:

SWIMMING POOL means any structure intended for swimming or recreational bathing that contains water over 18 inches (457 mm) deep. Swimming pool includes in-ground and above-ground structures and includes, but is not limited to, hot tubs, spas, portable spas and nonportable wading pools.

(Ord. 2015 § 2, 2011)

**20.10.170 CRC Section AG105 amended—
Barrier Requirements.**

Section AG105 is amended to read as follows:

AG105.1 Application. The provisions of this chapter shall control the design of barriers for residential swimming pools, spas and hot tubs. These design controls are intended to provide protection against potential drownings and near drowning by restricting access to swimming pools, spas and hot tubs.

AG105.2 Outdoor swimming pool. Whenever a building permit is issued for construction of a new swimming pool or spa, or any building permit is issued for remodeling of an existing pool or spa, at a private, single-family home, it shall be surrounded by a barrier which shall comply with the following:

1. The pool shall be isolated from access to a home by an enclosure that meets the requirements of AG105.5.1.
2. Solid barriers which do not have openings, such as a masonry or stone wall, shall not contain indentations or protrusions, cavities or other

physical characteristics that would serve as handholds or footholds that could enable a child below the age of five years to climb over.

3. Where the barrier is composed of horizontal and vertical members and the distance between the tops of the horizontal members is less than 45 inches (1143 mm), the horizontal members shall be located on the swimming pool side of the fence. Spacing between vertical members shall not exceed 1 3/4 inches (44 mm) in width. Where there are decorative cutouts within vertical members, spacing within the cutouts shall not exceed 1 3/4 inches (44 mm) in width.

4. Where the barrier is composed of horizontal and vertical members and the distance between the tops of the horizontal members is 45 inches (1143 mm) or more, spacing between vertical members shall not exceed 4 inches (102 mm). Where there are decorative cutouts within vertical members, spacing within the cutouts shall not exceed 1 3/4 inches (44 mm) in width.

5. Maximum mesh size for chain link fences shall be a 2 1/4-inch (57 mm) square unless the fence has slats fastened at the top or the bottom which reduce the openings to not more than 1 3/4 inches (44 mm).

6. Where the barrier is composed of diagonal members, such as a lattice fence, the maximum opening formed by the diagonal members shall not be more than 1 3/4 inches (44 mm).

7. Access gates shall comply with the requirements of Section AG105.2, Items 1 through 6, and shall be equipped to accommodate a locking device. Pedestrian access gates shall open outward away from the pool and shall be self-closing and have a self-latching device. Gates other than pedestrian access gates shall have a self-latching device. Where the release mechanism of the self-latching device is located less than 60 inches (1524 mm) from the bottom of the gate, the release mechanism and openings shall comply with the following:

7.1. The release mechanism shall be located on the pool side of the gate at least 3 inches (76 mm) below the top of the gate; and

7.2. The gate and barrier shall have no opening larger than 1/2 inch (12.7 mm) within 18 inches (457 mm) of the release mechanism.

8. Where a wall of a dwelling serves as part of the barrier, one of the following conditions shall be met:

8.1. The pool shall be equipped with an approved powered safety cover in compliance with ASTM F 1346; or

8.2. Doors with direct access to the pool through that wall shall be equipped with an alarm which produces an audible warning when the door and/or its screen, if present, are opened. The alarm shall be listed and labeled in accordance with UL 2017. The deactivation switch(es) shall be located at least 54 inches (1372 mm) above the threshold of the door; or

8.3. Other means of protection, such as self-closing doors with self-latching devices, which are approved by the governing body, shall be acceptable as long as the degree of protection afforded is not less than the protection afforded by Item 8.1 or 8.2 described above.

9. Where an above-ground pool structure is used as a barrier or where the barrier is mounted on top of the pool structure, and the means of access is a ladder or steps:

9.1. The ladder or steps shall be capable of being secured, locked or removed to prevent access; or

9.2. The ladder or steps shall be surrounded by a barrier which meets the requirements of Section AG105.2, Items 1 through 8. When the ladder or steps are secured, locked or removed, any opening created shall not allow the passage of a 4-inch-diameter (102 mm) sphere.

Prior to the issuance of any final approval for the completion of permitted construction or remodeling work, the Building and Safety Official shall inspect and verify the drowning safety prevention devices required have been installed and functional properly.

AG105.3 Indoor swimming pool. Walls surrounding an indoor swimming pool shall comply with Section AG105.2, Item 8.

AG105.4 Prohibited locations. Barriers shall be located to prohibit permanent structures, equipment or similar objects from being used to climb them.

AG105.5 Barriers.

AG105.5.1 Enclosure; required characteristics. An enclosure shall have all of the following characteristics:

1. Any access gates through the enclosure open away from the swimming pool and are self-closing with a self-latching device placed no lower than 60 inches (1524 mm) above the ground.

2. A minimum height of 60 inches (1524 mm).

3. A maximum vertical clearance from the ground to the bottom of the enclosure of 2 inches (51 mm).

4. Gaps or voids, if any, do not allow passage of a sphere equal to or greater than 4 inches (102 mm) in diameter.

5. An outside surface free of protrusions, cavities or other physical characteristics that would serve as handholds or footholds that could enable a child below the age of five years to climb over.

AG105.5.2 Barrier exceptions. Spas or hot tubs with locking safety covers that comply with the American Society for Testing Materials Emergency Performance Specification (ASTM ES 13-89) or ASTM F 1346, as listed in Section AG107, shall be exempt from the provisions of this appendix.

AG105.6 Barrier prerequisite to filling of pool. An inspection to verify pool barriers are installed, functional and in compliance with the approved plans shall occur and be approved by the Building and Safety Official before water may be introduced into any pool or spa.

AG105.7 Existing pool and spa barriers. Any new or replacement pool barrier shall be constructed and maintained per the current barrier requirements in Section AG105.5.1. Any existing swimming pool, spa, swimming pool/spa enclosure repair may maintain the original barrier and latch height requirements lawfully in place at the time of the original permitted construction.

Every person in possession of land within the City of Pleasanton, either as owner, purchaser under contract, lessee, tenant or licensee, upon which is situated a private swimming pool or spa, shall at all times maintain on the lot or premises upon which such pool is located and completely surround such pool, lot or premises a fence or other solid structure or barrier. All gates or doors opening through such enclosure shall be kept securely closed at all such times when not in actual use and shall be equipped with a self-closing and self-latching device designed to keep and capable of keeping such door or gate securely closed at all times when not in actual use.

(Ord. 2015 § 2, 2011)

Chapter 20.12

PLUMBING CODE

Sections:

- 20.12.010** Uniform Plumbing Code adopted.
- 20.12.020** CPC Chapter 1 Division II deleted.
- 20.12.030** CPC Section 1.8.4.2 amended—
Fees.
- 20.12.040** CPC Section 412.1 amended—
Fixture Count.

412.1 Fixture Count. Plumbing fixtures shall be provided for the type of building occupancy and in the minimum numbers as shown in either Table 4-1 of the California Plumbing Code, Table 2902.1 of the California Building Code, or as determined by the Building and Safety Official.

(Ord. 2015 § 2, 2011)

20.12.010 Uniform Plumbing Code adopted.

A. The Uniform Plumbing Code, 2009 Edition, as amended and set forth in the California Code of Regulations, Title 24, Part 5, published by the International Association of Plumbing and Mechanical Officials is hereby adopted, together with Chapter 16A Part II, Appendices G and L except as set forth in this chapter.

B. The Uniform Plumbing Code (UPC) adopted in this chapter by reference is amended by the following additions, deletions and amendments thereto as set forth in this chapter. Reference numbers herein are taken from the 2010 California Plumbing Code.

C. These regulations shall be known as the Pleasanton Plumbing Code, hereinafter referred to as “this code.”

D. Where there is a reference in the code to the “building official” or “authority having jurisdiction” it shall mean the “building and safety official” or in the absence of the building and safety official, the interim, temporary or acting building and safety official. (Ord. 2015 § 2, 2011)

20.12.020 CPC Chapter 1 Division II deleted.

Chapter 1 Division II is deleted in its entirety. (Ord. 2015 § 2, 2011)

20.12.030 CPC Section 1.8.4.2 amended—Fees.

Section 1.8.4.2 is amended to read as follows:

Fees. The fees for permits and plan reviews of said Code shall be as set forth in the City of Pleasanton Master Fee Schedule.

(Ord. 2015 § 2, 2011)

20.12.040 CPC Section 412.1 amended—Fixture Count.

Section 412.1 is amended to read as follows:

Chapter 20.16

MECHANICAL CODE

Sections:

- 20.16.010** California Mechanical Code adopted.
- 20.16.020** CMC Chapter 1 Division II deleted.
- 20.16.030** CMC Section 1.8.4.2 amended—Fees.

20.16.010 California Mechanical Code adopted.

A. The Uniform Mechanical Code, 2009 Edition, as amended and set forth in the California Code of Regulations, Title 24, Part 4, published by the International Association of Plumbing and Mechanical Officials is hereby adopted, together with all Appendices except as set forth in this chapter.

B. The Uniform Mechanical Code (UMC) adopted in this chapter by reference is amended by the following additions, deletions and amendments thereto as set forth in this chapter. Reference numbers herein are taken from the 2010 California Mechanical Code.

C. These regulations shall be known as the Pleasanton Mechanical Code, hereinafter referred to as “this code.”

D. Where there is a reference in the code to the “building official” or “authority having jurisdiction” it shall mean the “building and safety official” or in the absence of the building and safety official, the interim, temporary or acting building and safety official. (Ord. 2015 § 2, 2011)

20.16.020 CMC Chapter 1 Division II deleted.

Chapter 1 Division II is deleted in its entirety. (Ord. 2015 § 2, 2011)

20.16.030 CMC Section 1.8.4.2 amended—Fees.

Section 1.8.4.2 is amended to read as follows:

Fees. The fees for permits and plan reviews of said Code shall be as set forth in the City of Pleasanton Master Fee Schedule.

(Ord. 2015 § 2, 2011)

Chapter 20.20

ELECTRICAL CODE

Sections:

- 20.20.010 California Electrical Code adopted.**
- 20.20.020 CEC Section 89.108.4.2 amended— Fees.**
- 20.20.030 CEC Annex H—Deleted.**

20.20.010 California Electrical Code adopted.

A. The National Electrical Code, 2008 Edition, as amended and set forth in the California Code of Regulations, Title 24, Part 3, published by the National Fire Protection Association is hereby adopted, together with all Appendices except as set forth in this chapter.

B. The National Electrical Code (NEC) adopted in this chapter by reference is amended by the following additions, deletions and amendments thereto as set forth in this chapter. Reference numbers herein are taken from the 2010 California Electrical Code.

C. These regulations shall be known as the Pleasanton Electrical Code, hereinafter referred to as “this code.”

D. Where there is a reference in the code to the “building official” or “authority having jurisdiction” it shall mean the “building and safety official” or in the absence of the building and safety official, the interim, temporary or acting building and safety official. (Ord. 2015 § 2, 2011)

20.20.020 CEC Section 89.108.4.2 amended— Fees.

Section 89.108.4.2 is amended to read as follows:

Fees. The fees for permits and plan reviews of said Code shall be as set forth in the City of Pleasanton Master Fee Schedule.

(Ord. 2015 § 2, 2011)

20.20.030 CEC Annex H—Deleted.

Annex H is deleted in its entirety. (Ord. 2015 § 2, 2011)

Chapter 20.24			
FIRE CODE			
Sections:			
20.24.010	California Fire Code adopted.	20.24.170	CFC Section 903.3.1.2 amended—
20.24.020	CFC Chapter 1, Division II, Table 105.6.8 amended—Permit Amounts for Compressed Gases.	20.24.180	NFPA 13R Sprinkler Systems. CFC Section 903.3.1.3 amended—
20.24.030	CFC Chapter 1, Division II, Table 105.6.10 amended—Permit Amounts for Cryogenic Fluids.	20.24.190	NFPA 13D sprinkler systems. CFC Section 903.3.1.3.1 added—
20.24.040	CFC Section 105.6.16 Item 3 amended—Flammable and combustible liquids.	20.24.200	Existing residential dwellings. CFC Section 903.3.1.3.2 added—
20.24.050	CFC Section 105.6.16 Item 12 added—Permit Amounts for Hazardous Materials, Flammable and Combustible Liquids and Gases at Residential Occupancies.		Large One- and Two-Family Dwelling Residential Sprinkler Systems.
20.24.060	CFC Table 105.6.20 amended—Permit Amounts for Hazardous Materials.	20.24.210	CFC Section 1802 deleted—
20.24.070	CFC Section 105.6.47 Item 4 added—Radioactive Materials.		Definition, Continuous Gas Detection System.
20.24.080	CFC Section 108 deleted—Board of Appeals.	20.24.220	CFC Section 1802 deleted—
20.24.090	CFC Section 114 added—Unauthorized Discharges.		Definition, Workstation.
20.24.100	CFC Section 504.1.1 added—Guardrails for firefighter safety.	20.24.230	CFC Section 2701.1, Exception 5 amended—Refrigeration systems.
20.24.110	CFC Section 506.1 amended—Where required.	20.24.240	CFC Section 2701.2.2.2 amended—
20.24.120	CFC Section 603.4 amended—Portable unvented heaters.		Health Hazards.
20.24.130	CFC Section 605.11 added—Immersion Heaters.	20.24.250	CFC Section 2703.2.2.1 Item 7 added—Secondary containment.
20.24.140	CFC Section 608.6.4 added—Failure of Ventilation System.	20.24.260	CFC Section 2703.2.2.1 Item 8 added—Low melt point materials.
20.24.150	CFC Section 903.2 amended—Automatic Sprinkler Systems Where Required.	20.24.270	CFC Section 2703.2.2.2 amended—
20.24.160	CFC Sections 903.2.1, 903.2.1.1, 903.2.1.2, 903.2.1.3, 903.2.1.4, 903.2.1.5, 903.2.2, 903.2.3, 903.2.4, 903.2.4.1, 903.2.5, 903.2.5.1, 903.2.5.2, 903.2.5.3, 903.2.5.4, 903.2.6, 903.2.6.1, 903.2.6.2, 903.2.7, 903.2.7.1, 903.2.8, 903.2.9, 903.2.9.1, 903.2.9.2, 903.2.10 and 903.2.10.1 deleted.	20.24.280	Additional regulations for supply piping for health hazard materials. CFC Section 2703.2.10 added—
		20.24.290	Biodiesel and methanol equipment. CFC Section 2703.5.2 added—
		20.24.300	Ventilation ducting. CFC Section 2703.5.3 added—H
		20.24.310	Occupancies. CFC Section 2703.9.8 amended—
		20.24.320	Separation of incompatible materials. CFC Section 2703.9.11 added—
		20.24.330	Fire extinguishing systems for workstations dispensing, handling or using hazardous materials. CFC Section 2703.13 added—
		20.24.340	Automatic Filling of Tanks. CFC Section 2703.14 added—
		20.24.350	Required Systems. CFC Section 2704.10 amended—
		20.24.360	Supervision. CFC Section 3007.3 added—
		20.24.370	Liquefied carbon dioxide. CFC Section 3102 amended—
		20.24.380	Definition, Corrosive. CFC Section 3308.2 added—
			Prohibition of Fireworks.

- 20.24.390 CFC Section 3308.3 added—Seizure of Fireworks.
- 20.24.400 CFC Section 3404.2.7.5.8 amended—Exception.
- 20.24.410 CFC Section 3701.3 added—Moderately Toxic Gases.
- 20.24.420 CFC Section 3702.1 added—Definitions.
- 20.24.430 CFC Section 3704.1.4 added—Automatic shutoff valve.
- 20.24.440 CFC Section 3704.1.5 added—Maximum threshold quantity.
- 20.24.450 CFC Section 3704.1.6 added—Reduced flow valve.
- 20.24.460 CFC Section 3704.1.7 added—Annual maintenance.
- 20.24.470 CFC Section 3704.1.8 added—Fire extinguishing systems.
- 20.24.480 CFC Section 3704.1.9 added—Local gas shut off.
- 20.24.490 CFC Section 3704.1.10 added—Exhaust ventilation monitoring.
- 20.24.500 CFC Section 3704.1.11 added—Emergency response plan.
- 20.24.510 CFC Section 3704.1.12 added—Emergency response liaisons.
- 20.24.520 CFC Section 3704.1.13 added—Emergency drills.
- 20.24.530 CFC Section 3704.1.14 added—Cylinder leak testing.
- 20.24.540 CFC Section 3704.1.15 added—Inert gas purge system.
- 20.24.550 CFC Section 3704.1.16 added—Seismic shutoff valve.
- 20.24.560 CFC Section 3704.1.17 added—Emergency alarm.
- 20.24.570 CFC Section 3704.2.2.7 amended—Treatment systems.
- 20.24.580 CFC Section 3704.2.2.10.1 amended—Alarms.
- 20.24.590 CFC Section 3704.3.3 amended—Outdoor storage weather protection for portable tanks and cylinders.
- 20.24.600 CFC Section 4105.4 added—Pyrophoric gas distribution systems.
- 20.24.610 CFC Section 4603.4 amended—Existing commercial or industrial buildings or structures.
- 20.24.620 CFC Appendix D amended—Fire Apparatus Access Roads.

20.24.010 California Fire Code adopted.

A. The International Fire Code, 2009 Edition, as amended and set forth in the California Code of Regulations, Title 24, Part 9, published by the International Code Council is hereby adopted, together with Appendices D as amended, E (informational purposes), F, and H as amended except as set forth in this chapter.

B. The International Fire Code (IFC) adopted by reference for the purpose of prescribing regulations governing conditions hazardous to life and property from fire or explosion in this chapter by reference is amended by the following additions, deletions and amendments thereto as set forth in this chapter. Reference numbers herein are taken from the 2010 California Fire Code.

C. These regulations shall be known as the Pleasanton Fire Code, hereinafter referred to as “this code.”

D. Where there is a reference in the code to the “fire official,” “fire code official” or “authority having jurisdiction,” it shall mean the “fire chief” or in the absence of the fire chief, the fire marshal. (Ord. 2015 § 2, 2011)

20.24.020 CFC Chapter 1, Division II, Table 105.6.8 amended—Permit Amounts for Compressed Gases.

Table 105.6.8 is amended to read:

Type of Gas	Amount (Cubic Feet at NTP)
Corrosive	200
Flammable (except cryogenic fluids and LPG)	200
Highly Toxic	Any amount
Inert and Simple Asphyxiant	200
Moderately Toxic	Any amount
Oxydizing (including oxygen)	200
Pyrophoric	Any amount
Toxic	Any amount
All other gases subject to HMBP reporting (per material)	200

(Ord. 2015 § 2, 2011)

20.24.030 CFC Chapter 1, Division II, Table 105.6.10 amended—Permit Amounts for Cryogenic Fluids.

Table 105.6.10 is amended to read:

Type of Cryogenic Fluid	Cubic Feet at NTP
Corrosive	Any Amount
Flammable	Any Amount
Inert	200
Oxidizing (including oxygen)	200
Physical or health hazard not indicated above	Any amount
All other materials subject to HMBP requirements (per material)	200

(Ord. 2015 § 2, 2011)

20.24.040 CFC Section 105.6.16 Item 3 amended—Flammable and combustible liquids.

Section 105.6.16 Item 3 is amended to read:

To store, handle or use Class II or Class IIIA liquids in excess of 25 gallons except for fuel oil in the fuel tanks of portable equipment.

(Ord. 2015 § 2, 2011)

20.24.050 CFC Section 105.6.16 Item 12 added—Permit Amounts for Hazardous Materials, Flammable and Combustible Liquids and Gases at Residential Occupancies.

Section 105.6.16 Item 12 is added to read:

12. Storage of flammable and combustible liquids and flammable gases at Group R occupancies are limited as follows:

1. Outside storage of flammable liquids (including gasoline) is limited to 30 gallons.
 2. Outside storage of combustible liquids (including diesel and kerosene) is limited to 55 gallons.
- Exception: Emergency generators used for life safety purposes.
3. Outside storage of compressed and liquefied flammable gas is limited to 15 gallons or 540 cubic feet.

Exceptions:

- a. Emergency generators used for life safety purposes.
- b. Facility gas supply for occupancies not provided with natural gases services. Amounts over 1,000 gallons must be approved by the fire official.

4. Manufacture of Biodiesel and Methanol at Residential Occupancies. The manufacture of biodiesel and methanol is prohibited in Residential Occupancies and in U Occupancies associated with Residential Occupancies both inside and outside buildings.

(Ord. 2015 § 2, 2011)

20.24.060 CFC Table 105.6.20 amended—Permit Amounts for Hazardous Materials.

Table 105.6.20 is amended to add:

Moderately toxic gas	20 cubic feet
Other materials subject to California Health and Safety Code Chapter 6.95 Hazardous Materials Business Plan requirements	55 gallons (liquids) 500 pounds (solids)

(Ord. 2015 § 2, 2011)

20.24.070 CFC Section 105.6.47 Item 4 added—Radioactive Materials.

Section 105.6.47 Item 4 is added to read:

4. Radioactive Materials. To store or handle more than one micro curie (37,000 Becquerel) of radioactive material not contained in a sealed source or more than 1 mill curie (37,000,000 Becquerel) of radioactive material in a sealed source or sources, or any amount of radioactive material for which a specific license from the Nuclear Regulatory Commission is required.

(Ord. 2015 § 2, 2011)

20.24.080 CFC Section 108 deleted—Board of Appeals.

Section 108 is deleted. (Ord. 2015 § 2, 2011)

20.24.090 CFC Section 114 added—Unauthorized Discharges.

Section 114 is added to read:

114.1 Unauthorized Discharges. The Fire Department may charge fees to recover the cost of response to incidents involving the discharge or the threatened discharge of a hazardous (or suspected hazardous) material.

(Ord. 2015 § 2, 2011)

20.24.100 CFC Section 504.1.1 added—Guardrails for firefighter safety.

Section 504.1.1 is added to read:

504.1.1 Guardrails for firefighter safety. Approved guardrails, barriers or other similar safeguards shall be installed when, in the opinion of the Fire Chief, such safeguards are required to protect firefighter safety during emergency operations.

(Ord. 2015 § 2, 2011)

20.24.110 CFC Section 506.1 amended—Where required.

Section 506.1 is amended to read:

506.1 Where required. Where access to or within a structure or an area is restricted because of secured openings or where immediate access is needed for life-saving or fire-fighting purposes, the fire code official is authorized to require a key box to be installed adjacent to the front or main entrance or other acceptable location/s to facilitate emergency entry. Key box mounting height shall be 4 foot minimum above grade to 6 foot maximum or as approved by the fire code official.

(Ord. 2015 § 2, 2011)

20.24.120 CFC Section 603.4 amended—Portable unvented heaters.

Section 603.4 is amended to read:

603.4 Portable unvented heaters. Portable unvented fuel-fired heating equipment shall be prohibited in occupancies in Groups A, E, I, R-1, R-2, R-2.1, R-3, R-3.1 and R-4. Use of portable unvented heater in other occupancies shall be approved by the fire code official.

[Balance to remain the same.]

(Ord. 2015 § 2, 2011)

20.24.130 CFC Section 605.11 added—Immersion Heaters.

Section 605.11 is added to read:

605.11 Immersion heaters. All electrical immersion heaters used in dip tanks, sinks, vats and similar operations shall be provided with approved over-temperature controls and low liquid level electrical disconnects. Manual reset of required protection devices shall be provided.

(Ord. 2015 § 2, 2011)

20.24.140 CFC Section 608.6.4 added—Failure of Ventilation System.

Section 608.6.4 is added to read:

608.6.4 Failure of ventilation system. Failure of the ventilation system shall automatically disengage the charging system or other suitable fail-safe operation acceptable to the fire code official.

(Ord. 2015 § 2, 2011)

20.24.150 CFC Section 903.2 amended—Automatic Sprinkler Systems Where Required.

Section 903.2 is amended to read:

Section 903.2 Where required. Approved automatic fire extinguishing systems in new buildings and structures shall be as provided in all new occupancies and locations.

Exception: Group U occupancies that do not exceed 200 square feet of floor area.

(Ord. 2015 § 2, 2011)

20.24.160 CFC Sections 903.2.1, 903.2.1.1, 903.2.1.2, 903.2.1.3, 903.2.1.4, 903.2.1.5, 903.2.2, 903.2.3, 903.2.4, 903.2.4.1, 903.2.5, 903.2.5.1, 903.2.5.2, 903.2.5.3, 903.2.5.4, 903.2.6, 903.2.6.1, 903.2.6.2, 903.2.7, 903.2.7.1, 903.2.8, 903.2.9, 903.2.9.1, 903.2.9.2, 903.2.10 and 903.2.10.1 deleted.

CFC Sections 903.2.1, 903.2.1.1, 903.2.1.2, 903.2.1.3, 903.2.1.4, 903.2.1.5, 903.2.2, 903.2.3, 903.2.4, 903.2.4.1, 903.2.5, 903.2.5.1, 903.2.5.2, 903.2.5.3, 903.2.5.4, 903.2.6, 903.2.6.1, 903.2.6.2, 903.2.7, 903.2.7.1, 903.2.8, 903.2.9, 903.2.9.1, 903.2.9.2, 903.2.10 and 903.2.10.1 are deleted. (Ord. 2015 § 2, 2011)

20.24.170 CFC Section 903.3.1.2 amended—NFPA 13R Sprinkler Systems.

Section 903.3.1.2 is amended to read:

903.3.1.2 NFPA 13R sprinkler systems. Automatic sprinkler systems in Group R occupancies up to and including four stories in height shall be permitted to be installed throughout in accordance

with NFPA 13R as amended in Chapter 47 and the following: Sprinklers shall be provided in all attic areas. Attic sprinklers shall be intermediate rated residential sprinklers.

(Ord. 2015 § 2, 2011)

20.24.180 CFC Section 903.3.1.3 amended—NFPA 13D sprinkler systems.

Section 903.3.1.3 is amended to read:

903.3.1.3 NFPA 13D sprinkler systems. Residential automatic fire sprinklers systems shall be installed in accordance to NFPA 13D in all new one- and two-family dwellings. In addition, the fire-sprinkler system shall be designed and sprinklers shall be installed in the following additional locations:

1. Attic shall be provided with intermediate temperature-rated residential fire sprinklers for detection coverage, and located at a spacing equivalent to 30 feet by 30 feet centers and a maximum distance of 15 feet from outside walls.

2. Fire sprinklers shall be provided in garages. Fire sprinklers shall be intermediate rated, quick response type, with a maximum coverage area of 130 square feet per sprinkler.

(Ord. 2015 § 2, 2011)

20.24.190 CFC Section 903.3.1.3.1 added—Existing residential dwellings.

Section 903.3.1.3.1 is added to read:

903.3.1.3.1 Existing residential dwellings. Existing residential dwellings may be reviewed on a case by case basis and shall be provided with an automatic fire extinguishing system conforming to the most current requirements of the 2010 California Building Code, California Fire Code, the National Fire Protection Association (NFPA) 13D when:

1. Additional units as a result of a lot division or any change to existing conditions of approval resulting in more than two R-3 occupancies, or alteration affecting fire department access in accordance with the California Fire Code Section 503.

2. Additions to residential structures creating an area exceeding the existing infrastructure of the public utilities for fire-flow and flow duration for residential dwellings in conformance with CFC Section B105.1 and B105.2.

3. Changes to the existing property lines or addition of structures encroaching upon property line setbacks affecting fire department operational area or egress to public way of occupants.

4. Changes to the occupancy classification of the residential use including institutional type care facilities, daycare facilities above or below grade level or a home based business of a higher fire hazard classification in conformance with California Fire Code.

(Ord. 2015 § 2, 2011)

20.24.200 CFC Section 903.3.1.3.2 added—Large One- and Two-Family Dwelling Residential Sprinkler Systems.

Section 903.3.1.3.2 is added to read:

903.3.1.3.2 Large One- and Two-Family Dwelling Residential Sprinkler Systems. In addition to the requirements specified in 903.3.1.3, one- and two-family dwellings with a habitable floor area greater than 7,500 square feet shall have an automatic fire-sprinkler system designed to include all sprinklers within a compartment, up to a maximum of four sprinklers.

(Ord. 2015 § 2, 2011)

20.24.210 CFC Section 1802 deleted—Definition, Continuous Gas Detection System.

Section 1802, definition for Continuous Gas Detection System is deleted. (Ord. 2015 § 2, 2011)

20.24.220 CFC Section 1802 deleted—Definition, Workstation.

Section 1802, definition for Workstation is deleted. (Ord. 2015 § 2, 2011)

20.24.230 CFC Section 2701.1, Exception 5 amended—Refrigeration systems.

Section 2701.1, Exception 5 is amended to read:

5. Refrigeration systems - Sections 2701, 2702, and 2703 apply to refrigeration systems. Sections

2704 and 2705 do not apply to refrigeration systems (see Section 606).

(Ord. 2015 § 2, 2011)

20.24.240 CFC Section 2701.2.2.2 amended—Health Hazards.

Section 2701.2.2.2 is amended to read:

Section 2701.2.2.2 Health hazards. The material categories listed in this section are classified as health hazards. A material with a primary classification as a health hazard can also pose a physical hazard.

1. Highly toxic, toxic and moderately toxic.
2. Corrosive materials.

(Ord. 2015 § 2, 2011)

20.24.250 CFC Section 2703.2.2.1 Item 7 added—Secondary containment.

Section 2703.2.2.1 Item 7 is added to read:

7. Secondary containment or equivalent protection from spills shall be provided for piping for liquid hazardous materials where a spill is determined to be a plausible event and where such an event would endanger people, property or the environment and for highly toxic, toxic, and corrosive gases above threshold quantities listed in Tables 3704.2 and 3704.3. Secondary containment includes, but is not limited to double walled piping.

Exceptions:

1. Secondary containment is not required for corrosive gases if the piping is constructed of inert materials.
2. Piping under sub-atmospheric conditions if the piping is equipped with an alarm and fail-safe-to-close valve activated by a loss of vacuum.

(Ord. 2015 § 2, 2011)

20.24.260 CFC Section 2703.2.2.1 Item 8 added—Low melt point materials.

Section 2703.2.2.1 Item 8 is added to read:

8. Low melt point materials, such as plastic, shall not be used for oxidizing materials, flammable materials, combustible liquids, pyrophoric materials, toxic gases, highly toxic gases, or moderately toxic gases.

Exception: Facility specific systems approved by the Fire Chief.

(Ord. 2015 § 2, 2011)

**20.24.270 CFC Section 2703.2.2.2 amended—
Additional regulations for supply
piping for health hazard materials.**

Section 2703.2.2.2 is amended to read:

2703.2.2.2 Additional regulations for supply piping for health hazard materials. Supply piping and tubing for gases and liquids having a health hazard ranking of 3 or 4 in accordance with NFPA 704 shall be in accordance with ASME B31.3 and the following:

1. Piping and tubing utilized for the transmission of toxic, highly toxic, moderately toxic gases or highly volatile corrosive liquids and gases shall have welded, or brazed connections throughout except for connections within an exhausted enclosure if the material is a gas, or an approved method of drainage or containment is provided for connections if the material is a liquid.

2. Piping and tubing shall not be located within corridors, within any portion of a means of egress required to be enclosed in fire-resistance-rated construction or in concealed spaces in areas not classified as Group H Occupancies.

Exception: Piping and tubing within the space defined by the walls of corridors and the floor or roof above or in concealed space above other occupancies when installed in accordance with Section 415.8.6.3 of the California Building Code as required for Group H, Division 5 Occupancies.

3. All primary piping for toxic, highly toxic and moderately toxic gases shall pass a helium leak test of 1×10^{-9} cubic centimeters/second where practical, or shall pass testing in accordance with an approved, nationally recognized standard. Tests shall be conducted by a qualified "third

party" not involved with the construction of the piping and control systems.

(Ord. 2015 § 2, 2011)

**20.24.280 CFC Section 2703.2.10 added—
Biodiesel and methanol equipment.**

Section 2703.2.10 is added to read:

2703.2.10 Biodiesel and methanol equipment. Biodiesel and methanol manufacturing/processing equipment shall be listed or approved. Such equipment shall at a minimum adequately address electrical system, materials of construction, ventilation, seismic and process control and shut-down safety issues.

(Ord. 2015 § 2, 2011)

**20.24.290 CFC Section 2703.5.2 added—
Ventilation ducting.**

Section 2703.5.2 is added to read:

2703.5.2 Ventilation ducting. Product conveying ducts for venting hazardous materials operations shall be labeled with the hazard class of the material being vented and the direction of flow.

(Ord. 2015 § 2, 2011)

**20.24.300 CFC Section 2703.5.3 added—H
Occupancies.**

Section 2703.5.3 is added to read:

2703.5.3 H Occupancies. In "H" occupancies, all piping and tubing may be required to be identified when there is any possibility of confusion with hazardous materials transport tubing or piping. Flow direction indicators are required.

(Ord. 2015 § 2, 2011)

**20.24.310 CFC Section 2703.9.8 amended—
Separation of incompatible materials.**

Section 2703.9.8 is amended to read:

2703.9.8 Separation of incompatible materials. Incompatible materials in storage and storage of materials that are incompatible with materials in use shall be separated. When the stored materials are in containers having a capacity of more than 5

pounds (2 kg) or 0.5 gallon (2 L), separation shall be accomplished by:

1. Segregating incompatible materials in storage by a distance of not less than 20 feet (6096 mm) and in an independent containment system, if secondary containment is required.

[The balance of this section is unamended.]

(Ord. 2015 § 2, 2011)

20.24.320 CFC Section 2703.9.11 added—Fire extinguishing systems for workstations dispensing, handling or using hazardous materials.

Section 2703.9.11 is added to read:

2703.9.11 Fire extinguishing systems for workstations dispensing, handling or using hazardous materials. Combustible and non-combustible workstations which dispense, handle or use hazardous materials shall be protected by an approved automatic fire extinguishing system in accordance with Section 1803.10.

Exception: Internal fire protection is not required for Biological Safety Cabinets that carry NSF/ANSI certification where quantities of flammable liquids in use or storage within the cabinet do not exceed 500ml.

(Ord. 2015 § 2, 2011)

20.24.330 CFC Section 2703.13 added—Automatic Filling of Tanks.

Section 2703.13 is added to read:

2703.13 Automatic Filling of Tanks. Systems that automatically fill flammable or combustible liquid tanks shall be equipped with approved overfill protection, that sends an alarm signal to a location that is normally occupied during normal business hours and immediately stops the filling of the tank. The alarm signal and automatic shutoff shall be tested in a manner acceptable to the fire code official on an annual basis and records of such testing shall be maintained on-site for a period of five (5) years.

Exception: Emergency generator tanks.

(Ord. 2015 § 2, 2011)

20.24.340 CFC Section 2703.14 added—Required Systems.

Section 2703.14 is added to read:

2703.14 Required Systems. When emergency alarms, detection or automatic fire extinguishing system is required by this code due to the storage, use or handling of hazardous materials, such systems shall comply with Sections 2704.9 and 2704.10.

(Ord. 2015 § 2, 2011)

20.24.350 CFC Section 2704.10 amended—Supervision.

Section 2704.10 is amended to read:

2704.10 Supervision. Required emergency alarm, detection and automatic fire-extinguishing systems shall be supervised by an approved central, proprietary or remote station service.

(Ord. 2015 § 2, 2011)

20.24.360 CFC Section 3007.3 added—Liquefied carbon dioxide.

Section 3007.3 is added to read:

3007.3 Liquefied carbon dioxide. Storage, use and handling of liquefied carbon dioxide shall comply with this section.

3007.3.1 Storage, use and handling. Storage, use and handling of liquefied carbon dioxide shall comply with NFPA Standard 55, Chapter 13.

3007.3.2 Fill bibs. Approved, outside fill bibs shall be provided when containers are filled on-site when required by the fire code official.

(Ord. 2015 § 2, 2011)

20.24.370 CFC Section 3102 amended—Definition, Corrosive.

Section 3102 Definition is amended to read:

CORROSIVE. A chemical that causes visible destruction of, or irreversible alterations in, living tissue by chemical action at the point of contact.

1. A chemical shall be considered corrosive if, when tested on the intact skin of albino rabbits by the method described in DOT 49 CFR 173.137, such chemical destroys or changes irreversibly the structure of the tissue at the point of contact following an exposure period of 4 hours. This term does not refer to action on inanimate surfaces.

2. A liquid with a pH of 2 or less or 12.5 or more, except for foodstuffs and medicines.

3. Any hazardous waste defined as corrosive by applicable hazardous waste regulations.

(Ord. 2015 § 2, 2011)

**20.24.380 CFC Section 3308.2 added—
Prohibition of Fireworks.**

Section 3308.2 is added to read:

3308.2 Prohibition of Fireworks. It shall be unlawful for any person, corporation, or entity to possess, store, offer for sale, expose for sale, sell at retail or wholesale, use or explode any fireworks.

Exception: The use of fireworks as part of a professional display, operated by a California State licensed pyrotechnic operator as set forth in Section 3308.1.

(Ord. 2015 § 2, 2011)

**20.24.390 CFC Section 3308.3 added—Seizure of
Fireworks.**

Section 3308.3 is added to read:

3308.3 Seizure of Fireworks. The Fire Chief shall seize, take, remove or cause to be removed at the expense of the owner all stocks of fireworks offered or exposed for sale, stored or held in violation of this article.

(Ord. 2015 § 2, 2011)

**20.24.400 CFC Section 3404.2.7.5.8 amended—
Exception.**

Section 3404.2.7.5.8, Exception, is amended to read:

Exception: Outside aboveground tanks with a capacity of 100 gallons (378 L) or less.

(Ord. 2015 § 2, 2011)

**20.24.410 CFC Section 3701.3 added—
Moderately Toxic Gases.**

Section 3701.3 is added to read:

3701.3 Moderately Toxic Gases. Moderately Toxic gases shall comply with the requirements for Toxic gases in Section 3704 of this Chapter. Section 2701.3 Performance-based design alternative shall be used for refrigeration systems.

(Ord. 2015 § 2, 2011)

**20.24.420 CFC Section 3702.1 added—
Definitions.**

The following definitions are added to read:

Moderately Toxic Gas. A chemical or substance that has a median lethal concentration (LC50) in air more than 2000 parts per million but not more than 5000 parts per million by volume of gas or vapor, when administered by continuous inhalation for an hour, or less if death occurs within one hour, to albino rats weighing between 200 and 300 grams each.

Maximum Threshold Quantity (Max TQ). The maximum quantity of a moderately toxic or toxic gas, which may be stored in a single vessel before a more stringent category of regulation is applied. The following equation shall be used to calculate the Max TQ:

Max TQ (pounds) = LC50 (ppm) x 2 lb. Gas Mixtures, the LC50 value for a gas mixture containing toxic, highly toxic or moderately toxic components shall be calculated using the formula in Appendix E, Section 103.1.3.1.

(Ord. 2015 § 2, 2011)

**20.24.430 CFC Section 3704.1.4 added—
Automatic shutoff valve.**

Section 3704.1.4 is added to read:

3704.1.4 Automatic shut-off valve. An automatic shut-off valve, which is of a failsafe to close design, shall be provided to shut off the supply of highly toxic gases for any of the following:

- I. Activation of a manual fire alarm system.

2. Activation of the gas detection system.
3. Failure of emergency power.
4. Failure of primary containment.
5. Seismic activity.
6. Failure of required ventilation.
7. Manual activation at an approved remote location.

(Ord. 2015 § 2, 2011)

20.24.440 CFC Section 3704.1.5 added—Maximum threshold quantity.

Section 3704.1.5 is added to read:

3704.1.5 Maximum threshold quantity. Toxic gases stored or used in quantities exceeding the maximum threshold quantity in a single vessel per control area or outdoor control area shall comply with the requirements for highly toxic gases of this Chapter.

(Ord. 2015 § 2, 2011)

20.24.450 CFC Section 3704.1.6 added—Reduced flow valve.

Section 3704.1.6 is added to read:

3704.1.6 Reduced flow valve. All containers of materials other than lecture bottles containing Highly Toxic material and having a vapor pressure exceeding 29 psi shall be equipped with a reduced flow valve when available. If a reduced flow valve is not available, the container shall be used with a flow-limiting device. All flow limiting devices shall be part of the valve assembly and visible to the eye when possible; otherwise, they shall be installed as close as possible to the cylinder source.

Exception: When the process use rate is approximately equal to the maximum flow rate of the cylinder/tank valve.

(Ord. 2015 § 2, 2011)

20.24.460 CFC Section 3704.1.7 added—Annual maintenance.

Section 3704.1.7 is added to read:

3704.1.7 Annual maintenance. All safety control systems at a facility shall be maintained in good working condition and tested not less frequently than annually. Maintenance and testing shall be performed by persons qualified to perform the maintenance and tests. Maintenance records and certifications shall be available to any representative of the Livermore-Pleasanton Fire Department for inspection upon request.

(Ord. 2015 § 2, 2011)

20.24.270 CFC Section 3704.1.8 added—Fire extinguishing systems.

Section 3704.1.8 is added to read:

3704.1.8 Fire extinguishing systems. Buildings and covered exterior areas for storage and use areas of materials regulated by this Chapter shall be protected by an automatic fire sprinkler system in accordance with NFPA 13. The design of the sprinkler system for any room or area where highly toxic, toxic and moderately toxic gases are stored, handled or used shall be in accordance with Section 2704.5.

(Ord. 2015 § 2, 2011)

20.24.480 CFC Section 3704.1.9 added—Local gas shut off.

Section 3704.1.9 is added to read:

3704.1.9 Local gas shut off. Manual activation controls shall be provided at locations near the point of use and near the source, as approved by the fire code official. The fire code official may require additional controls at other places, including, but not limited to, the entry to the building, storage or use areas, and emergency control stations. Manual activated shut-off valves shall be of a fail-safe-to-close design.

(Ord. 2015 § 2, 2011)

20.24.490 CFC Section 3704.1.10 added—Exhaust ventilation monitoring.

Section 3704.1.10 is added to read:

3704.1.10 Exhaust ventilation monitoring. For gases exceeding threshold quantities, a continuous monitoring system utilizing a low switch shall be provided to assure that the required exhaust venti-

lation rate is maintained. The monitoring system shall initiate a local alarm. The alarm shall be both visual and audible and shall be designed to provide warning both inside and outside of the interior storage, use, or handling area.

(Ord. 2015 § 2, 2011)

**20.24.500 CFC Section 3704.1.11 added—
Emergency response plan.**

Section 3704.1.11 is added to read:

3704.1.11 Emergency response plan. If the preparation of an emergency response plan for the facility is not required by any other law, responsible persons shall prepare, or cause to be prepared, and filed with the fire code official, a written emergency response plan. If the preparation of an emergency response plan is required by other law, a responsible person shall file a copy of the plan with the Fire Chief.

(Ord. 2015 § 2, 2011)

**20.24.510 CFC Section 3704.1.12 added—
Emergency response liaisons.**

Section 3704.1.12 is added to read:

3704.1.12 Emergency response liaisons. Responsible persons shall be designated and trained to be liaison personnel for the Livermore-Pleasanton Fire Department. These persons shall aid the Fire Department in preplanning emergency responses, identifying locations where regulated materials are stored, handled and used, and be familiar with the chemical nature of such material. An adequate number of personnel for each work shift shall be designated.

(Ord. 2015 § 2, 2011)

**20.24.520 CFC Section 3704.1.13 added—
Emergency drills.**

Section 3704.1.13 is added to read:

3704.1.13 Emergency drills. Emergency drills of the on-site emergency response personnel and liaisons shall be conducted on a regular basis but not less than once every six months. Records of drills conducted shall be maintained.

(Ord. 2015 § 2, 2011)

**20.24.530 CFC Section 3704.1.14 added—
Cylinder leak testing.**

Section 3704.1.14 is added to read:

3704.1.14 Cylinder leak testing. Cylinders shall be tested for leaks immediately upon delivery and again immediately prior to departure. Testing shall be approved by the fire code official in accordance with appropriate nationally recognized industry standards and practices, if any. Appropriate remedial action shall be immediately undertaken when leaks are detected.

(Ord. 2015 § 2, 2011)

**20.24.540 CFC Section 3704.1.15 added—Inert
gas purge system.**

Section 3704.1.15 is added to read:

3704.1.15 Inert gas purge system. Gas systems shall be provided with dedicated inert gas purge systems. A dedicated inert gas purge system may be used to purge more than one gas, provided the gases are compatible. Purge gas systems inside buildings shall be located in an approved gas cabinet unless the system operates by vacuum demand. Backflow prevention shall be provided.

Exception: Refrigeration systems.

(Ord. 2015 § 2, 2011)

**20.24.550 CFC Section 3704.1.16 added—Seismic
shutoff valve.**

Section 3704.1.16 is added to read:

3704.1.16 Seismic shutoff valve. For other than lecture bottles, an automatic seismic shut-off valve, which is of a fail-safe to close design, shall be provided to shutoff the supply of highly toxic, toxic and moderately toxic gases with an LC50 less than 3000 parts per million upon a seismic event within 5 seconds of a horizontal sinusoidal oscillation having a peak acceleration of 0.3G (1.47m/sec²) and a period of 0.4 seconds.

(Ord. 2015 § 2, 2011)

**20.24.560 CFC Section 3704.1.17 added—
Emergency alarm.**

Section 3704.1.17 is added to read:

3704.1.17 Emergency Alarm. When toxic gases exceeding 10 cu. ft. and any amount of highly toxic compressed gases are transported through corridors or exit enclosures, there shall be an emergency telephone system, a local manual alarm station or an approved alarm-initiating device at not more than 150-foot (45720 mm) intervals and at each exit and exit-access doorway throughout the transport route. The signal shall be relayed to an approved central, proprietary or remote station service or constantly attended on-site location and shall also initiate a local audible alarm.

(Ord. 2015 § 2, 2011)

**20.24.570 CFC Section 3704.2.2.7 amended—
Treatment systems.**

Section 3704.2.2.7 is amended to read:

3704.2.2.7 Treatment systems. The exhaust ventilation from gas cabinets, exhausted enclosures, gas rooms and local exhaust systems required in Sections 3704.2.2.4 and 3704.2.2.5 shall be directed to a treatment system. The treatment system shall be utilized to handle the accidental release of gas and to process exhaust ventilation. The treatment system shall be designed in accordance with Sections 3704.2.2.7.1 through 3704.2.2.7.5 and Section 505 of the California Mechanical Code.

Exceptions:

1. Highly toxic, toxic and moderately toxic gases storage. A treatment system is not required for cylinders, containers and tanks in storage when all of the following are provided:

1.1. Valve outlets are equipped with gastight outlet plug or caps.

1.2. Hand wheel-operated valves have handles secured to prevent movement.

1.3. Approved containment vessels or containment systems are provided in accordance with Section 3704.2.2.3.

(Ord. 2015 § 2, 2011)

**20.24.580 CFC Section 3704.2.2.10.1 amended—
Alarms.**

Section 3704.2.2.10.1 is amended to read:

3704.2.2.10.1. Alarms. The gas detection system shall initiate a local alarm and transmit a signal to a constantly attended control station when a short-term hazard condition is detected. The alarm shall be both visual and audible and shall provide warning both inside and outside the area where the gas is detected. The audible alarm shall be distinct from all other alarms.

(Ord. 2015 § 2, 2011)

**20.24.590 CFC Section 3704.3.3 amended—
Outdoor storage weather protection
for portable tanks and cylinders.**

Section 3704.3.3 is amended to read:

3704.3.3 Outdoor storage weather protection for portable tanks and cylinders. Weather protection in accordance with Section 2704.13 and this section shall be provided for portable tanks and cylinders located outdoors and not within gas cabinets or exhausted enclosures. The storage area shall be equipped with an approved automatic sprinkler system in accordance with Section 903.3.1.1.

(Ord. 2015 § 2, 2011)

**20.24.600 CFC Section 4105.4 added—
Pyrophoric gas distribution systems.**

Section 4105.4 is added to read:

4105.4 Pyrophoric gas distribution systems.

4105.4.1 Ventilation. Cylinders in use and non-welded or brazed connections shall be provided with approved, local ventilation. Failure of the ventilation system (as determined by air flow measurement) shall automatically shut down the distribution system at the source.

4105.4.2 Automatic shutdown. Pyrophoric gas distribution systems shall be provided with an approved release detection system at points of use and non-welded or -brazed connections. Upon activation, the detection system shall automatically shut down the distribution system at the source.

(Ord. 2015 § 2, 2011)

**20.24.610 CFC Section 4603.4 amended—
Existing commercial or industrial
buildings or structures.**

Section 4603.4 is amended to read:

4603.4 Existing commercial or industrial buildings or structures. An automatic fire sprinkler system shall be provided in existing commercial buildings in accordance with Section 4603.4.1, Section 4603.4.2 and as follows:

1. Additions to any commercial or industrial building creating a 50% or more increase of floor area, or an addition of any size creating a total area exceeding 8,000 square feet.

Exception: Additions not greater than 500 square feet in area to an existing non-fire sprinklered building providing accessory storage space or solely for the purpose of providing accessibility shall not be required to be provided with automatic fire sprinklers.

2. When a change in occupancy classification results in an increased fire hazard or risk to business operations or increased life safety hazard of the occupants.

Any detached or attached structure added to a parcel of land already containing automatic extinguishing system protected buildings.

(Ord. 2015 § 2, 2011)

**20.24.620 CFC Appendix D amended—Fire
Apparatus Access Roads.**

Section D103.4 is amended to read:

Section D103.4 Dead Ends. Dead-end fire apparatus access roads in excess of 150 feet shall be provided with width and turnaround provisions in accordance to Livermore-Pleasanton Fire Department Standards of Operations and as approved by the fire code official.

Section D103.5.8 is deleted.

Section D103.5.9 is deleted.

Section D106 is deleted.

Section D107.1 is deleted. (Ord. 2015 § 2, 2011)

Chapter 20.28

HOUSING CODE

Sections:

- 20.28.010** Uniform Housing Code adopted.
- 20.28.015** Fees.
- 20.28.020** Section 204(a) added—Penalties for violation.

20.28.010 Uniform Housing Code adopted.

A. There is adopted by reference that certain code known as the Uniform Housing Code, as more particularly described in this section, except such portions as are amended, modified or deleted in this chapter, and the same is adopted and incorporated as fully as if set out at length in this chapter.

B. Said code is the California Code of Regulations, Title 25, Division 1, Chapter 1, Subchapter 1 (C.C.R., T25), and including by reference the Uniform Housing Code, 1997 Edition, prepared by the International Conference of Building Officials, one copy of which is on file with the city clerk for use by the public.

C. Where there is a reference in the code to the “building official” it shall mean the “chief building official” or in the absence of the chief, the interim, temporary or acting chief building official. (Ord. 1869 § 7, 2002; Ord. 1778 § 7, 1999; Ord. 1669 § 7, 1995; Ord. 1561 § 10, 1992; Ord. 1449 § 7, 1990; Ord. 1385 § 7, 1988; Ord. 1169 § 7, 1984; prior code § 2-16.32)

20.28.015 Fees.

Section 302 (Fees) of the Uniform Housing Code is hereby deleted. The fees for this code shall be as set forth in the master fee schedule (on file in the office of the city clerk). (Ord. 1669 § 7, 1995)

20.28.020 Section 204(a) added—Penalties for violation.

Section 204(a) is added to the Uniform Housing Code to read as follows:

Section 204(a). Penalties for violations will be provided in Section 1.12.020 of the Pleasanton Municipal Code.

(Ord. 1169 § 7, 1984; prior code § 2-16.33)

Chapter 20.32

DANGEROUS BUILDINGS CODE

Sections:

- 20.32.010 Pleasanton Dangerous Buildings Code adopted.**
- 20.32.020 Pleasanton Dangerous Buildings Code.**

20.32.010 Pleasanton Dangerous Buildings Code adopted.

A. There is adopted the Pleasanton Dangerous Buildings Code, as more particularly described in this section, and the same is adopted and incorporated as fully as set out at length in this chapter.

B. Where there is a reference in the code to the "building official" it shall mean the "building and safety official," or in the absence of the building and safety official, the interim, temporary or acting building and safety official.

C. The provisions of this code are determined to be equivalent to the provisions of California Code of Regulations, Title 25 (CCR, T25), Division 1, Chapter 1, Subchapter 1, Article 1, as allowed by Article 6, #52 of the same chapter. (Ord. 2015 § 2, 2011)

20.32.020 Pleasanton Dangerous Buildings Code.

CHAPTER 1 TITLE & SCOPE

Section 1.01 Title

These regulations shall be known as the "Pleasanton Dangerous Buildings Code," may be cited as such, and will be referred to herein as "this code."

Section 1.02 Purpose and Scope

A. Purpose. It is the purpose of this code to provide a just, equitable and practicable method, to be cumulative with and in addition to any other remedy provided by the Building Code, Housing Code or otherwise available by law, whereby buildings or structures which from any cause endanger the life, limb, health, morals, property, safety or welfare of the general public or their occupants, may be required to be repaired, vacated or demolished.

The purpose of this code is not to create or otherwise establish or designate any particular class or group of persons who will or should be especially protected or benefited by the terms of this code.

B. Scope. The provisions of this code shall apply to all dangerous buildings as herein defined, which are now in existence or which may hereafter become dangerous in this jurisdiction.

Section 1.03 Alterations, Additions and Repairs

All buildings or structures which are required to be repaired under the provisions of this code shall be subject to the provisions of Chapter 34 of the Building Code.

CHAPTER 2 ENFORCEMENT

Section 2.01 General

A. Administration. The Building and Safety Official is hereby authorized to enforce the provisions of this code.

B. The Building and Safety Official shall have the power to render interpretations of this code and to adopt and enforce rules and supplemental regulations in order to clarify the application of its provisions. Such interpretations, rules and regulations shall be in conformity with the intent and purpose of this code.

C. Inspections. The health officer, the fire marshal and the building and safety official are hereby authorized to make such inspections and take such actions as may be required to enforce the provisions of this code.

D. Right of Entry. When it is necessary to make an inspection to enforce the provisions of this code, or when the building and safety official has reasonable cause to believe that there exists in a building or upon a premise a condition which is contrary to or in violation of this code which makes the building or premise unsafe, dangerous or hazardous, the building and safety official may enter the building or premises at reasonable times to inspect or to perform the duties imposed by this code, provided that if such building or premises be occupied that credentials be presented to the occupant and entry requested. If such building or premise be unoccupied, the building and safety official shall first make a reasonable effort to locate the owner or other persons having charge or control of the building or premises and request entry. If entry is refused, the building and safety official shall have recourse to the remedies provided by law to secure entry.

Section 2.02 Abatement of Dangerous Buildings

All buildings or portions thereof which are determined after inspection by the building and safety official to be dangerous as defined in this code are hereby de-

clared to be public nuisances and shall be abated by repair, rehabilitation, demolition or removal in accordance with the procedure specified in Section 4.01 of this code.

Section 2.03 Violations

It shall be unlawful for any person, firm or corporation to erect, construct, enlarge, alter, repair, move, remove, improve, convert or demolish, equip, use, occupy or maintain any building or structure to cause or permit the same to be done in violation of this code. Penalties for violations shall be as provided in Section 1.12.020 of the Pleasanton Municipal Code.

Section 2.04 Inspection of Work

All buildings or structures within the scope of this code and all construction or work for which a permit is required shall be subject to inspection by the building and safety official in accordance with and in the manner provided by this code and Sections 305A of the Pleasanton Building Administrative Code.

Section 2.05 Board of Appeals

A. General. In order to hear and decide appeals of orders, decisions or determinations made by the Building and Safety Official relative to the application and interpretations of this code, there is a board of appeals consisting of members who are qualified by experience and training to pass upon matters pertaining to building construction and who are not employees of the City of Pleasanton. The Building and Safety Official shall be an ex officio member of the board and shall act as secretary to said board but shall have no vote on any matter before the board. The board shall be appointed by the City and shall hold office at its pleasure. The board shall adopt rules of procedure for conducting its business and shall render all decisions and findings in writing to the appellant, with a duplicate copy to the Building and Safety Official. Appeals to the board shall be processed in accordance with the provisions contained in Section 5.01 of this code. Copies of all rules or regulations adopted by the board shall be delivered to the Building and Safety Official, who shall make them freely accessible to the public.

B. Limitations of Authority. The Board shall have no authority relative to interpretation of the administrative provisions of this code nor shall the board be empowered to waive requirements of this code.

CHAPTER 3 DEFINITIONS

Section 3.01 General

For the purpose of this code, certain terms, phrases, words and their derivatives shall be construed as specified in either this chapter or as specified in the California Building Code, California Residential Code or the Housing Code. Where terms are not defined, they shall have their ordinary accepted meanings within the context with which they are used. The most current edition of Webster's Third New International Dictionary of the English Language, Unabridged, shall be construed as providing ordinary accepted meanings. Words used in the singular include the plural and the plural the singular. Words used in the masculine gender include the feminine and the feminine the masculine.

Building Code is the current edition of the California Building Code, or for one- and two-family dwellings the California Residential Code, promulgated by the International Code Council, as adopted by the City.

Dangerous Buildings is any building or structure deemed to be dangerous under the provisions of Section 3.02 of this code.

Section 3.02 Dangerous Building

For the purpose of this code, any building or structure which has any or all of the conditions or defects hereinafter described shall be deemed to be a dangerous building, provided that such conditions or defects exist to the extent that the life, health, property or safety of the public or its occupants are endangered:

1. Whenever any door, aisle, passageway, stairway or other means of exit is not of sufficient width or size or is not so arranged as to provide safe and adequate means of exit in case of fire or panic.
2. Whenever the walking surface of any aisle, passageway, stairway or other means of exit is so warped, worn, loose, torn or otherwise unsafe as to not provide safe and adequate means of exit in case of fire or panic.
3. Whenever the stress in any materials, member or portion thereof, due to all dead and live loads, is more than one and one half times the working stress or stresses allowed in the Building Code for new buildings of similar structure, purpose or location.
4. Whenever any portion thereof has been damaged by fire, earthquake, wind, flood or by any other cause, to such an extent that the structural strength or stability thereof is materially less than it was before such catastrophe and is less than the minimum requirements of the Building Code for new buildings of similar structure, purpose or location.
5. Whenever any portion or member or appurtenance thereof is likely to fail, or to become detached or

dislodged, or to collapse and thereby injure persons or damage property.

6. Whenever any portion of a building, or any member, appurtenance or ornamentation on the exterior thereof is not of sufficient strength or stability, or is not so anchored, attached or fastened in place so as to be capable of resisting a wind pressure of one half of that specified in the Building Code for new buildings of similar structure, purpose or location without exceeding the working stresses permitted in the Building Code for such buildings.

7. Whenever any portion thereof has wracked, warped, buckled or settled to such an extent that walls or other structural portions have materially less resistance to winds or earthquakes than is required in the case of similar construction.

8. Whenever the building or structure, or any portion thereof, because of (i) dilapidation, deterioration or decay; (ii) faulty construction; (iii) the removal, movement or instability of any portion of the ground necessary for the purpose of supporting such building; (iv) the deterioration, decay or inadequacy of its foundation; or (v) any other cause, is likely to partially or completely collapse.

9. Whenever, for any reason, the building or structure, or any portion thereof, is manifestly unsafe for the purpose for which it is being used.

10. Whenever the exterior walls or other vertical structure members list, lean or buckle to such an extent that a plumb line passing through the center of gravity does not fall inside the middle one third of the base.

11. Whenever the building or structure, exclusive of the foundation, shows 33 percent or more damage or deterioration of its supporting member or members, or 50 percent damage or deterioration of its non-supporting members, enclosing or outside walls or coverings.

12. Whenever the building or structure has been so damaged by fire, wind, earthquake or flood, or has become so dilapidated or deteriorated as to become (i) an attractive nuisance to children; (ii) a harbor for vagrants, criminals or immoral persons; or as to (iii) enable persons to resort thereto for the purpose of committing unlawful or immoral acts.

13. Whenever any building or structure has been constructed, exists or is maintained in violation of any specific requirement or prohibition applicable to such building or structure provided by the building regulations of the county, as specified in the Building Code or of any law or ordinance of the state or county relating to the condition, location or structure of buildings.

14. Whenever any building or structure which, whether or not erected in accordance with all applicable laws and ordinances, has in any nonsupporting part, member or portion less than 50%, or in any supporting part, member or portion less than 66% of the (i) strength, (ii) fire-resisting qualities or characteristics, or (iii) weather-resisting qualities or characteristics required by law in the case of a newly constructed building of like area, height and occupancy in the same location.

15. Whenever a building or structure, used or intended to be used for dwelling purposes, because of inadequate maintenance, dilapidation, decay, damage, faulty construction or arrangement, inadequate light, air or sanitation facilities, or otherwise, is determined by the health officer to be unsanitary, unfit for human habitation or in such a condition that is likely to cause sickness or disease.

16. Whenever any building or structure, because of obsolescence, dilapidated condition, deterioration, damage, inadequate exits, lack of sufficient fire-resistive construction, faulty electric wiring, gas connections or heating apparatus, or other cause, is determined by the Building and Safety Official to be a fire hazard.

17. Whenever any building or structure is in such a condition as to constitute a public nuisance known to the common law or in equity jurisprudence.

18. Whenever any portion of a building or structure remains on a site after the demolition or destruction of the building or structure or whenever any building or structure is abandoned for a period in excess of six months so as to constitute such building or portion thereof an attractive nuisance or hazard to the public.

CHAPTER 4 NOTICES AND ORDERS OF BUILDING AND SAFETY OFFICIAL

Section 4.01 General.

A. Commencement of proceedings. When the Building and Safety Official has inspected or caused to be inspected any building and has found and determined that such building is a dangerous building, the Building and Safety Official shall commence proceedings to cause the repair, vacation or demolition of the building.

B. Notice and Order. The Building and Safety Official shall issue a notice and order directed to the record owner, occupant, lease holder, mortgagee, agent and other interested parties of the building. The notice and order shall contain:

1. The street address and a legal description sufficient for identification of the premises upon which the building is located.

2. A statement that the Building and Safety Official has found the building to be dangerous, with a brief and concise description of the conditions found to render the building dangerous under the provisions of Section 3.02 of this code.

3. A statement of the action required to be taken as determined by the Building and Safety Official.

i) If the Building and Safety Official has determined that the building or structure must be repaired, the order shall require that a building permit be secured therefor and that the work physically commenced within no less than sixty days and to be completed within a reasonable time taking into account the circumstances.

ii) If the Building and Safety Official has determined that the building or structure must be vacated, the order shall require that the building or structure shall be vacated within a certain time from the date of the order as determined by the Building and Safety Official to be reasonable.

iii) If the Building and Safety Official has determined that the building or structure must be demolished, the order shall require that the building be vacated within no less than 60 days and that a demolition permit be secured before the 60 days are up, and that the demolition be completed within the time that the Building and Safety Official shall determine as reasonable.

4. Statements advising that if any required repair or demolition work is not commenced within the time specified, the Building and Safety Official (i) will order the building vacated and posted to prevent further occupancy until the work is completed, and (ii) may proceed to cause the work to be done and charge the costs thereof against property and/or the owner.

5. Statements advising (i) that any person having any record title or legal interest in the building may appeal from the notice or any action of the Building and Safety Official to the Board of Appeals, provided the appeal is made in writing as provided in this code and filed with the Building and Safety Official within 30 days from the date of service of such notice and order; and (ii) that failure to appeal will constitute a waiver of all rights to an administrative hearing and determination of the matter.

6. Failure to commence work of reconditioning or demolition within the time specified or upon failure to proceed continuously with the work without unnecessary delay, the Building and Safety Official shall call and have a full and adequate hearing upon the matter, giving the affected parties at least 10 days' written no-

tice of the hearing. Any party may be represented by counsel, and all parties shall have an opportunity to be heard. After the hearings, if the evidence supports a finding that the building or structure is a nuisance or detrimental to the health, safety, or welfare of the residents of the city the Building and Safety Official shall issue an order making specific findings of fact, which shows the building or structure to be a nuisance and detrimental to the health, safety, or welfare of the residents of the county and ordering the building or structure to be demolished and removed, or repaired. If the evidence does not support a finding that the building or structure is a nuisance or detrimental to the health, safety, or welfare of the residence of the county no order shall be issued.

C. Service of Notice and Order. The notice and order, and any amended or supplemental notice and order, shall be served upon the record owner and posted on the property; and one copy thereof shall be served on each of the following if known to the Building and Safety Official or disclosed from official public records; the occupant, lessee, mortgagee, agent and any others having an interest in the property as per the recorder of deeds records. The failure of the Building and Safety Official to serve any person required herein to be served shall not invalidate any proceedings thereunder as to any other person duly served or relieve any such person from any duty or obligation imposed by the provisions of this section.

D. Method of Service. Service of the notice and order shall be made upon all persons entitled thereto either personally or by mailing a copy of such notice and order by personal service or certified mail, postage prepaid, return receipt requested, to each such person at their address as it appears on the last equalized assessment roll of the county. If no address is known, then a copy of the notice and order shall be mailed to the person at the address of the building or structure involved but if service cannot be had by either method then service may be had by publication. The failure of any person to receive such a notice shall not affect the validity of any proceedings taken under this section. Service by certified mail in the manner herein provided shall be effective on the date of mailing.

E. Proof of Service. Proof of service of the notice and order shall be certified to at the time of service by written declaration under penalty of perjury executed by the persons effecting service, declaring the time, date, and manner in which service was made. The declaration, together with any receipt card returned in acknowledgment of receipt by certified mail shall be

affixed to the copy of the notice and order retained by the Building and Safety Official.

Section 4.02 Recordation of Notice and Order

If compliance is not had with the order within the time specified therein, and no appeal has been properly and timely filed, the Building and Safety Official shall file in the office of the county recorder a certificate describing the property and certifying (i) that the building is a dangerous building and (ii) that the owner has been so notified. Whenever the corrections ordered shall thereafter have been completed or the building demolished so that it no longer exists as a dangerous building on the property described in the certificate, the Building and Safety Official shall file a new certificate with the county recorder certifying that the building has been demolished or all required corrections have been made so that the building is no longer dangerous, whichever is appropriate.

Section 4.03 Repair, Vacation and Demolition

The following standards shall be followed by the Building and Safety Official (and by the board of appeals if an appeal is taken) in ordering the repair, vacation or demolition of any dangerous building or structure.

- 1) Any building declared a dangerous building under this code shall be made to comply with one of the following:
 - a. The building shall be repaired in accordance with the current building code or other current code applicable to the type of substandard conditions requiring repair; or
 - b. The building shall be demolished at the option of the building owner; or
 - c. If the building does not constitute an immediate danger to the life, limb, property or safety of the public it may be vacated, secured and maintained against entry.
- 2) If the building or structure is in such condition as to make it immediately dangerous to the life, limb, property or safety of the public or its occupants, it shall be ordered to be vacated.

Section 4.04 Notice to Vacate

A. Posting. Every notice to vacate shall, in addition to being served as provided in Section 4.01(c), be posted at or upon each exit of the building and shall be in the following form:

**DO NOT ENTER
UNSAFE TO OCCUPY**

It is a misdemeanor to occupy this building or to remove or deface this notice.

**BUILDING AND SAFETY OFFICIAL
CITY OF PLEASANTON**

Date: _____ Building and Safety Official: _____

Property Address: _____

200 Old Bernal Avenue, Pleasanton, CA 94566
(925) 931-5300

B. Compliance. Whenever such notice is posted, the Building and Safety Official shall include a notification thereof in the notice and order issued under Subsection (b) of Section 4.01, reciting the emergency and specifying the conditions which necessitate the posting. No person shall remain in or enter any building which has been so posted, except that entry may be made to repair, demolish or remove such building under permit. No person shall remove any such notice after it is posted until the required repairs, demolition or removal have been completed and a "Certificate of Occupancy" issued pursuant to the provisions of the Building Code.

**CHAPTER 5
APPEAL**

Section 5.01 General

- A. Form of Appeal. Any person entitled to service under Section 4.01(C) may appeal from any notice and order or any action of the Building and Safety Official under this code by filing at the office of the Building and Safety Official a written appeal containing:
 - 1. A heading in the words: "Before the board of appeals of the City of Pleasanton"
 - 2. A caption reading: "Appeal of,," giving the names of all appellants in the appeal.
 - 3. A brief statement setting forth the legal interest of each of the appellants in the building or the land involved in the notice and order.
 - 4. A brief statement in ordinary and concise language of the specific order or action protested, together with any material facts claimed to support the contentions of the appellant.
 - 5. A brief statement in ordinary and concise language of the relief sought and the reasons why it is claimed the protested order or action should be reversed, modified or otherwise set aside.
 - 6. The signatures of all parties named as appellants and their official mailing addresses.

7. The verification (by declaration under penalty of perjury) of at least one appellant as to the truth of the matters stated in the appeal.

The appeal shall be filed within 30 days from the date of the service of such order or action of the Building and Safety Official; provided, however, that if the building or structure is in such condition as to make it immediately dangerous to the life, limb, property or safety of the public or adjacent property and is ordered vacated and is posted in accordance with Section 4.04, such appeal shall be filed within 10 days from the date of the service of the notice and order of the Building and Safety Official.

B. Processing of Appeal. Upon receipt of any appeal filed pursuant to this section, the Building and Safety Official shall present it at a special meeting of the board of appeals.

C. Scheduling and Noticing Appeal for Hearing. As soon as practicable after receiving the written appeal, the board of appeals shall fix a date, time and place for the hearing of the appeal by them. Such date shall not be less than 10 days nor more than 60 days from the date the appeal was filed with the Building and Safety Official. Written notice of the time and place of the hearing shall be given at least 10 days prior to the date of the hearing to each appellant by the secretary, or chairman of the board either by causing a copy of such notice to be delivered to the appellant personally or by mailing a copy thereof, postage prepaid, addressed to the appellant at the address shown on the appeal.

Section 5.02 Effect of Failure to Appeal

Failure of any person to file an appeal in accordance with the provisions of Section 5.01 shall constitute a waiver of the right to an administrative hearing and adjudication of the notice and order or any portion thereof.

Section 5.03 Scope of Hearing on Appeal

Only those matters or issues specifically raised by the appellant shall be considered in the hearing of the appeal.

Section 5.04 Staying of Order under Appeal

Except for vacation orders made pursuant to Section 4.04, enforcement of any notice and order of the Building and Safety Official issued under this code shall be stayed during the tendency of an appeal therefrom which is properly and timely filed.

CHAPTER 6 PROCEDURES FOR CONDUCT OF HEARING APPEALS

Section 6.01 General

A. Hearing Examiners. The board may appoint one or more hearing examiners or designate one or more of its members to serve as hearing examiners to conduct the hearings. The examiner hearing the case shall exercise all powers relating to the conduct of hearings until it is submitted to the board for decision.

B. Record. A record of the entire proceedings shall be made by tape recording or by any other means of permanent recording determined to be appropriate by the board.

C. Reporting. The proceedings at the hearing shall also be reported by a phonographic reporter if requested by any party thereto. A transcript of the proceedings shall be made available to all parties upon request and upon payment of the fee prescribed therefor. Such fees will be established by the board, but shall not be greater than the cost involved.

D. Continuances. The board may grant continuances for good cause shown; however, when a hearing examiner has been assigned to such hearing, no continuances may be granted except by the examiner for good cause shown so long as the matter remains before the examiner.

E. Oaths-Certification. In any proceedings under this chapter, the board, any board member, or the hearing examiner has the power to administer oaths and affirmations and to certify to official acts.

F. Reasonable Dispatch. The board and its representatives shall proceed with reasonable dispatch to conclude any matter before it. Due regard shall be shown for the convenience and necessity of any parties or their representatives.

Section 6.02 Form of Notice of Hearing.

The notice to appellant shall be substantially in the following form, but may include other information:

“You are hereby notified that a hearing will be held before the Board of Appeals at ___ on the _____ day of _____, 20___, at the hour of _____, upon the notice and order served upon you. You may be present at the hearing. You may be, but need not be, represented by counsel. You may present any relevant evidence and will be given full opportunity to cross-examine all witnesses testifying against you. You may request the issuance of subpoenas to compel the attendance of witnesses

and the production of books, documents or other things by filing an affidavit therefor with the board of appeals.”

Section 6.03 Subpoenas

A. Filing of Affidavit. The board or examiner may obtain the issuance and service of a subpoena for the attendance of witnesses or the production of other evidence at a hearing upon the request of a member of the board or upon the written demand of any party. The issuance and service of such subpoena shall be obtained upon the filing of an affidavit therefor which states the name and address of the proposed witness; specifies the exact things sought to be produced and the materiality thereof in detail to the issues involved; and states that the witness has the desired things in possession or under control. A subpoena need not be issued when the affidavit is defective in any particular.

B. Cases Referred to Examiner. In cases where a hearing is referred to an examiner, all subpoenas shall be obtained through the examiner.

C. Penalties. Any person who refuses without lawful excuse to attend any hearing or to produce material evidence which the person possesses or controls as required by any subpoena served upon such person as provided for herein shall be guilty of a misdemeanor.

Section 6.04 Conduct of Hearing

A. Rules. Hearings need not be conducted according to the technical rules relating to evidence and witnesses.

B. Oral Evidence. Oral evidence shall be taken only on oath or affirmation.

C. Hearsay Evidence. Hearsay evidence may be used for the purpose of supplementing or explaining any direct evidence, but shall not be sufficient in itself to support a finding unless it would be admissible over objection in civil actions in courts of competent jurisdiction in this state.

D. Admissibility of Evidence. Any relevant evidence shall be admitted if it is the type of evidence on which responsible persons are accustomed to rely in the conduct of serious affairs, regardless of the existence of any common law or statutory rule which might make improper the admission of such evidence over objection in civil actions in courts of competent jurisdiction in this state.

E. Exclusion of Evidence. Irrelevant and unduly repetitious evidence shall be excluded.

F. Rights of Parties. Each party shall have these rights, among others:

1. To call and examine witnesses on any matter relevant to the issues of the hearing;

2. To introduce documentary and physical evidence;

3. To cross-examine opposing witnesses on any matter relevant to the issues of the hearing;

4. To impeach any witness regardless of which party first called the witness to testify;

5. To rebut the evidence;

6. To be represented by anyone who is lawfully permitted to do so.

G. Official Notice.

1. What may be noticed. In reaching a decision, official notice may be taken, either before or after submission of the case for decision, of any fact which may be judicially noticed by the courts of this state or of official records of the board or departments and ordinances of the county or rules and regulations of the board.

2. Parties to be Notified. Parties present at the hearing shall be informed of the matters to be noticed, and these matters shall be noted in the record, referred to therein, or appended thereto.

3. Opportunity to Refute. Parties present at the hearing shall be given a reasonable opportunity, on request, to refute the officially noticed matters by evidence or by written or oral presentation of authority, the manner of such refutation to be determined by the board or hearing examiner.

4. Inspection of the Premises. The board or the hearing examiner may inspect any building or premises involved in the appeal during the course of the hearing, provided that (i) notice of such inspection shall be given to the parties before the inspection is made, (ii) the parties are given an opportunity to be present during the inspection, and (iii) the board or the hearing examiner shall state for the record upon completion of the inspection the material facts observed and the conclusions drawn therefrom. Each party then shall have a right to rebut or explain the matters so stated by the board or hearing examiner.

Section 6.05 Method and Form of Decision

A. Hearing Before Board Itself. When a contested case is heard before the board itself, a member thereof who did not hear the evidence or has not read the entire record of the proceedings shall not vote on or take part in the decision.

B. Hearing before Examiner. If a contested case is heard by a hearing examiner alone, the examiner shall within a reasonable time (not to exceed 90 days from the date the hearing is closed) submit a written report to the board. Such report shall contain a brief summary of the evidence considered and state the exam-

iner’s findings, conclusions, and recommendations. The report also shall contain a proposed decision in such form that it may be adopted by the board as its decision in the case. All examiner’s reports filed with the board shall be matters of public record. A copy of each such report and proposed decision shall be mailed to each party on the date they are filed with the board.

C. Consideration of Report by Board-Notice. The board shall fix the time, date, and place to consider the examiner’s report and proposed decision. Notice thereof shall be mailed to each interested party not less than five days prior to the date fixed, unless it is otherwise stipulated by all of the parties.

D. Exceptions to Report. Not later than two days before the date set to consider the report, any party may file written exceptions to any part or all of the examiner’s report and may attach thereto a proposed decision together with written argument in support of such decision. By leave of the board, any party may present oral argument to the board.

E. Disposition by the Board. The board may adopt or reject the proposed decision in its entirety, or may modify the proposed decision.

F. Proposed Decision Not Adopted. If the proposed decision is not adopted as provided in Subsection (E), the board may decide the case upon the entire record before it, with or without taking additional evidence, or may refer the case to the same or another examiner to take additional evidence. If the case is reassigned to a hearing examiner, the examiner shall prepare a report and proposed decision as provided in Subsection (B) hereof and after any additional evidence is submitted. Consideration of such proposed decision by the board shall comply with the provisions of this section.

G. Form of Decision. The decision shall be in writing and shall contain findings of fact, a determination of the issues presented, and the requirements to be complied with. A copy of the decision shall be delivered to the appellant personally or sent by certified mail, postage prepaid, return receipt requested.

H. Effective Date of Decision. The effective date of the decision shall be as stated therein.

CHAPTER 7
ENFORCEMENT OF THE ORDER OF THE BUILDING AND SAFETY OFFICIAL
OR THE BOARD OF APPEALS

Section 7.01 Compliance

A. General. After any order of the Building and Safety Official or the board of appeals made pursuant to this code shall have become final, no person to whom

any such order is directed shall fail, neglect, or refuse to obey any such order. Any such person who fails to comply with any such order is guilty of a misdemeanor.

B. Failure to Obey Order. If, after any order of the Building and Safety Official or board of appeals made pursuant to this code has become final, the person to whom such order is directed shall fail, neglect or refuse to obey such order, the Building and Safety Official may (i) cause such person to be prosecuted under Subsection (A) of this section or (ii) institute any appropriate action to abate such building as a public nuisance.

C. Failure to Commence Work. Whenever the required repair or demolition is not commenced within 30 days after any final notice and order issued under this code becomes effective:

1. The Building and Safety Official shall cause the building described in such notice and order to be vacated by posting at each entrance a notice as follows:

**DANGEROUS BUILDING
DO NOT OCCUPY**

It is a misdemeanor to occupy this building or to remove this notice

BUILDING AND SAFETY OFFICIAL
CITY OF PLEASANTON

Date: _____ Property Address: _____
Building and Safety Official: _____
200 Old Bernal Avenue, Pleasanton, CA 94566
(925) 931-5300

2. No person shall occupy any building which has been posted as specified in this subsection. No person shall remove or deface any such notice so posted until the repairs, demolition, or removal ordered by the Building and Safety Official have been completed and a “Certificate of Occupancy” issued pursuant to the provisions of the Building Code.

3. The Building and Safety Official may, in addition to any other remedy herein provided, cause the building to be repaired, secured, demolished or the property cleaned up to the extent necessary to correct the conditions which render the building dangerous as set forth in the notice and order; or, if the notice and order required demolition, to cause the building to be sold and demolished and the materials, rubble, and debris therefrom removed and the lot cleaned. Any such repair or demolition work shall be accomplished and the cost thereof paid and recovered in the manner hereinafter provided in this code. Any surplus realized from the sale of any such building, or from the demolition thereof, over and above the cost of demolition and of cleaning

the lot, shall be paid over to the person or persons lawfully entitled thereto.

Section 7.02 Extension of Time to Perform Work

Upon receipt of an application from the person required to conform to the order and by agreement of such person to comply with the order if allowed additional time, the Building and Safety Official may grant an extension of time, not to exceed an additional 120 days, within which to complete said repair, rehabilitation or demolition, if the Building and Safety Official determines that such an extension of time will not create or perpetuate a situation imminently dangerous to life or property. The Building and Safety Official's authority to extend time is limited to the physical repair, rehabilitation or demolition of the premises and will not in any way affect the time to appeal the notice and order.

Section 7.03 Interference with Repair or Demolition Work Prohibited

No person shall obstruct, impede, or interfere with any officer, employee, contractor, or authorized representative of this county or with any person who owns or holds any estate or interest in any building which has been ordered repaired, vacated, or demolished under the provisions of this code; or with any person to whom such building has been lawfully sold pursuant to the provisions of this code, whenever such officer, employee, contractor or authorized representative of the county, person having an interest or estate in such building or structure, or purchaser is engaged in the work or repairing, vacating, and repairing, or demolishing any such building, pursuant to the provisions of this code, or in performing any necessary act preliminary to or incidental to such work or authorized or directed pursuant to this code.

CHAPTER 8 PERFORMANCE OF WORK OF REPAIR OR DEMOLITION

Section 8.01 General.

A. Procedure. When any work of repair or demolition is to be done pursuant to Section 7.01(C)3 of this code, the Building and Safety Official shall issue an order as follows:

1. The order will direct the owner to perform the work and it must start within 30 days of notice.
2. If the owner fails to begin work as specified in 1 of this subsection, then the Building and Safety Official shall issue an order therefor to the director of public works and the work shall be accomplished by per-

sonnel of the City of Pleasanton or by private contractor under direction of said director. Plans and specifications therefor may be prepared by said director, or the director may employ such architectural and engineering assistance on a contract basis as deemed reasonably necessary. If any part of the work is to be accomplished by private contract, standard public works contractual procedures shall be followed.

B. Costs. The cost of such work shall be paid from the City's repair and demolition fund. Recovery of these costs may be made a special assessment against the property involved, or may be made a personal obligation of the property owner, whichever the City shall determine is appropriate.

Section 8.02 Repair and Demolition Fund

A. General. The City of Pleasanton shall establish a special revolving fund to be designated as the repair and demolition fund. Payments shall be made out of said fund upon the demand of the director of public works to defray the costs and expenses which may be incurred by the City of Pleasanton in doing or causing to be done the necessary work of repair or demolition of dangerous buildings.

B. Maintenance of Fund. The City of Pleasanton may at any time transfer to the repair and demolition fund, out of any money in the general fund, such sums as it may deem necessary in order to expedite the performance of the work of repair or demolition, and any sum so transferred shall be deemed a loan to the repair and demolition fund and shall be repaid out of the proceeds of the collections hereinafter provided for shall be paid to the treasurer of the City of Pleasanton who shall credit the same to the repair and demolition fund.

CHAPTER 9 RECOVERY OF COST OF REPAIR OR DEMOLITION

Section 9.01 Account of Expense, Filing of Report

The director of public works shall keep an itemized account of the expense incurred by City of Pleasanton in the repair or demolition of any building done pursuant to the provisions of Section 7.01(C)3 of this code. Upon the completion of the work of repair or demolition, said director shall prepare and file with the City Clerk a report specifying the work done, the itemized and total cost of the work, a description of the real property upon which the building or structure is or was located, and the names and addresses of the persons entitled to notice pursuant to Section 4.01(C).

Section 9.02 Notice of Hearing

Upon receipt of said report, the City Clerk shall present it to the City Council for consideration. The City Council shall fix a time, date and place for hearing said report and any protests or objections thereto. The City Clerk shall cause notice of said hearing to be posted upon the property involved, published once in a newspaper of general circulation in the City of Pleasanton, and served by certified mail, postage prepaid, addressed to the owner of the property as the owner's name and address appears on the last equalized roll of Alameda County or as known to the Clerk. Such notice shall be given at least 10 days prior to the date set for the hearing and shall specify the day, hour and place where the City Council will hear and pass upon the director's report, together with any objections or protests which may be filed as hereinafter provided by any person interested in or affected by the proposed charge.

Section 9.03 Protests and Objections

Any person interested in or affected by the proposed charge may file written protests or objections with the City Clerk at any time prior to the time set for the hearing on the report of the director. Each such protest or objection must contain a description of the property in which the signer thereof is interested and the grounds of such protest or objection. The City Clerk shall endorse on every such protest or objection the date of receipt. The clerk shall present such protests or objections to the City Council at the time set for the hearing, and no other protests or objections shall be considered.

Section 9.04 Hearing of Protests

Upon the day and hour fixed for the hearing, the City Council shall hear and pass upon the report of the director together with any such objections or protests. The City Council may make such revision, correction or modification in the report or charge as it may deem just; and when the City Council is satisfied with the correctness of the charge, the report (as submitted or as revised, corrected or modified) together with the charge, shall be confirmed or rejected. The decision of the City Council on the report and the charge, and on all protests or objections, shall be final and conclusive.

Section 9.05 Personal Obligation or Special Assessment

A. General. The City Council may thereupon order that said charge shall be made a personal obligation of the property owner or assess said charge against the property involved.

B. Personal Obligation. If the City Council orders that the charge shall be a personal obligation of

the property owner, it shall direct the City Attorney to collect the same on behalf of the City by use of all appropriate legal remedies.

C. Special Assessment. If the City Council orders that the charge shall be assessed against the property, it shall confirm the assessment, cause the same to be recorded on the assessment roll, and thereafter said assessment shall constitute a special assessment against and a lien upon the property.

Section 906 Contest

The validity of any assessment made under the provisions of this chapter shall not be contested in any action or proceeding unless the same is commenced within 30 days after the assessment is placed upon the assessment roll as provided herein. Any appeal from a final judgment in such action or proceeding must be perfected within 30 days after the entry of such judgment.

Section 907 Authority for Installment Payment of Assessments with Interest

The City Council, in its discretion, may determine that assessments in amounts of \$500.00 or more shall be payable in not to exceed five equal annual installments. The City Council's determination to allow payment of such assessments in installments, the number of installments, whether they shall bear interest, and the rate thereof shall be by a resolution adopted prior to the confirmation of the assessment.

Section 908 Lien of Assessment

A. Priority. Immediately upon its being placed on the assessments roll, the assessment shall be deemed complete, the several amounts assessed shall be payable, and the assessments shall be liens against the lots or parcels of land assessed, respectively. The lien shall be subordinate to all existing special assessment liens previously imposed upon the same property and shall be paramount to all other liens except for state, county and property taxes with which it shall be upon a parity. The lien shall continue until the assessment and all interest due and payable thereon are paid.

B. Interest. All such assessments remaining unpaid after 30 days from the date of recording on the assessment roll shall become delinquent and shall bear interest at the rate of 7 percent per annum from and after said date.

Section 909 Report to Assessor and Tax Collector; Addition of Assessment to Tax Bill

After confirmation of the report, certified copies of the assessment shall be given to the assessor and the tax collector for the City of Pleasanton, who shall add the amount of the assessment to the next regular tax bill levied against the parcel for municipal purposes.

Section 910 Filing Copy of Report with County Auditor

A certified copy of the assessment shall be filed with the Alameda County auditor on or before August 10th. The descriptions of the parcels reported shall be those used for the same parcels on the county assessor's map books for the current year.

Section 911 Collection of Assessment: Penalties for Foreclosure

The amount of the assessment shall be collected at the same time and in the same manner as ordinary property taxes are collected and shall be subject to the same penalties and procedure and sale in case of delinquency as provided for ordinary property taxes. All laws applicable to the levy, collection and enforcement of property taxes shall be applicable to such assessment.

If the City Council has determined that the assessment shall be paid in installments, each installment and any interest thereon shall be collected in the same manner as ordinary property taxes in successive years. If any installment is delinquent, the amount thereof is subject to the same penalties and procedure for sale as provided for ordinary property taxes.

Section 912 Repayment of Repair and Demolition Fund

All money recovered by payment of the charge or assessment or from the sale of the property at foreclosure sale shall be paid to the treasurer of the City of Pleasanton, who shall credit the same to the repair and demolition fund.

(Ord. 2015 § 2, 2011)

Chapter 20.36

SECURITY REGULATIONS

Sections:

- 20.36.010 Purpose—Findings.**
- 20.36.020 Scope.**
- 20.36.030 Supplemental regulations.**
- 20.36.040 Alternate security provisions.**
- 20.36.050 Administration.**
- 20.36.060 Right of entry.**
- 20.36.070 Definitions.**
- 20.36.080 Commercial buildings—Doors.**
- 20.36.090 Commercial buildings—Windows and other openings.**
- 20.36.100 Commercial buildings—Ladders.**
- 20.36.110 Commercial buildings—Lighting.**
- 20.36.120 Residential units—Doors.**
- 20.36.130 Residential units—Entry vision.**
- 20.36.140 Residential units—Windows.**
- 20.36.150 Residential units—Doors, overhead and sliding.**
- 20.36.160 Residential units—Lighting.**

20.36.010 Purpose—Findings.

In order to provide reasonable protection from unlawful entry to new and enlarged buildings in the city, this chapter requires the use of certain types of locks and other security hardware and establishes certain minimum construction standards. These amendments to the uniform building code are necessitated by local geographic and topographic conditions. These conditions include:

A. A concentration of streams and flood control channels providing escape routes and hiding places for perpetrators of illegal entries and making prevention of burglaries and apprehension of burglars extremely difficult. The largest of these are the Arroyo Del Valle, Arroyo Mocho, Arroyo de la Laguna, Tassajara Creek, Pleasanton Canal and Alamo Canal.

B. Hilly terrain flanks the city on two sides. It is difficult to prevent illegal entries and apprehend the perpetrators in these areas as the hills, ravines, ridges and slopes provide ready escape routes and hiding places.

C. Housing developments are interspersed with agricultural lands, ranches and fields offering escape routes and hiding places to perpetrators.

D. Interstate 680 divides the city from north to south isolating the foothill area, increasing response time to this area and generally making it more difficult to provide reasonable protection from illegal entries.

E. The presence of Interstates 580 and 680 makes it extremely difficult to apprehend a burglar once an unlawful entry has occurred. Within minutes, a burglar is able to flee the jurisdiction. (Prior code § 2-12.75)

20.36.020 Scope.

The provisions of this chapter shall apply to new buildings, additions to existing buildings, and to existing commercial buildings when additions, alterations or repairs within any 12-month period exceed 50 percent of the value of the existing building. (Prior code § 2-12.76)

20.36.030 Supplemental regulations.

This chapter shall be considered supplementary to the mandated uniform codes prescribed by the Health and Safety Code and the Penal Code of the state. Whenever a provision of this chapter is found to be inconsistent with any uniform code or Penal Code requirement, the provision of the uniform code or Penal Code shall apply. (Ord. 1719 § 2, 1998; prior code § 2-12.77)

20.36.040 Alternate security provisions.

The provisions of this chapter are not intended to prevent the use of any device, hardware, or method of construction not specifically prescribed in this code, when such alternate provides equivalent security and is approved by the chief building official of the city. (Ord. 2000 § 1, 2009; Ord. 1393 § 4, 1989; prior code § 2-12.78)

20.36.050 Administration.

This chapter shall be administered by the building and safety official as a part of the most current edition of the California Building Code, Title 24, Part 2 and the California Residential Code, Title 24, Part 2.5 of the California Code of Regulations, published by the International Code Council. All rights of appeal that attach to those codes shall also attach to this chapter. (Ord. 2015 § 3, 2011; Ord. 1869 § 10, 2002; Ord. 1393 § 4, 1989; prior code § 2-12.79)

20.36.060 Right of entry.

With the consent of the owner, his or her agent, the tenant (or person in charge of the building, employees or agents of the city designated to make inspections herein) may enter or go upon or about any building or premises used for business purposes at any reasonable hour for the purpose of inspecting the physical exterior accessible openings of such building or premises or for any other purpose consistent herewith. Such employee or agent shall identify themselves by exhibiting a badge

or other evidence of their identity and authority. If the representative is refused admittance an inspection warrant shall be procured. (Prior code § 2-12.80)

20.36.070 Definitions.

For the purposes of this chapter, the following definitions shall apply:

A. "Commercial buildings" means any building used in the conduct of a business or for the storage of merchandise, household goods or produce.

B. "Cylinder guard" means a hardened ring surrounding the exposed portion of the lock cylinder or other device which is so fastened as to protect the cylinder from wrenching, prying, cutting or pulling by attack tools.

C. "Dead bolt" means a bolt that has no automatic spring action and is operated by a key cylinder, thumbturn or lever.

D. "Insert" means a hardened steel roller inside unhardened bolts to prevent bolt cutting or sawing with common tools.

E. "Transom" means an area above a doorway that can be opened, such as a hinged window or louvered windows.

F. "Owner" means any person, firm or corporation having a legal or equitable interest in the property, or a power of agency therein.

G. "Residential unit" means any building or portion of building used for habitation, including motels, hotels, single-family dwellings, apartments, townhouses, condominiums and guest rooms.

H. "Hours of darkness" means that period commencing with sunset and continuing to sunrise. (Prior code § 2-12.81)

20.36.080 Commercial buildings—Doors.

Each exterior door shall be secured as follows:

A. Single doors shall be equipped with a single dead bolt with a turnpiece with a minimum throw of one inch. A hook or expanding bolt may have a throw of three-fourths inch. A dead bolt must contain an insert of hardened steel to resist attempts at cutting through the bolt.

B. On pairs of doors, the active leaf shall be equipped with the type lock required for single doors in subsection A of this section. The inactive leaf shall be equipped with flush bolts protected by hardened material with a minimum throw of five-eighths inch at the top and bottom.

C. Cylinders used shall be so designed or protected with hardened cylinder guards that they cannot be gripped by pliers or other wrenching devices.

D. Rolling overhead, solid overhead, swinging, sliding or accordion-type doors shall be equipped with a cylinder lock or padlock when not operated by electric power. If a padlock is used it shall have a minimum of one-quarter inch diameter hardened steel shackle and hardened steel hasp attached by bolts.

E. Metal accordion grate or grill-type doors shall be equipped with metal guide track at top and bottom, and either a cylinder lock or a padlock with hardened steel shackle and minimum five pin tumbler operation with nonremovable key when in an unlocked position. The bottom track shall be so designed that the door cannot be lifted from the track when the door is in a locked position.

F. Outside pin-type hinges on all exterior doors shall be provided with nonremovable pins and shall have jamb pins which project through both hinge leaves and prevent removal of the door if the pin is removed from the hinge. Jamb pins shall be not less than three-sixteenths inch diameter steel and shall project into the door and jamb not less than one-fourth inch. (Jamb pins are not required for hinges which are shaped to prevent removal of the door when the hinge pin is removed.)

G. Glazed panels in doors or adjacent to the door frame shall be approved burglary-resistant material.

H. Sliding doors shall have the movable section of the door sliding on the inside of the fixed portion of the door, or secondary lock, if sliding on outside of fixed portion.

I. Sliding doors and windows shall be designed to prevent removal by lifting when in a closed or partially closed position.

J. Locks shall be provided on sliding doors. Mounting screws for the lock case shall be inaccessible from the outside. Lock bolts shall be of hardened steel or have hardened steel inserts. The lock bolt shall engage the strike sufficiently to prevent its being disengaged by any possible movement of the door within the space or clearances provided for installation and operation. The strike area shall be of material adequate to maintain effectiveness of bolt strength.

K. Doorjamb shall be constructed or protected to prevent violation of the function of the strike.

L. Lighting shall be so designed that all exterior doors will be well illuminated throughout the hours of darkness. Lighting fixtures shall be protected against tampering and breakage. (Prior code § 2-12.82)

20.36.090 Commercial buildings—Windows and other openings.

Each of the following types of openings shall be secured as follows:

A. Louvered windows shall not be installed in areas accessible from the exterior of the building. Outside hinges on accessible side of windows shall have nonremovable pins. Exposed hinge screws shall be of the nonremovable type.

B. Exterior transoms, with any dimension exceeding 12 inches, shall be of approved burglary resistant material.

C. Skylights shall be protected by one-half inch diameter iron bars or one by one-fourth inch flat steel or a steel grill of at least one-eighth inch material of two inch mesh under the skylight and securely fastened.

D. Hatchways shall be covered on the inside with at least 16 gauge sheet steel or equivalent and shall be secured from the inside with a slide bar or slide bolt and/or padlocks with hardened steel shackles. Hasps shall be hardened steel and bolted. Outside pin-type hinges shall be provided with nonremovable pins. Exposed hinge screws shall be of the nonremovable type.

E. Air duct or air vent openings exceeding eight inches by 12 inches shall be secured by iron bars of at least one-half inch diameter or one by one-fourth inch flat material spaced five inches apart and securely fastened, or by a steel grill of at least one-eighth inch material of not more than two-inch mesh and securely fastened. Barriers on the outside shall be secured with rounded head flush bolts.

F. Entrance doors to individual office suites shall have a dead bolt lock with a minimum one-inch throw. (Prior Code § 2-12.83)

20.36.100 Commercial buildings—Ladders.

Ladders (excluding escapes) located on the exterior of a building which could provide access to the roof shall be secured from unauthorized use by covering the rungs with an approved barrier locked in place with a padlock. The padlock shall have a minimum of five pin tumblers and be of case-hardened steel. Hinges used shall be of a nonremovable type. The barrier shall provide a minimum of eight feet of continuous covering extending 12 feet above ground level or to the top of ladder, whichever is lower. (Prior code § 2-12.84)

20.36.110 Commercial buildings—Lighting.

The following minimum requirements for lighting of commercial buildings shall apply:

A. Open or covered parking areas, providing more than 10 parking spaces shall be illuminated with a maintained minimum of one foot-candle of light at the parking surface while open for business during the hours of darkness.

B. Lighting fixtures shall be so arranged as to disseminate light uniformly over the parking surface.

C. Lights shall be secured to discourage tampering. (Prior code § 2-12.85)

20.36.120 Residential units—Doors.

Each exterior door shall be secured as follows:

A. Exterior doors (excluding glass patio doors) and doors leading from garage areas into dwelling shall be of solid core no less than one and three-eighths inch thickness.

B. Exterior doors leading from outside to interior of attached garage shall be of solid core no less than one and three-eighths inch thickness.

C. Exterior doors (excluding glass patio doors) and doors leading from garage areas into dwellings shall have a self-locking lock with deadlatch, and a dead bolt lock with one inch throw.

D. The locking device on main entrance doors shall be so constructed that both dead bolt and deadlatch can be retracted by a single action of the inside door-knob.

E. The deadlatch lock and dead bolt lock shall be keyed alike (one key will fit both locks).

F. Pairs of doors shall have flush bolts with a minimum throw of five-eighths inch at the head and foot (floor and ceiling) of the inactive leaf.

G. Doorstop on a wooden jamb for an in-swing door shall be of one-piece construction with the jamb joined by a rabbet.

H. Nonremovable pin or interlocking stud-type hinge shall be used in pin-type hinge which is accessible from the outside when the door is closed.

I. Cylinders shall be so designed or protected that they cannot be gripped by pliers or other wrenching devices.

J. The lock or locks shall be operated from the inside of the door by a device not requiring a key.

K. Locks shall be provided on all sliding patio doors.

L. Sliding patio glass doors opening onto patios or balconies which are less than one story above grade or are otherwise accessible from the outside shall have the moveable section of the door sliding on the inside of the fixed portion of the door or possess an approved secondary lock mounted on interior of moveable section.

M. The lock bolt on all glass patio doors shall engage the strike sufficiently to prevent its being disengaged by any possible movement of the door within the space or clearance provided for installation and operation. The strike area shall be of material adequate to

maintain effectiveness of bolt strength. (Prior code § 2-12.86)

20.36.130 Residential units—Entry vision.

All main entry doors shall be equipped with approved devices so that the occupant has a view of the area immediately outside the door without opening the door. Such view may be provided by a door viewer or view ports in the door or adjoining wall. View ports shall be small so as to prevent a person outside the door from reaching the required locking device or the windows; the view ports shall be located more than 40 inches from such locks when the door is in the closed position. (Prior code § 2-12.87)

20.36.140 Residential units—Windows.

Sliding windows shall be designed to prevent removal by raising of the moving panel from the track while in a closed or partially open position. Louvered windows, except those above the first story, shall not be permitted. (Prior code § 2-12.88)

20.36.150 Residential units—Doors, overhead and sliding.

Each overhead or sliding door shall meet the following standards:

A. Overhead or sliding doors shall be secured with a cylinder lock, padlock with hardened steel shackle, metal slide bar, bolt or equivalent when not otherwise locked by electric power operation.

B. The lock shall be designed and installed so as to prevent the locking mechanism from being defeated by prying or shifting the door from side to side.

C. A cylinder guard shall be installed on each mortise or rim-cylinder lock which projects beyond the face of the door or is otherwise accessible to gripping tools. (Prior code § 2-12.89)

20.36.160 Residential units—Lighting.

The following standards as to lighting of residential units shall be followed:

A. Each parking lot and/or carport providing more than 10 parking spaces shall be provided with a maintained minimum of one foot-candle of light on the parking surface during the hours of darkness.

B. Lighting fixtures shall be so arranged as to illuminate light uniformly over the parking surface.

C. Lights shall be secured to discourage tampering. (Prior code § 2-12.90)

Chapter 20.44

SURVEY AND SITE PLAN REQUIRED

Sections:

- 20.44.010** Survey plat—Required.
- 20.44.020** Survey plat—Form.
- 20.44.030** Survey plat—Required information.
- 20.44.040** Survey plat—Limits.
- 20.44.050** Field controls for survey.
- 20.44.060** Exceptions to survey requirements.
- 20.44.070** Site plan—Required.
- 20.44.080** Site plan—Form.
- 20.44.090** Site plan—Required information.
- 20.44.100** Exceptions to site plan requirements.

20.44.010 Survey plat—Required.

With each application for a building permit to erect, construct or enlarge a building or structure, or to move an existing building or structure to a new location, there shall be submitted a plat of a recent survey of the property proposed to be improved by said building or structure. These requirements shall be in addition to the requirements of Chapter 15 Division 3 of the Business and Professions Code of the state (Land Surveyor's Act) which shall take precedence when a record of survey is required. (Prior code § 2-13.03)

20.44.020 Survey plat—Form.

Two prints of the survey plat shall be submitted. The plat shall be accurately drawn to a scale of 20 feet to one inch and on a standard sized sheet of 18 inches by 26 inches, with a one-inch border on all sides, unless otherwise authorized by the city engineer. Upon approval of the survey by the city, a reproducible copy shall be supplied to the city. (Prior code § 2-13.04)

20.44.030 Survey plat—Required information.

The following minimum information shall be shown on all property surveys:

A. The name, address and registration number of the licensed land surveyor or registered civil engineer who performed the survey together with his or her certificate, signature and seal, the date the survey was made, and the name of the owner of record.

B. The exterior boundary lines of the property with their bearings and distances. Basis of bearings shall be the California State Coordinate (Zone III) bearing between two identified monuments. Deed courses shall be shown in parentheses, with "Deed" included with course. Courses based on other surveys shall also be

shown in parentheses with a note reference to the survey included;

C. The location and type of monuments or other markers found or set by the surveyor;

D. The deed and/or survey distance and the measured distance sufficient to relate the side line of the property to the nearest intersecting street and to one identified monument;

E. The location of existing easements affecting the property with sufficient data to accurately locate them, and the proper recording data, and adopted precise plan lines of future street rights-of-way;

F. Contour lines at one-foot intervals or spot elevation(s) on a grid system, for predominant ground slopes between level zero percent and five percent, contour lines at two-foot intervals for predominant ground slopes between five percent and 10 percent, contour lines at five foot, or other appropriate interval for predominant ground slopes exceeding 10 percent. All elevations shall be based on N.G.V.D. datum (National Geodetic Vertical Datum, formerly United States Coast and Geodetic Survey) unless otherwise authorized by the city engineer, and the bench mark used shall be listed with the record elevation;

G. The location of all existing buildings, structures, wells or other improvements on the property including trees, fences or poles and power lines. Where encroachment or near encroachment occurs with a property line, the distance from the property line shall be shown;

H. The location of curbs, gutters, sidewalk and street paving with elevations;

I. The location, size, slope and depth of open or closed drainage channels, sewer, water or other underground utility lines, on or affecting the property, based on best data available (precise invert elevations to be field measured when possible);

J. Natural topographic or agricultural features affecting the property. (Prior code § 2-13.05)

20.44.040 Survey plat—Limits.

The limits of the survey plat shall normally be the boundaries of the property except as follows:

A. The limit shall extend to the opposite property line of improved or unimproved streets.

B. Major buildings, structures or other features on adjacent properties shall be shown when they may reasonably be expected to affect the subject property.

C. When the proposed improvements occupy a small portion of a large parcel under one ownership the city engineer may prescribe reasonable limits beyond the

proposed work, except that the survey plat must show the location with relation to the property lines.

D. When needed to justify information included on the plat, the limits of the survey plat shall include other adjacent or nonadjacent parcels or streets. (Prior code § 2-13.06)

20.44.050 Field controls for survey.

The exterior boundaries of the property shall be clearly outlined on the ground by appropriate permanent stakes or monuments. Before the first inspection by the building official, city engineer or their agents, any monuments or markers defining the exterior boundary lines of the property which have been disturbed or destroyed shall be reset by the surveyor. (Prior code § 2-13.07)

20.44.060 Exceptions to survey requirements.

A. The requirement for a plat of survey may be waived for existing lots shown on filed subdivision maps recorded on or after January 1, 1970, with approval of the city engineer.

B. The requirements for a plat of survey may be wholly or partially waived or modified by the city engineer for small and unimportant work such as minor accessory buildings. (Prior code § 2-13.08)

20.44.070 Site plan—Required.

With each application for a building permit to erect, construct, enlarge, alter or convert a building or structure, or to move an existing building or structure to a new location, there shall be submitted a drawing of a site plan. (Prior code § 2-13.09)

20.44.080 Site plan—Form.

Two prints of the site plan shall be submitted, accurately drawn, to a scale of 20 feet to one inch, or as approved by city engineer, and on an appropriately sized sheet. Upon approval by the city, a reproducible copy shall be supplied to the city. (Prior code § 2-13.10)

20.44.090 Site plan—Required information.

The following minimum information shall be shown on all site plans:

A. A cross-reference of the property survey, if one is required;

B. The names, addresses and phone numbers of the property owner, the developer, and of the architect, engineer or designer who prepared the plans. The plans shall be signed by the person preparing them;

C. The exterior boundary lines of the property, adjacent streets and any easements affecting the property.

D. Contour lines at one-foot intervals or spot elevations on a grid system for predominant ground slopes between level zero percent and five percent, contour lines at two-foot intervals for predominant ground slopes between five percent and 10 percent, contour lines at five-foot, or other appropriate intervals for predominant ground slopes exceeding 10 percent. All elevations shall be based on N.G.V.D. (National Geodetic Vertical Datum, formerly United States Coast and Geodetic Survey) datum unless otherwise authorized by the city engineer, and the bench mark used shall be listed with the record elevation;

E. The location of all existing buildings, structures, wells or other improvements on the property, including trees, fences or poles and power lines. Where encroachment or near encroachment occurs with a property line, the distance from the property line shall be shown;

F. The location of curbs, gutters, sidewalk and street paving with elevations;

G. The location, size, slope and depth of open or closed drainage channels, sewer, water or other underground utility lines, on or affecting the property, based on best data available (precise invert elevations to be field measured when possible);

H. Natural topographic or agricultural features affecting the property;

I. The location of all proposed buildings or structures with dimensions and proposed floor elevations of buildings or structures and setbacks from property lines. Any improvements, structures, trees or other agricultural features to be removed or altered shall be so indicated;

J. The location and layout of all proposed street improvements, utilities, drainage, parking, landscaping or requirements of any other ordinance, rule or regulation of the city or as a condition of approval of any other agreement or permit issued by the city;

K. Plans for street or utility line extensions when required shall be prepared by a registered civil engineer;

L. Storm drainage calculations will be required by the city engineer. (Prior code § 2-13.11)

20.44.100 Exceptions to site plan requirements.

A. The requirements for site plan may be partially met by reference to subdivision improvement plans for lots shown on filed subdivision maps recorded

on or after January 1, 1970, insofar as showing detailed information of existing public improvements.

B. The requirements for site plan may be wholly or partially waived or modified by the city engineer for small and unimportant work such as minor accessory buildings or alterations or conversions that do not change the size or use of the building or structure. (Prior code § 2-13.12)

Chapter 20.55**SWIMMING POOL, SPA AND HOT TUB CODE****Sections:**

20.55.010 Swimming Pool, Spa and Hot Tub Code adopted.

20.55.020 Part I (Administration) Article 1.11 amended—Cost of permit.

20.55.010 Swimming Pool, Spa and Hot Tub Code adopted.

A. There is adopted by reference that certain code known as the Uniform Swimming Pool, Spa and Hot Tub Code, more particularly described in this section, except such portions as are amended, modified or deleted in this chapter, and the same is adopted and incorporated as fully as if set out at length in this chapter.

B. Said code is the Uniform Swimming Pool, Spa and Hot Tub Code, 2009 Edition, prepared by the International Association of Plumbing and Mechanical Officials, one copy of which is on file with the building and safety division for use by the public.

C. These regulations shall be known as the Pleasanton Swimming Pool, Spa and Hot Tub Code, hereinafter referred to as "this code."

D. Where there is a reference in the code to the "building official" it shall mean the "building and safety official," or in the absence of the building and safety official, the interim, temporary or acting building and safety official. (Ord. 2015 § 2, 2011)

20.55.020 Part I (Administration) Article 1.11 amended—Cost of permit.

Part I (Administration) Article 1.11 of the Uniform Swimming Pool, Spa and Hot Tub Code is amended to read as follows:

1.11 Cost of Permit.

A. Every applicant for a permit to install, alter or repair a swimming pool, spa or hot tub system or part thereof, shall state in writing on the application form provided for that purpose, the character of work proposed to be done and the amount and kind in connection therewith, together with such information pertinent thereto as may be required. Such applicant shall pay for each permit, at the time of making application, a fee as set forth in the Municipal Code Fees and Charges Table (on file in the office of the city clerk).

B. Any person who shall commence any swimming pool, spa or hot tub work for which a permit is required by this Code without having obtained a permit therefor shall, if subsequently permitted to obtain a permit, pay double the permit fee fixed by the section for such work; provided, however, that this provision shall not apply to emergency work when it shall be demonstrated to the satisfaction of the Administrative Authority that such work was urgently necessary and that it was not practical to obtain a permit therefor before the commencement of the work. In all such cases a permit must be obtained as soon as it is practical to do so, and if there be an unreasonable delay in obtaining such permit, a double fee as herein provided shall be charged.

C. Extra Inspections. When an extra inspection is necessary by reason of deficient or defective work, or otherwise through fault or error on the part of the holder of the permit or on the part of the holder's employees, the holder shall pay a fee as set forth in the Municipal Code Fees and Charges Table (on file in the office of the city clerk).

(Ord. 2015 § 2, 2011)

Chapter 20.65**INTERNATIONAL PROPERTY MAINTENANCE
CODE****Sections:**

- 20.65.010 International Property Maintenance Code adopted.**
- 20.65.020 Section 102.3 amended—Application of other codes.**
- 20.65.030 Section 106.4 amended—Violation penalties.**
- 20.65.040 Section 109.4 deleted—Emergency Repairs.**
- 20.65.050 Section 109.5 deleted—Cost of Emergency Repairs.**
- 20.65.060 Section 109.6 deleted—Violation penalties.**
- 20.65.070 Section 111 deleted—Demolition.**
- 20.65.080 Section 109.6 deleted—Means of Appeal.**
- 20.65.090 Section 202 Definitions—Added.**
- 20.65.100 Section 302.4 amended—Weeds.**
- 20.65.110 Section 302.8 amended—Motor Vehicles.**
- 20.65.120 Section 303 amended—Swimming Pools, Spas and Hot Tubs.**
- 20.65.130 Section 304.14 deleted—Insect screens.**
- 20.65.140 Section 404.5 deleted—Overcrowding.**
- 20.65.150 Section 404.6 amended—Efficiency Unit.**

20.65.010 International Property Maintenance Code adopted.

A. There is adopted by reference that certain code known as the International Property Maintenance Code, more particularly described in this section, except such portions as are amended, modified or deleted in this chapter and the same is adopted and incorporated as fully as if set out at length in this chapter.

B. Said code is the International Property Maintenance Code 2009 Edition including all Appendices, published by the International Code Council.

C. These regulations shall be known as the Pleasanton Property Maintenance Code, hereinafter referred to as “this code.”

D. Wherein the code references the “executive official” or the “code official” it shall mean the building and safety official or the acting, temporary or interim building and safety official. (Ord. 2015 § 2, 2011)

20.65.020 Section 102.3 amended—Application of other codes.

Section 102.3 of the International Property Maintenance Code, 2009 Edition is amended to read as follows:

102.3 Application of other Codes. Repairs, additions or alterations to a structure, or changes of occupancy, shall be done in accordance with the provisions of the current edition of the California Building, Plumbing, Electrical and Mechanical Codes as adopted by the City of Pleasanton.

(Ord. 2015 § 2, 2011)

20.65.030 Section 106.4 amended—Violation penalties.

Section 106.4 of the International Property Maintenance Code, 2009 Edition is amended to read as follows:

106.4 Violation penalties. Any person who shall violate a provision of this code, or fail to comply therewith, or with any of the requirements thereof, shall be prosecuted within the limits provided by state or local laws. Each day that a violation continues after due notice has been served shall be deemed a separate offense. A violation of any section of this code constitutes a violation of the Pleasanton Municipal Code. Penalties for violations will be as provided in Section 1.12.020, 1.24.030, 1.28.030 or any other application section of the Pleasanton Municipal Code.

(Ord. 2015 § 2, 2011)

20.65.040 Section 109.4 deleted—Emergency Repairs.

Section 109.4 is deleted. (Ord. 2015 § 2, 2011)

20.65.050 Section 109.5 deleted—Cost of Emergency Repairs.

Section 109.5 is deleted. (Ord. 2015 § 2, 2011)

20.65.060 Section 109.6 deleted—Violation penalties.

Section 109.6 is deleted. (Ord. 2015 § 2, 2011)

20.65.070 Section 111 deleted—Demolition.

Section 111 is deleted. (Ord. 2015 § 2, 2011)

20.65.080 Section 109.6 deleted—Means of Appeal.

Section 109.6 is deleted. (Ord. 2015 § 2, 2011)

20.65.090 Section 202 Definitions—Added.

Section 202 of the International Property Maintenance Code, 2009 Edition is amended to have these definitions read as follows:

International Electrical Code or ICC Electrical Code. International Electrical Code or ICC Electrical Code shall mean the Pleasanton Electrical Code.

International Mechanical Code or ICC Mechanical Code. International Mechanical Code or ICC Mechanical Code shall mean the Pleasanton Mechanical Code.

International Plumbing Code or ICC Plumbing Code. International Plumbing Code or ICC Plumbing Code shall mean the Pleasanton Plumbing Code.

International Fuel Gas Code or ICC Fuel Gas Code. International Fuel Gas Code or ICC Fuel Gas Code shall mean the Pleasanton Plumbing Code.

International Residential Code or ICC Residential Code. International Residential Code or ICC Residential Code shall mean the Pleasanton Residential Code.

(Ord. 2015 § 2, 2011)

20.65.100 Section 302.4 amended—Weeds.

Section 302.4 of the International Property Maintenance Code, 2009 Edition is amended to read as follows:

302.4 Weeds. All premises and exterior property shall be maintained free from weeds or uncontrolled plant growth in excess of 20 inches in height. All noxious weeds shall be prohibited on developed properties. Weeds shall be defined as all grasses, annual plants and vegetation, other than trees or shrubs provided: however, this term shall not include cultivated flowers and gardens.

Upon failure of the owner or agent having charge of a property to cut and destroy weeds after service of a notice of violation, they shall be subject

to prosecution in accordance with Section 106.3 and as prescribed by the authority having jurisdiction. Upon failure to comply with the notice of violation, any duly authorized employee of the jurisdiction or contractor hired by the jurisdiction shall be authorized to enter upon the property in violation and cut and destroy the weeds growing thereon, and the costs of such removal shall be paid by the owner or agent responsible for the property.

(Ord. 2015 § 2, 2011)

20.65.110 Section 302.8 amended—Motor Vehicles.

Section 302.8 of the International Property Maintenance Code, 2009 Edition is amended to read as follows:

302.8 Motor vehicles. Except as provided for in other regulations, no inoperative or unlicensed motor vehicle shall be parked, kept or stored on any premises, and no vehicle shall at any time be in a state of major disassembly, disrepair, or in the process of being stripped or dismantled. Painting of vehicles is prohibited unless conducted inside an approved spray booth.

Exceptions:

1. A vehicle of any type is permitted to undergo major overhaul, including body work, provided that such work is performed inside a structure or similarly enclosed area designed and approved for such purposes.

2. A vehicle owned by the resident conducting major repair or restoration work on his or her own vehicle in an enclosed garage.

(Ord. 2015 § 2, 2011)

20.65.120 Section 303 amended—Swimming Pools, Spas and Hot Tubs.

Section 303 of the International Property Maintenance Code, 2009 Edition is amended to read as follows:

303.1 Swimming pools. Swimming pools shall be maintained in a clean and sanitary condition, and in good repair.

303.2 Enclosures. Private swimming pools, hot tubs and spas containing water more than 18 inches (457 mm) in depth shall be completely surrounded by a fence or barrier in compliance with PMC Section 20.08.180 or PMC Section 20.10.160, as applicable. Gates and doors in such barriers shall be self-closing and self-latching. Where the self-latching device is less than 60 inches (1524 mm) above the bottom of the gate, the release mechanism shall be located on the pool side of the gate. Self-closing and self-latching gates shall be maintained such that the gate will positively close and latch when released from an open position of 6 inches (152 mm) from the gatepost. No existing pool enclosure shall be removed, replaced or changed in a manner that reduces its effectiveness as a safety barrier.

Exception: Spas or hot tubs with a safety cover that complies with ASTM F 1346 shall be exempt from the provisions of this section.

(Ord. 2015 § 2, 2011)

20.65.130 Section 304.14 deleted—Insect screens.
Section 304.14 is deleted. (Ord. 2015 § 2, 2011)

20.65.140 Section 404.5 deleted—Overcrowding.
Section 404.5 is deleted. (Ord. 2015 § 2, 2011)

20.65.150 Section 404.6 amended—Efficiency Unit.

Section 404.6 of the International Property Maintenance Code, 2009 Edition is amended to read as follows:

404.6 Efficiency Unit. Nothing in this section shall prohibit an efficiency living unit from meeting the following requirements:

1. A unit shall have a clear floor area of not less than 220 square feet (20.4 m²), exclusive of the areas required by Items 2 and 3.
2. The unit shall be provided with a kitchen sink, cooking appliance and refrigeration facilities, each having a clear working space of not less than 30 inches (762 mm) in front. Light and ventilation conforming to this code shall be provided.

3. The unit shall be provided with a separate bathroom containing a water closet, lavatory and bathtub or shower.

(Ord. 2015 § 2, 2011)

Statutory References for California Cities

These references direct the code user to those portions of the state statutes relevant to California cities. This reference list is current through May 2011, and will be periodically updated by Quality Code Publishing as statutes are revised.

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Code adoption <i>Gov. Code §§ 50022.1—50022.10</i>
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<i>Elections Code §§ 1301, 9200 et seq., and 10100 et seq.</i>
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* Applicable solely to chartered cities.

** May not be applicable to chartered cities.

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* Applicable solely to chartered cities.

** May not be applicable to chartered cities.

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* Applicable solely to chartered cities.
 ** May not be applicable to chartered cities.

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* Applicable solely to chartered cities.

** May not be applicable to chartered cities.

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* Applicable solely to chartered cities.
** May not be applicable to chartered cities.

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* Applicable solely to chartered cities.

** May not be applicable to chartered cities.

(Pleasanton Supp. No. 6, 7-11)

PRIOR CODE CROSS-REFERENCE TABLE

Prior Code Section	Ordinance History	Herein
2-11.29(2)	Based on Sec. 25.106.2, Ord. 520	18.132.100
2-11.29(3)	Based on Ord. 520, amended by Ord. 791	18.132.110
2-11.30	Based on Ord. 520	18.132.120
2-11.31	Based on Ord. 520	18.132.130
2-11.32	Based on Ord. 520, amended by Ord. 974	18.132.140
2-11.33	Based on Ord. 520	18.132.150
2-11.33a	Based on Ord. 520	18.132.160
2-11.34	Based on Ord. 520	18.132.170
2-11.38	Based on Sec. 26.100, Ord. 520	18.12.050
2-11.39	Based on Sec. 26.101, Ord. 520	18.12.060
2-11.40	Based on Sec. 26.102, Ord. 520	18.12.070
2-11.41	Based on Sec. 26.103, Ord. 520	18.12.080
2-11.42	Based on Sec. 26.104, Ord. 520	18.12.090
2-11.46	Based on Sec. 27.100, Ord. 520	18.12.100
2-11.47	Based on Sec. 27.101, Ord. 520	18.12.110
2-11.48	Based on Sec. 27.102, Ord. 520	18.12.120
2-11.49	Based on Sec. 27.103, Ord. 520	18.12.130
2-12.03	Based on Sec. 28.100, Ord. 520	18.136.010
2-12.04	Based on Sec. 28.101, Ord. 520	18.136.020
2-12.05	Based on Sec. 28.102, Ord. 520	18.136.030
2-12.06(1)	Based on Sec. 28.103.1, Ord. 520	18.136.040
2-12.06(2)	Based on Sec. 28.103.2, Ord. 520	18.136.050
2-12.06a	Based on Sec. 28.104, Ord. 520	18.136.060
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2-12.10	Based on Sec. 28.108, Ord. 520	18.136.100
2-12.11	Based on Sec. 28.109, Ord. 520	18.136.110
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2-12.14	Based on Sec. 28.112, Ord. 520	18.136.150
2-12.15	Based on Sec. 28.113, Ord. 520	18.136.160
2-12.19	Based on Ord. 520	18.144.050
2-12.20	Based on Ord. 520	18.12.010
2-12.21	Based on Ord. 520	18.12.020
2-12.22	Based on Ord. 520	18.140.010
2-12.23	Based on Ord. 520	18.140.020
2-12.24	Based on Ord. 974	18.12.030
2-12.27	Based on Sec. 30.100, Ord. 520	Not codified
2-2.3201	Based on Ord. 763	18.76.010
2-2.3202	Based on Ord. 763	18.76.020
2-2.3203	Based on Ord. 763	18.76.030
2-2.3204	Based on Ord. 763	18.76.040
2-2.3205	Based on Ord. 763	18.76.050
2-2.3206	Based on Ord. 763	18.76.060
2-2.3207	Based on Ord. 763	18.76.070
2-2.3208	Based on Ord. 763	18.76.080
2-2.3209(a)	Based on Ord. 763	18.76.090

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Prior Code Section	Ordinance History	Herein
2-2.3209(b)	Based on Ord. 763	18.76.100
2-2.3209(c)	Based on Ord. 763	18.76.110
2-2.3209(d)	Based on Ord. 763	18.76.120
2-2.3209(e)	Based on Ord. 763	18.76.130
2-2.3209(f)	Based on Ord. 763	18.76.140
2-2.3209(g)	Based on Ord. 763	18.76.150
2-2.3209(h)	Based on Ord. 763	18.76.160
2-2.3209(i)	Based on Ord. 763	18.76.170
2-2.3301		18.80.010
2-2.3302		18.80.020
2-2.3303		18.80.030
2-2.3304		18.80.040
2-2.3305	Based on Ord. 1008	18.80.050—18.80.070
2-2.3401		18.74.010
2-2.3402		18.74.020
2-2.3403		18.74.030
2-2.3404		18.74.040
2-2.3405		18.74.050
2-2.3406		18.74.060
2-2.3407		18.74.070
2-2.3408		18.74.080
2-2.3409		18.74.090
2-2.3410		18.74.100
2-2.3411		18.74.110
2-2.3412		18.74.120
2-2.3413		18.74.130
2-2.3414		18.74.140
2-2.3415		18.74.150
2-2.3416		18.74.160
2-2.3417		18.74.170
2-2.3418		18.74.180
2-2.3419		18.74.190
2-2.3420		18.74.200
2-2.3421		18.74.210
2-2.3422		18.74.220
2-2.3423		18.74.230
2-2.3424		18.74.240
2-12.35		Repealed by 2015
2-12.36(a)		Repealed by 1669
2-12.36(a)(2)		Repealed by 1669
2-12.36(b)(1)		Repealed by 1669
2-12.36(b)(2)		Repealed by 1669
2-12.36(b)(3)		Repealed by 1669
2-12.36(b)(4)		Repealed by 1669
2-12.36(c)		Repealed by 1669
2-12.38		Repealed by 2015
2-12.39		Repealed by 2015
2-12.40	Based on Sec. 5, Ord. 525	Repealed by 1169
2-12.41	Based on Sec. 6, Ord. 525	Repealed by 1169

PRIOR CODE CROSS-REFERENCE TABLE

Prior Code Section	Ordinance History	Herein
2-12.42	Based on Sec. 7, Ord. 525	Repealed by 1169
2-12.43	Based on Sec. 8, Ord. 525	Repealed by 1169
2-12.44	Based on Sec. 9, Ord. 525	Repealed by 1169
2-12.45	Based on Sec. 10, Ord. 525	Repealed by 1169
2-12.46	Based on Sec. 11, Ord. 525	Repealed by 1169
2-12.47	Based on Sec. 12, Ord. 525	Repealed by 1169
2-12.48	Based on Sec. 13, Ord. 525	Repealed by 1169
2-12.75		20.36.010
2-12.76		20.36.020
2-12.77		20.36.030
2-12.78		20.36.040
2-12.79		20.36.050
2-12.80		20.36.060
2-12.81		20.36.070
2-12.82		20.36.080
2-12.83		20.36.090
2-12.84		20.36.100
2-12.85		20.36.110
2-12.86		20.36.120
2-12.87		20.36.130
1-12.88		20.36.140
2-12.89		20.36.150
2-12.90	Based on Ord. 811 adopted on 2/14/77	20.36.160
2-13.03	Based on Ord. 769	20.44.010
2-13.04	Based on Ord. 769	20.44.020
2-13.05	Based on Ord. 769	20.44.030
2-13.06	Based on Ord. 769	20.44.040
2-13.07	Based on Ord. 769	20.44.050
2-13.08	Based on Ord. 769	20.44.060
2-13.09	Based on Ord. 769	20.44.070
2-13.10	Based on Ord. 769	20.44.080
2-13.11	Based on Ord. 769	20.44.090
2-13.12	Based on Ord. 769	20.44.100
2-13.14		Repealed by 1169
2-13.15	Based on Ord. 1030	Repealed by 1169
2-13.17		Repealed by 2015
2-13.18	Based on Sec. 2, Ord. 394	Repealed by 1169
2-13.19	Based on Sec. 3, Ord. 394	Repealed by 1169
2-13.20(1)	Based on Sec. 4, Ord. 394	Repealed by 1169
2-13.20(2)	Based on Sec. 5, Ord. 394	Repealed by 1169
2-13.20(3)	Based on Sec. 6, Ord. 394	Repealed by 1169
2-13.20(4)	Based on Sec. 7, Ord. 394	Repealed by 1169
2-13.21(part)	Based on Sec. 8, Ord. 394	Repealed by 1169
2-13.21(1)	Based on Sec. 9, Ord. 394	Repealed by 1169
2-13.22	Based on Sec. 10, Ord. 394	Repealed by 1169
2-13.23	Based on Sec. 11, Ord. 394	Repealed by 1169
2-13.24	Based on Sec. 12, Ord. 394	Repealed by 1169
2-13.25	Based on Sec. 15, Ord. 394	Repealed by 1169
2-13.27		Repealed by 2015

TABLES

Prior Code Section	Ordinance History	Herein
2-13.28(a),(b)		Repealed by 1965
2-13.28(c)		Repealed by 2015
2-13.32	Based on Sec. 3, Ord. 441	Repealed by 1965
2-13.33	Based on Sec. 4, Ord. 441	Repealed by 1965
2-13.34	Based on Sec. 5, Ord. 441	Repealed by 1965
2-13.35	Based on Sec. 6, Ord. 420	Repealed by 1965
2-13.36	Based on Sec. 7, Ord. 441	Repealed by 1965
2-13.37	Based on Sec. 8, Ord. 441	Repealed by 1965
2-13.38	Based on Sec. 9, Ord. 441	Repealed by 1965
2-13.39	Based on Sec. 10, Ord. 441	Repealed by 1965
2-13.40	Based on Sec. 11, Ord. 441	Repealed by 1222
2-13.41	Based on Sec. 12, Ord. 441	Repealed by 1965
2-13.42	Based on Sec. 13, Ord. 441	Repealed by 1965
2-14.03		Repealed by 2015
2-14.04		Repealed by 2015
2-14.08	Based on Ord. 477 as amended by Ord. 750	Repealed by 1920
2-14.09	Based on Ord. 477 as amended by Ord. 750	Repealed by 1920
2-14.10	Based on Ord. 477 as amended by Ord. 750	Repealed by 1920
2-14.11	Based on Ord. 477 as amended by Ord. 750	Repealed by 1920
2-14.12	Based on Ord. 477 as amended by Ord. 750	Repealed by 1920
2-14.13	Based on Ord. 477 as amended by Ord. 750	Repealed by 1920
2-14.14	Based on Ord. 477 as amended by Ord. 750	Repealed by 1920
2-14.15	Based on Ord. 477 as amended by Ord. 750	Repealed by 1920
2-14.16	Based on Ord. 477 as amended by Ord. 750	Repealed by 1222
2-14.28		Repealed by 2015
2-14.29		Repealed by 2015
2-14.33	Based on Sec. 3, Ord. 524	Repealed by 2015
2-14.34	Based on Sec. 4, Ord. 524	Repealed by 1869
2-14.35	Based on Sec. 5, Ord. 524	Repealed by 1965
2-14.36	Based on Sec. 6, Ord. 524	Repealed by 1965
2-14.37	Based on Sec. 7, Ord. 524	Repealed by 1965
2-14.38	Based on Sec. 8, Ord. 524	Repealed by 1965
2-14.39	Based on Sec. 9, Ord. 524	Repealed by 1965
2-14.40	Based on Sec. 10, Ord. 524	Repealed by 1965
2-14.41	Based on Sec. 11, Ord. 524	Repealed by 1222
2-15.01.00		15.08.010
2-15.01.01		15.08.020
2-15.01.02		15.08.030
2-15.01.03		15.08.040
2-15.01.04		15.08.050
2-15.01.05		15.08.060
2-15.01.06		15.08.070
2-15.01.07		15.08.080
2-15.01.08		15.08.090
2-15.01.09		15.08.100
2-15.01.10		15.08.110
2-15.01.11		15.08.120
2-15.01.12		15.08.130
2-15.01.12.5		15.08.140

PRIOR CODE CROSS-REFERENCE TABLE

Prior Code Section	Ordinance History	Herein
2-17.10	Based on Ord. 640, amended by Ord. 782, 5-10-76; amended in its entirety by Ord. 841, 1-10-78	Repealed by 1737
2-17.11	Based on Ord. 640, amended by Ord. 782, 5-10-76; amended in its entirety by Ord. 841, 1-10-78	Repealed by 1737
2-17.12	Based on Ord. 640, amended by Ord. 782, 5-10-76; amended in its entirety by Ord. 841, 1-10-78	Repealed by 1737
2-18.30	Based on Ord. 655	Repealed by 2015
2-18.31	Based on Ord. 831, adopted 9-13-77	Repealed by 2015
2-18.34		Repealed by 2015
2-18.35		Repealed by 2015
2-18.36		Repealed by 2015
2-18.37		Repealed by 2015
2-18.38		Repealed by 2015
2-18.39		Repealed by 2015
2-18.40		Repealed by 2015
2-18.41		Repealed by 2015
2-18.42		Repealed by 2015
2-18.43		Repealed by 2015
2-18.44		Repealed by 2015
2-18.45		Repealed by 2015
2-18.48		Repealed by 2015
2-18.49		Repealed by 2015
2-18.50		Repealed by 2015
2-18.51		Repealed by 2015
2-18.52		Repealed by 2015
2-18.53		Repealed by 2015
2-18.54		Repealed by 2015
2-18.55		Repealed by 2015
2-18.56		Repealed by 2015
2-18.57		Repealed by 2015
2-18.59	Based on Ord. 655	Repealed by 2015
2-19.01		17.12.010
2-19.02		17.12.020
2-19.03		17.12.030
2-19.04		17.12.040
2-19.05		17.12.050
2-19.06		17.12.060
2-19.07		17.12.070
2-19.08		17.12.080
2-19.09		17.12.090
2-19.10	Based on Ord 751	17.12.100
2-20.01		Repealed by 1336
2-20.02		Repealed by 1336
2-20.03		Repealed by 1336
2-20.04		Repealed by 1336
2-20.05		Repealed by 1336
2-20.06		Repealed by 1336
2-20.07		Repealed by 1336
2-20.08		Repealed by 1336

TABLES

Prior Code Section	Ordinance History	Herein
2-20.09		Repealed by 1336
2-20.10		Not codified
2-20.11		Not codified
2-20.12	Based on Ord. 1923, amended by Ord. 1057	Repealed by 1336
2-21.11		Repealed by 1374
2-21.12		Repealed by 1374
2-21.13		Repealed by 1374
2-21.20		Repealed by 1374
2-21.30		Repealed by 1374
2-21.31		Repealed by 1374
2-21.32		Repealed by 1374
2-21.33		Repealed by 1374
2-21.34		Repealed by 1374
2-21.35	Based on Ord. 949 as amended by Ord. 1020	Repealed by 1374
2-21.40		Repealed by 1374
2-21.41		Repealed by 1374
2-21.42		Repealed by 1374
2-21.50		Repealed by 1374
2-21.51		Repealed by 1374
2-21.52		Repealed by 1374
2-21.53		Repealed by 1374
2-21.54		Repealed by 1374
2-21.55		Repealed by 1374
2-21.60		Repealed by 1374
2-21.61		Repealed by 1374
2-25.01	Based on Ord. 980 as amended by Ord. 1025	17.04.010
2-25.02	Based on Ord. 980 as amended by Ord. 1025	17.04.020
2-25.03	Based on Ord. 980 as amended by Ord. 1025	17.04.030
2-25.04	Based on Ord. 980 as amended by Ord. 1025	17.04.040
2-25.05	Based on Ord. 980 as amended by Ord. 1025	17.04.050
2-25.06	Based on Ord. 980 as amended by Ord. 1025	17.04.060
2-25.07	Based on Ord. 980 as amended by Ord. 1025	17.04.070
2-25.08	Based on Ord. 980 as amended by Ord. 1025	17.04.080
2-25.09	Based on Ord. 980 as amended by Ord. 1025	17.04.090
2-25.10	Based on Ord. 980 as amended by Ord. 1025	17.04.100
2-25.11	Based on Ord. 980 as amended by Ord. 1025	17.04.110
2-25.12	Based on Ord. 980 as amended by Ord. 1025	17.04.120
2-25.13	Based on Ord. 980 as amended by Ord. 1025	17.04.130
2-26.01		Repealed by 1734
2-26.02		Repealed by 1734
4-1.00		Repealed by 1669
4-1.01		Repealed by 1669
4-1.02		Repealed by 1669
4-1.03		Repealed by 1669
4-1.04		Repealed by 1669
4-1.05		Repealed by 1669
4-1.06(a)		Repealed by 1669
4-1.06(b)		Repealed by 1669
4-1.07		Repealed by 1669

**Ordinance
Number**

1157	Adds prior code § 2-6.03(hh), zoning (18.28)
1158	(Not sent)
1159	(Not sent)
1160	(Not sent)
1161	(Not sent)
1162	Amends prior code §§ 2-9.46(f) and (h) of; renumbers §§ 2-9.47—2-9.51 to be §§ 2-9.48—2-9.52 of; and adds a new § 2-9.47 to prior code, zoning (18.96)
1163	Adds prior code §§ 5-6.01(w-2) and 5-6.05(w-1), speed limits (Rep. by 1875)
1164	Adds Art. 2 to prior code Title 5, Ch. 7, removal of vehicles (11.44)
1165	(Not sent)
1166	(Not sent)
1167	(Not sent)
1168	Adds § 1-1.17 to; amends §§ 1-1.15 and 2-12.12(a) of; repeals §§ 2-12.46, 2-13.25, 2-13.40, 2-14.16 and 2-14.41 of prior code, violations (1.12, 18.140)
1169	Amends Art. I of Chs. 3, 5, 6, 7 and 10A of Title II and Ch. I of Title IV of prior code; repeals Art. 2 of Ch. 3 and repeals and replaces Art. I of Ch. 4 of Title II of prior code, uniform codes (20.28)
1170	(Not sent)
1171	Adds prior code § 1-1.20, general provisions (1.16)
1172	(Not sent)
1173	(Not sent)
1174	(Not sent)
1175	Renumbers prior code § 2-16.05(4)-(9) to be § 2-16.05(5)-(10); and adds a new subsection (4); amends prior code §§ 2-15.30.2(b), 2-15.50.03(b)(3) and 2-15.60.01, water and sewers (14.04, 15.12, 15.24)
1176	(Not sent)
1177	(Not sent)
1178	(Not sent)
1179	(Not sent)
1180	Adds prior code §§ 5-6.01(5-1) and 5-6.05(b-1), (f-4), (h4), (5-11) and (5-12), speed limits (Rep. by 1875)
1181	(Not sent)
1182	Adds § 2-5.38(g) to; and amends § 2-5.32(b) of prior code, zoning (18.08, 18.88)
1183	Amends prior code § 2-20.05(a)(1)(i), growth management (17.36)
1184	(Not sent)
1185	Amends prior code § 2-3.01; adds Art. 5.5 to prior code Title 2, Ch. 1, subdivisions (19.16, 19.28)
1186	(Not sent)
1187	(Not sent)
1188	(Not sent)
1189	(Not sent)
1190	(Not sent)
1191	(Not sent)
1192	(Not sent)
1193	(Not sent)
1194	Amends prior code § 2-5.38(f), zoning (18.94)
1195	(Not sent)
1196	(Not sent)
1197	(Not sent)
1198	(Not sent)
1199	(Not sent)
1200	(Not sent)

TABLES

**Ordinance
Number**

1201	City elects to receive license fee on horseracing events (6.20)
1202	(Not sent)
1203	Amends prior code §§ 2-15.01.12.5, 2-15.01.31, 2-15.01.51, 2-15.01.44.5, 2-15.30.02(b)(2), 2-15.50.03(a), 2-15.50.06(a), (b), (c); adds subsection (h) to § 2-15.50.03, sewers (15.08, 15.20, 15.32)
1204	Amends prior code § 2-20.04, growth management (Rep. by 1336)
1205	Amends prior code § 4-5.02(m) and Art. 7 of prior code Title 4, Ch. 3, vicious dogs (7.20)
1206	Deletes subsections s-3, s-4, s-4a, s-9 and s-10 and adds new subsections s-3 and s-9 to prior code § 5-6.05, speed limits (Rep. by 1875)
1207	(Not sent)
1208	Amends Art. 6B of prior code Title 1, Ch. 2, housing authority (Not codified)
1209	(Not sent)
1210	Amends §§ 5-2.27 and 5-3.46, traffic (11.32, 11.36)
1211	Establishes downtown Pleasanton business improvement district; repeals Ord. 1110 (5.28)
1216	Amends prior code § 2-7.08, zoning (18.48)
1217	Amends Art. 6B of prior code Title 1, Ch. 2, housing authority (2.36)
1218	(Not sent)
1219	(Not sent)
1220	Adds § 2-5.50 to Art. 3 of prior code Title II, Ch. 2, zoning (18.84, 18.112)
1221	(Not sent)
1222	Recodification provisions; amends prior code §§ 1-1.11, 1-2.01, 1-4.49, 1-5.44, 1-6.29, 1-6.39, 1-6.63, 2-2.01, 4-2.1417, 4-2.1702(c), 4-2.1705, 4-2.1709, 4-2.1710, 4-15.01, 5-1.01(a) and (f), (cont.) 5-1.52, 5-3.02, 5-7.10 and 5-7.14; adds prior code §§ 1-6.33, 1-6.34 and 4-4.34; deletes prior code §§ 1-4.15, 2-13.40, 2-14.16, 2-14.41, 2-16.32, 2-16.42, 2-4.02, 2-4.37, 4-1.24, 4-4.17- 4-4.19, 5-1.50(b), 5-1.53, 5-2.03, 5-2.06, 5-2.22, 5-2.23, 5-2.31, 5-2.61, 5-2.62, 5-2.63 (1.12, 2.04, 2.44, 3.08, 3.16, 3.20, 3.24, 5.32, 6.24, 10.12, 10.16, 11.04, 11.12, 11.36, 11.44, 11.64, 19.04)
1223	Amends prior code §§ 1-1.15 and 5-8.49, sprinkler systems (1.12, 13.04)
1224	Adds Ch. 6.52, cable television franchise ordinance (Rep. by 1829)
1225	Adds prior code article 34 to Ch. 2 of Title II, downtown revitalization district (18.74)
1226	(Not sent)
1227	(Not sent)
1228	Adds prior code Ch. 10 to Title IV, alarms (6.56)
1229	Adds prior code § 5-3.50 parking (11.36)
1230	(Not sent)
1231	Amends prior code §§ 2-17.03(d)(2) and (f) and 2-17.06(a)(1), transportation systems management (17.24)
1232	(Not sent)
1233	Adds prior code article 4.5 to Ch. I of Title II, vesting tentative map (19.22)
1234	Adds prior code § 2-12.36(a)(2), building code (Repealed by 2015)
1235	(Not sent)
1236	(Not sent)
1237	(Not sent)
1238	Adds prior code §§ 2-5.29(b) and 2-6.14(n); amends prior code § 2-10.37, zoning (18.08, 18.32, 18.120)
1239	(Not sent)
1240	Amends prior code § 2-5.39(a), zoning (18.84)
1241	(Not sent)

**Ordinance
Number**

1337	(Not sent)
1338	(Not sent)
1339	(Not sent)
1340	Amends table 18.44.090, zoning (18.44)
1341	Adds § 9.04.035, noise (9.04)
1342	Adds Ch. 11.54, skateboards (11.54)
1343	(Not sent)
1344	(Not sent)
1345	(Not sent)
1346	Adds § 18.08.028; amends Table 18.44.090, zoning (18.08, 18.44)
1347	(Not sent)
1348	(Not sent)
1349	(Not sent)
1350	(Not sent)
1351	(Not sent)
1352	Repeals §§ 2.04.020 and 2.04.030 (Repealer)
1353	(Not sent)
1354	Adds Ch. 9.22, recycling, and §§ 18.08.326, 18.08.327, 18.08.328, 18.08.329, 18.20.060C and 18.124.175; Amends §§ 18.44.090, 18.48.180, 18.48.190 and 18.48.200, zoning (9.22, 18.08, 18.44, 18.48, 18.124)
1355	(Not sent)
1356	Adds § 9.04.045, noise regulations (9.04)
1357	Adds Ch. 2.34, library commission (2.34)
1358	(Not sent)
1359	(Not sent)
1360	(Not sent)
1361	(Not sent)
1362	Adds § 18.96.030(I), zoning, and amends § 13.04.020, encroachments (13.04, 18.96)
1363	(Not sent)
1364	Adds §§ 20.08.080 and 20.08.085, building code (Rep. by 1669)
1365	Amends § 3.28.010(I), purchasing (3.28)
1366	Adds § 17.36.170F, growth management program (17.36)
1367	(Not sent)
1368	(Not sent)
1369	(Not sent)
1370	Amends Ch. 19.44, dedications (19.44)
1371	Amends § 11.48.120, commercial vehicle regulations (11.48)
1372	(Not sent)
1373	(Not sent)
1374	Repeals and replaces Ch. 17.08, flood damage prevention (17.08)
1375	Amends § 11.20.010 and 11.20.020, speed limits (Rep. by 1875)
1376	Adds Ch. 11.38, residential permit parking (11.38)
1377	(Not sent)
1378	Adds § 17.36.170F and 17.36.185 and amends § 17.36.180A, growth management program (17.36)
1379	Amends § 18.44.090, zoning (18.44)
1380	(Not sent)
1381	Amends § 11.20.010 and 11.20.020, speed limits (Rep. by 1875)
1382	(Not sent)
1383	(Not sent)
1384	Adds § 9.04.045C, noise regulations (9.04)

TABLES

Ordinance Number

1385	Amends references to technical codes in Chs. 20.04, 20.08, 20.12, 20.16, 20.20, 20.24, 20.28 and 20.32, building construction (20.28)
1386	(Not sent)
1387	Repeals Ch. 6.12 and Ords. 554 and 953 (Repealer)
1388	(Not sent)
1389	(Not sent)
1390	Amends § 18.44.090, zoning (18.44)
1391	(Not sent)
1392	Amends § 11.20.010, speed limits (Rep. by 1875)
1393	Amends §§ 3.24.050, 20.16.030, 20.16.040, 20.16.050, 20.16.060, 20.16.070, 20.16.090, 20.20.030, 20.20.040, 20.20.050, 20.20.060, 20.20.070, 20.20.090, 20.36.040, 20.36.050 and 20.40.030, building inspection department (3.24, 20.36)
1394	Amends § 18.44.090, zoning (18.44)
1395	(Not sent)
1396	Amends §§ 18.74.100 and 18.74.130, zoning (18.74)
1397	Amends § 15.20.180B, sewerage rates, fees, charges (15.20)
1398	(Not sent)
1399	(Not sent)
1400	(Not sent)
1401	(Not sent)
1402	(Not sent)
1403	Amends § 17.36.160A, tree preservation (17.36)
1404	(Not sent)
1405	(Not sent)
1406	(Not sent)
1407	(Not sent)
1408	(Not sent)
1409	(Not sent)
1410	Repeals and replaces Ch. 18.20, design review board (18.20)
1411	(Not sent)
1412	(Not sent)
1413	Amends § 17.36.160A, tree preservation (17.36)
1414	Amends § 20.08.050, automatic fire extinguishing systems (Rep. by 1669)
1415	(Not sent)
1416	(Not sent)
1417	(Not sent)
1418	Amends §§ 2.28.020, 2.32.010, 2.32.020, 2.34.020 and 2.36.030F, administration and personnel (2.28, 2.32, 2.34, 2.36)
1419	(Not sent)
1420	(Not sent)
1421	(Not sent)
1422	Adds § 2.04.020 and renumbers § 2.04.040 to be § 2.04.030, city council (2.04)
1423	(Not sent)
1424	(Not sent)
1425	Amends §§ 18.12.020, 18.12.070 and 18.12.080, zoning (18.12)
1426	Amends § 15.20.180, sewerage rates, fees, charges (15.20)
1427	(Not sent)
1428	Amends §§ 7.16.010 and 7.36.030, animals, and repeals and replaces Ch. 13.08, parks and recreation facilities (7.16, 7.36, 13.08)
1429	Amends § 11.20.010, speed limits (Rep. by 1875)

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1430	Repeals § 11.38.110, residential permit parking (Repealer)
1431	Adds Ch. 9.28, property maintenance (9.28)
1432	Amends § 20.08.045, building code (Repealed by 1669)
1433	Amends § 20.08.025, building code (Repealed by 1669)
1434	Adds § 18.116.015, zoning (18.116)
1435	(Not sent)
1436	(Not sent)
1437	(Not sent)
1438	(Not sent)
1439	(Not sent)
1440	(Not sent)
1441	(Not sent)
1442	(Not sent)
1443	Adds §§ 18.32.045, 18.36.045, 18.116.050, zoning (18.32, 18.36, 18.116)
1444	Amends §§ 2.08.090, 2.08.100, 2.12.010, administration and personnel (2.08, 2.12)
1445	(Not sent)
1446	(Not sent)
1447	(Not sent)
1448	Adds §§ 20.40.130D and 20.40.135; Repeals and replaces § 20.40.130A, swimming pools (Repealed by 2015)
1449	Adds Ch. 20.34 uniform sign code; amends §§ 20.04.010, 20.08.010, 20.08.070, 20.12.010, 20.16.010, 20.20.010, 20.24.010, 20.24.030, 20.28.010, 20.32.010, technical building codes (20.28)
1450	(Not sent)
1451	(Not sent)
1452	(Not sent)
1453	(Not sent)
1454	Amends §§ 17.24.040, 17.24.110, transportation systems management (17.24)
1455	(Not sent)
1456	(Not sent)
1457	(Not sent)
1458	(Not sent)
1459	Amends § 11.20.020M and repeals 11.20.010132, speed limits (Rep. by 1875)
1460	(Not sent)
1461	(Not sent)
1462	(Not sent)
1463	(Not sent)
1464	(Not sent)
1465	Amends § 11.20.020C1, speed limits (Rep. by 1875)
1466	Amends § 17.36.140B, growth management program (17.36)
1467	(Not sent)
1468	Adds Ch. 18.78, West Foothill Road corridor overlay district (18.78)
1469	(Not sent)
1470	(Not sent)
1471	(Not sent)
1472	(Not sent)
1473	(Not sent)
1474	Amends § 13.08.140G, parks and recreation facilities (13.08)
1475	(Not sent)
1476	(Not sent)
1477	(Not sent)

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**Ordinance
Number**

1478	(Not sent)
1479	Amends § 9.24.040, smoking (9.24)
1480	Amends § 2.08.020, city manager (2.08)
1481	(Not sent)
1482	(Not sent)
1483	(Not sent)
1484	(Not sent)
1485	Adds § 13.04.435 and amends § 13.04.010, encroachments (13.04)
1486	(Not sent)
1487	Amends subsections K1 and V of § 11.20.010, speed limits (Rep. by 1875)
1488	Adds Ch. 17.40, planning (17.40)
1489	(Not sent)
1490	(Not sent)
1491	(Not sent)
1492	Amends §§ 18.96.030(I)(4), 18.96.040F, 18.96.050C, 19.96.060H, 18.96.100, 18.96.150 and 18.74.130 zoning (18.74, 18.96)
1493	Adds § 2.04.015, city council (2.04)
1494	Adds §§ 18.08.042 and 18.08.049 and amends § 18.08.330, Table 18.44.090, § 18.88.030C8, 9 and 14, zoning (18.08, 18.44, 18.88)
1495	(Not sent)
1496	Amends § 18.100.060, zoning (18.100)
1497	Amends § 3.20.020, uniform transient occupancy tax (3.20)
1498	Adds § 1.04.080, judicial review (1.04)
1499	Amends § 15.20.180, sewer service connection fees (15.20)
1500	Amends table 15.20.180, sewer rates and charges (15.20)
1501	(Not sent)
1502	(Not sent)
1503	(Not sent)
1504	(Not sent)
1505	Amends § 17.36.160A; growth management approval (17.36)
1506	(Not sent)
1507	Amends §§ 2.28.060A, 2.32.090, 2.34.050C, D, 2.36.040C, 18.16.130, 18.20.040C; absenteeism from commission meetings (2.28, 2.32, 2.34, 2.36, 18.16, 18.20)
1508	Adds Ch. 9.30; water conservation plan (9.30)
1509	(Not sent)
1510	(Not sent)
1511	Adds § 18.116.040E; amends § 18.96.060K; hot/cold air balloons (18.96, 18.116)
1512	(Not sent)
1513	(Not sent)
1514	Amends § 11.20.020; speed limits (Rep. by 1875)
1515	Amends § 11.20.020; speed limits (Rep. by 1875)
1516	Amends §§ 11.60.030C, 11.60.OSOA, C; horsedrawn carriages (11.60)
1517	Adds Ch. 3.30; criminal justice administration fee (3.30)
1518	(Not sent)
1519	(Not sent)
1520	Amends §§ 18.20.020, 18.20.030, 18.20.040, 18.20.100, 18.20.110, 18.20.120, 18.20.130, 18.20.140, 18.74.040, 18.96.040, 18.96.100; 18.96.150, 18.112.020, 18.132.010, 18.132.050, 18.132.060, 18.132.070, 18.132.080, 18.132.090, 18.132.100, 18.132.110, 18.132.120, 18.132.130, 18.132.150; design review board (18.20, 18.74, 18.96, 18.112, 18.132)
1523	Adds Ch. 3.32; alternative bidding procedures (3.32)

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1524	Adds Ch. 2.48; professional services firms list (2.48)
1525	Amends § 11.20.010; speed limits (Rep. by 1875)
1526	Amends §§ 11.40.010, 11.40.100; abandoned vehicles (11.40)
1527	(Not sent)
1528	(Not sent)
1529	Adds Ch. 9.32; restrictions on accessibility to cigarettes and other tobacco products (9.32)
1530	(Not sent)
1531	(Not sent)
1532	(Not sent)
1533	(Not sent)
1534	(Not sent)
1535	Amends § 15.20.180; sewer rates and charges (15.20)
1536	Amends §§ 2.48.020, 2.48.030, 2.48.050, 2.48.060; professional services firms (2.48)
1537	Amends § 3.32.020; notification to local firms (3.32)
1538	Amends § 17.36.230; growth management approval (17.36)
1539	(Not sent)
1540	(Not sent)
1541	(Not sent)
1542	Amends § 20.08.045; fire retardant roofing materials (Repealed by 1669)
1543	(Not sent)
1544	(Not sent)
1545	Amends § 17.36.230; growth management approval (17.36)
1546	Amends §§ 11.20.010, 11.20.020; speed limits (Repealed by 1875)
1547	(Not sent)
1548	Amends § 9.24.060; optional smoking areas (9.24)
1549	(Not sent)
1550	Amends §§ 5.04.010, 5.08.020, 5.08.030, 5.08.040, 5.08.050, 5.08.080, 5.08.090, 5.08.100, 5.12.010, 5.12.030, 5.20.010, 5.20.020, 5.20.030, 5.24.010, 5.24.040; business licensing and taxation (5.04, 5.08, 5.12, 5.20, 5.24)
1551	(Not sent)
1552	Adds § 10.08.020; consumption of alcoholic beverages by minors on private property (Repealed by 1878)
1553	(Not sent)
1554	(Not sent)
1555	(Not sent)
1556	(Not sent)
1557	(Not sent)
1558	(Not sent)
1559	(Not sent)
1560	Amends § 9.30.070; voluntary reduction in water use (9.30)
1561	Adds §§ 20.08.035, 20.12.135, 20.16.110, 20.24.015, 20.24.035, 20.24.105, 20.24.110, 20.24.113, 20.24.115, 20.24.120, 20.24.125, 20.24.135, 20.24.140, 20.24.145, 20.24.150, Chs. 20.48, 20.55; amends §§ 20.04.010, 20.04.020, 20.08.010, 20.08.040, 20.08.070, 20.12.010, 20.16.010, 20.20.010, 20.20.020, 20.24.010, 20.24.020, 20.24.030, 20.24.050, 20.24.070, 20.24.080, 20.28.010, 20.32.010, 20.34.010; building and construction, amendments (20.28)
1562	Amends §§ 18.74.120, 18.74.130; downtown revitalization district signs (18.74)
1563	Adds Ch. 20.52: uniform code for building conservation (Repealed by 2015)
1564	(Not sent)
1565	(Not sent)
1566	(Not sent)

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1567	Amends § 17.36.160A; application procedure (17.36)
1568	(Not sent)
1569	(Not sent)
1570	(Not sent)
1571	Adds § 3.28.030; care, restitution, sale or destruction of unclaimed property (3.28)
1572	Adds Ch. 9.14; repeals Ch. 9.12; storm water management and dumping of foreign materials in water-courses (9.12, 9.14)
1573	Adds Ch. 1.10; repeals § 2.04.030; conflict of interest code (2.04)
1574	Amends §§ 18.100.030, 18.100.040; religious holiday banners (18.100)
1575	Amends § 11.20.010, speed limits (Repealed by 1875)
1576	(Not sent)
1577	(Not sent)
1578	(Not sent)
1579	(Not sent)
1580	(Not sent)
1581	Amends § 17.24.060; adds subsections B, C, D, E and F, employers of at least fifty or more people (Repealed by 1708)
1582	(Not sent)
1583	(Not sent)
1584	Repeals and replaces Ch. 6.40 (Repealed by 1744)
1585	(Not sent)
1586	Adds § 18.08.407, unreinforced masonry building; amends §§ 18.08.407, 18.20.100, 18.20.140, 18.74.040, 18.74.080, 18.74.160, 18.74.170, 18.74.180, 18.74.190, 18.88.020, 18.144.010, unreinforced masonry buildings and off street parking facilities (18.08, 18.20, 18.74, 18.88, 18.144)
1587	Amends § 15.20.180, sewer rates and charges (15.20)
1588	Adds Ch. 6.60, mobilehome space rents (Repealed by 1829)
1589	(Not sent)
1590	(Not sent)
1591	Repeals Ch. 18.20, design review board; adds Ch. 18.20, design review (18.20)
1592	(Not sent)
1593	Adds § 18.74.250, signs on Main Street (18.74) (Temporary ord., not in code)
1594	Amends § 11.54.010, skateboards (11.54)
1595	Amends § 13.08.080, dogs in Augustin Bernal park; adds § 13.08.205, hang gliding in Augustin Bernal park (13.08)
1600	Amends §§ 18.20.010, 18.84.150, 18.112.020, height limits for telecommunications facilities and development standards for satellite earth stations (18.20, 18.84, 18.112)
1601	Amends § 11.20.010, speed limits (Repealed by 1875)
1602	Amends § 11.20.010, speed limits (Repealed by 1875)
1603	Amends §§ 10.16.015, 18.44.090; adds Ch. 18.114, adult entertainment establishments (10.16, 18.44, 18.114)
1604	Amends § 18.44.090, permitted and conditional uses in the C-N district (18.44)
1605	Amends §§ 19.44.040, 19.44.080, in lieu park dedication fees (19.44)
1606	(Not sent)
1607	Amends §§ 13.04.010, 13.04.435, sidewalk dining and decorative displays in downtown area (13.04)
1608	Amends §§ 6.60.020, 6.60.100; adds §§ 6.60.075, 6.60.085, mobile home space rents (Repealed by 1829)
1609	Repeals and replaces Ch. 9.24, smoking in public and work places (9.24)
1610	(Not sent)
1611	(Not sent)
1612	Amends Ch. 18.20, design review (18.20)

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1613	(Not sent)
1614	Repeals and replaces Ch. 17.36, growth management program (Repealed by 1729)
1615	Amends §§ 9.24.020, 9.24.040, 9.24.050, 9.24.060, smoking in public and work places (9.24)
1616	Adds § 1.04.090, claims procedures (1.04)
1617	Adds Ch. 10.02, targeted residential picketing (10.02)
1618	Amends § 15.20.180, sewer rates and charges (15.20)
1619	Amends §§ 2.36.020, 2.36.030, 2.36.032, 2.36.035, 2.36.060, housing authority (2.36)
1620	Adds § 6.52.150, cable television regulations (Repealed by 1829)
1621	(Not sent)
1622	Adds Ch. 1.20, campaign reform (1.20)
1623	(Not sent)
1624	(Not sent)
1625	Repeals and replaces Ch. 17.24, transportation systems management (Repealed by 1708)
1626	Amends § 18.120.060, nonconforming uses (18.120)
1627	Amends § 11.20.010136, speed limits (Repealed by 1875)
1628	Adds § 18.96.160, temporary relaxation of sign regulations (18.96)
1629	(Not sent)
1630	(Not sent)
1631	Amends § 19.44.040B, formula for dedication of land (19.44)
1632	(Not sent)
1633	Adds new Ch. 17.48, right to farm (17.48)
1634	Adds § 6.40.065; amends §§ 6.40.010, 6.40.020, 6.40.050; repeals § 6.40.240, taxicabs (Repealed by 1744)
1635	Repeals § 11.36.110, parking for advertising for sale (11.36)
1636	Adds §§ 18.08.028, 18.08.029, 18.32.0400, 18.88.030A7, 18.96.040J, 18.96.060M, 18.124.260, 18.124.270; amends §§ 18.32.030A, 18.36.030A, 18.36.040P, bed and breakfast establishments (18.08, 18.32, 18.36, 18.88, 18.96, 18.124)
1637	(Not sent)
1638	(Not sent)
1639	(Not sent)
1640	(Not sent)
1641	(Not sent)
1642	Amends § 1.10.040, designated positions (Repealed by 1986)
1643	Amends §§ 11.44.020 and 11.44.030, removal of abandoned vehicles (11.44)
1644	(Not sent)
1645	Amends § 11.20.0100, speed limits (Repealed by 1875)
1646	(Not sent)
1647	Amends § 11.20.010W, speed limits (Repealed by 1875)
1648	(Not sent)
1649	(Not sent)
1650	(Not sent)
1651	Amends § 15.20.180, sewer rates and charges (15.20)
1652	Amends §§ 18.74.130C, 18.74.140, signs (18.74)
1653	Amends Ch. 17.16, tree preservation (17.16)
1654	Adds § 13.08.145; amends § 13.08.020; parks and recreation facilities (13.08)
1655	(Not sent)
1656	Amends §§ 18.23.080, 18.32.090, 18.36.110, 18.44.080, 18.52.140, 18.60.100, 18.74.030, 18.74.040, 18.74.050, 18.74.060, 18.74.070, 18.74.080, 18.74.160, 18.74.220, 18.74.230, 18.84.090, 18.84.160, 18.84.220, 18.84.260, 18.84.270, 18.88.030, 18.96.060, 18.96.090, 18.96.150, 18.144.020,

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	18.144.050; design review board (18.28, 18.32, 18.36, 18.44, 18.52, 18.60, 18.74, 18.84, 18.88, 18.96, 18.144)
1657	Amends § 18.96.090C; temporary subdivision signs (18.96)
1658	(Not sent)
1659	Amends §§ 13.08.130, 13.08.140; park and recreation facilities (13.08)
1660	(Not sent)
1661	(Not sent)
1662	(Not sent)
1663	(Not sent)
1664	Amends § 11.20.010A; speed limits (Repealed by 1875)
1665	Adds §§ 18.08.031, 18.08.032, 18.08.238, 18.44.090, 18.48.140, 18.48.160, 18.88.030; amends § 18.08.027; definitions and microbreweries (18.08, 18.44, 18.48, 18.88)
1666	(Not sent)
1667	(Not sent)
1668	Amends §§ 18.40.030, 18.40.040, 18.44.090; financial institutions (18.40, 18.44)
1669	Adds §§ 20.04.030, 20.08.012, 20.08.015, 20.08.048, 20.08.053, 20.08.055, 20.08.057, 20.08.059, 20.12.015, 20.12.140, 20.16.015, 20.20.015, 20.24.045, 20.24.055, 20.28.015, 20.32.015, 20.34.015; amends §§ 20.04.010, 20.08.010, 20.08.020, 20.08.025, 20.08.030, 20.08.040, 20.08.045, 20.08.050, 20.08.060, 20.08.070, 20.08.080, 20.12.010, 20.12.135, 20.16.010, 20.20.010, 20.24.010, 20.24.020, 20.24.030, 20.24.035, 20.24.040, 20.24.050, 20.24.060, 20.24.070, 20.24.080, 20.24.090, 20.24.100, 20.24.110, 20.28.010, 20.32.010, 20.34.010, 20.48.010, 20.52.010, 20.52.030; repeals §§ 20.08.035, 20.08.085, 20.24.015, 20.24.113, 20.24.115, 20.24.120, 20.24.125, 20.24.130, 20.24.135, 20.24.140, 20.24.145, 20.24.150; 1994 uniform codes (20.28)
1670	Adds § 11.36.100H; no parking zones (11.36)
1671	Amends § 15.20.180; sewer rates and charges (15.20)
1672	(Not sent)
1673	(Not sent)
1674	Adds Ch. 2.38; amends §§ 2.28.020, 2.28.030, 2.28.040, 2.36.020, 2.36.030, 2.36.032, 2.36.070; affordable housing commission, human services commission, housing authority (2.28, 2.36, 2.38)
1675	Amends §§ 2.34.020, 2.34.040; library commission (2.34)
1676	Adds Chs. 2.39, 13.16; civic arts commission, art in public places (2.39, 13.16)
1677	(Not sent)
1678	(Not sent)
1679	(Not sent)
1680	Adds § 10.08.030; recovery of expenses due to the detention of minors (Repealed by 1878)
1681	(Not sent)
1682	(Not sent)
1683	(Not sent)
1684	(Not sent)
1685	(Not sent)
1686	(Not sent)
1687	Adds Chs. 1.24, 1.28; amends § 1.12.010; administrative citations and penalties (1.12, 1.24, 1.28)
1688	(Not sent)
1689	Amends § 5.28.080; annual business improvement district assessment (5.28)
1690	Adds § 18.08.330; renumbers § 18.08.332; amends §§ 18.32.040, 18.36.040; secondary units, service station and residential districts (18.08, 18.32, 18.36)
1691	(Not sent)
1692	(Not sent)
1693	(Not sent)
1694	Adds § 18.116.045; amends § 18.116.040; outdoor sales (18.116)

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1695	Amends § 19.44.090; credit for private open space (19.44)
1696	Adds § 2.04.030; city council vacancies (2.04)
1697	Amends §§ 6.36.030, 11.36.200; repeals § 11.36.160; sidewalk and street vending (6.36, 11.36)
1698	(Not sent)
1699	(Not sent)
1700	(Not sent)
1700-A	Adds §§ 2.04.015C, D; terms of office (2.04)
1701	Amends §§ 6.60.010, 6.60.020, 6.60.030, 6.60.040, 6.60.050, 6.60.060, 6.60.065, 6.60.070, 6.60.080, 6.60.115, 6.60.120, 6.60.135, 6.60.180; mobilehome space rents (Repealed by 1829)
1702	(Not sent)
1703	Amends §§ 14.04.075, 15.20.090; security deposits (14.04, 15.20)
1704	(Not sent)
1705	(Not sent)
1706	Amends §§ 1.10.020, 1.10.040; conflict of interest (Repealed by 1986)
1707	(Not sent)
1708	Repeals and replaces Ch. 17.24; transportation systems management (17.24)
1709	(Not sent)
1710	(Not sent)
1711	Amends §§ 17.36.080, 17.36.082, 17.36.085; growth management program (Rep. by 1729)
1712	Amends § 15.20.180; bimonthly user charges (15.20)
1713	Adds Ch. 9.34; graffiti abatement (9.34)
1714	(Not sent)
1715	(Not sent)
1716	(Not sent)
1717	(Not sent)
1718	Repeals Ch. 18.72, C-O district (18.72)
1719	Adds Ch. 6.64; amends § 20.36.030; firearm sales, supplemental regulations (6.64, 20.36)
1720	(Not sent)
1721	(Not sent)
1722	Amends § 11.36.210; authority to establish zones (11.36)
1723	(Not sent)
1724	(Not sent)
1725	Amends the table at § 18.44.090; permitted and conditional uses (18.44)
1726	Amends §§ 18.40.030, 18.40.040, 18.44.090, 18.88.030; zoning (18.40, 18.44, 18.88)
1727	Repeals and replaces Ch. 6.24; regulation of massage services and establishments (6.24)
1728	(Not sent)
1729	Repeals and replaces Ch. 17.36; growth management program (17.36)
1730	Amends §§ 11.52.060, 11.54.010, 11.54.020, 11.54.030, 11.54.040; restrictions on skateboards, in-line skates (11.52, 11.54)
1731	(Not sent)
1732	(Not sent)
1733	(Not sent)
1734	Adds § 20.24.120, article 89 added; repeals and replaces Ch. 9.16; repeals Ch. 9.18; hazardous materials storage, hazardous materials release response plans (9.16, 9.18)
1735	(Not sent)
1736	(Not sent)
1737	Repeals and replaces Ch. 17.16; tree preservation (17.16)
1738	Amends §§ 6.04.040, 18.08.175—18.08.460, 18.20.010, 18.28.040, 18.32.050, 18.36.050, 18.40.050—18.40.100, 18.44.090, 18.48.140, 18.48.150, 18.48.180, 18.48.190, 18.48.200, 18.52.040,

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	18.56.060—18.56.110, 18.104.030— 18.104.080, 20.40.020; firearms sales (6.04, 18.08, 18.20, 18.28, 18.32, 18.36, 18.40, 18.44, 18.48, 18.52, 18.56, 18.104)
1739	(Not sent)
1740	(Not sent)
1741	Amends § 1.10.040; conflict of interest (Repealed by 1986)
1742	(Not sent)
1743	Adds Ch. 18.110; amends §§ 6.04.040, 18.08.030—18.08.620, 18.20.010, 18.20.040, 18.28.040, 18.32.040, 18.36.030, 18.36.040, 18.40.030, 18.40.040, 18.44.090, 18.48.180, 18.48.190, 18.56.040, 18.84.150, 20.40.020; personal wireless service facilities (6.04, 18.08, 18.20, 18.28, 18.32, 18.36, 18.40, 18.44, 18.48, 18.56, 18.84, 18.110)
1744	Repeals and replaces Ch. 6.40; taxicabs (6.40)
1745	(Not sent)
1746	(Not sent)
1747	(Not sent)
1748	(Not sent)
1749	(Not sent)
1750	(Not sent)
1751	(Not sent)
1752	(Not sent)
1753	(Not sent)
1754	(Not sent)
1755	Adds §§ 10.08.020, 10.08.030, 10.08.040, 10.08.070; amends § 10.08.010; renumbers §§ 10.08.020, 10.08.030; curfew violations (Repealed. by 1878)
1756	(Not sent)
1757	(Not sent)
1758	(Not sent)
1759	(Not sent)
1760	(Not sent)
1761	(Not sent)
1762	(Not sent)
1763	(Not sent)
1764	Adds Ch. 3.22; repeals Ch. 3.24; public facilities fee, construction tax (3.22, 3.24)
1765	Adds Ch. 3.26; traffic development fee (3.26)
1766	(Not sent)
1767	Amends § 18.88.030; off street parking (18.88)
1768	Amends §§ 2.28.030, 2.36.030, 2.38.010; commissions (2.28, 2.36, 2.38)
1769	(Not sent)
1770	Adds Ch. 6.68; extrasensory consulting (6.68)
1771	(Not sent)
1772	Adds Ch. 3.40; north Sycamore area development impact fee (3.40)
1773	Amends §§ 5.04.010, 5.08.020, 5.12.030, 5.20.020, 5.24.010, 5.24.030; business licenses and taxation (5.04, 5.08, 5.12, 5.20, 5.24)
1774	(Not sent)
1775	(Not sent)
1776	(Not sent)
1777	(Not sent)
1778	Adds §§ 20.08.034, 20.08.038, 20.08.039, 20.08.042, 20.08.043, 20.08.044, 20.08.046, 20.08.049, 20.08.054, 20.08.056, 20.08.058, 20.08.062, 20.08.064, 20.08.065, 20.08.066, 20.08.068, 20.08.072, 20.08.074, 20.12.017, 20.12.035, 20.20.016, 20.24.130, 20.24.140, 20.24.150, 20.24.160, 20.24.170, 20.24.180, 20.24.190, 20.24.200, 20.24.210, 20.24.220, Ch. 20.58; amends §§ 1.12.020, 20.04.010,

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	20.08.010, 20.08.012, 20.08.015, 20.08.020, 20.08.025, 20.08.030, 20.08.045, 20.08.048, 20.08.050, 20.08.053, 20.08.055, 20.08.057, 20.08.059, 20.08.060, 20.12.010, 20.12.015, 20.12.020, 20.12.030, 20.16.010, 20.16.020, 20.20.010, 20.20.015, 20.24.010, 20.24.020, 20.24.030, 20.24.035, 20.24.040, 20.24.050, 20.24.055, 20.24.060, 20.24.070, 20.24.080, 20.24.090, 20.24.100, 20.24.110, 20.24.120, 20.28.010, 20.32.010, 20.34.010, 20.48.010, 20.52.010, 20.52.030, 20.55.010; repeals §§ 20.12.135, 20.16.110, buildings and construction (20.28)
1779	Adds Ch. 2.33, Pleasanton public library (2.33)
1780	Amends Ch. 2.34, Pleasanton library commission (2.34)
1781	(Not sent)
1782	(Not sent)
1783	(Not sent)
1784	Amends § 15.20.180, sewer rates and charges (15.20)
1785	Amends § 2.28.090, quorum and voting (Repealed by 1819)
1786	Amends § 2.39.020, civic arts commission membership, compensation (2.39)
1787	Amends § 15.20.180, sewer rates and charges (15.20)
1788	(Not sent)
1789	(Not sent)
1790	(Not sent)
1791	(Not sent)
1792	(Not sent)
1793	(Not sent)
1794	(Not sent)
1795	(Not sent)
1796	Amends § 13.08.110, vehicles in parks (13.08)
1797	Amends Ch. 11.44, removal of abandoned vehicles from private property (11.44)
1798	(Not sent)
1799	(Not sent)
1800	(Not sent)
1801	(Not sent)
1802	Amends § 17.36.050, administration of growth management program (17.36)
1803	(Not sent)
1804	(Not sent)
1805	(Not sent)
1806	Adds §§ 20.08.032, 20.24.145; amends §§ 20.08.010, 20.08.045, 20.08.049, 20.24.100, 20.24.140, 20.24.150, 20.24.160, 20.24.170, building and fire codes (Repealed by 2015)
1807	Amends § 15.20.180, sewer rates and charges (15.20)
1808	(Not sent)
1809	Amends § 1.10.040, designated positions (Repealed by 1986)
1810	Adds § 18.08.068, definition of birthing center; amends § 18.44.090, permitted and conditional uses (18.08, 18.44)
1811	(Not sent)
1812	Adds Ch. 18.106, second units; Ch. 18.124, Art. IV, use permits for second units; amends §§ 18.08.475, 18.32.040, 18.36.040, 18.84.160, 18.88.030, 18.124.040, zoning (18.08, 18.32, 18.36, 18.84, 18.88, 18.106, 18.124)
1813	(Not sent)
1814	(Not sent)
1815	(Not sent)
1816	(Not sent)
1817	Amends § 11.20.010, speed limits (Repealed by 1875)
1818	Adds Ch. 17.44, inclusionary zoning (17.44)

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1819	Adds Ch. 2.29, youth commission; amends Chs. 2.28, 2.32, 2.34, 2.38, 2.39, commissions; renumbers Ch. 18.16 as Ch. 2.30, planning commission (2.28, 2.29, 2.30, 2.32, 2.34, 2.38, 2.39)
1820	(Not sent)
1821	Amends §§ 18.44.090, 18.48.140, 18.48.160, 18.84.150, zoning (18.44, 18.48, 18.84)
1822	Amends § 11.20.020, speed limits (Repealed by 1875)
1823	Amends §§ 10.20.010, 10.20.020, alcohol regulations (10.20)
1824	(Not sent)
1825	(Not sent)
1826	(Not sent)
1827	(Not sent)
1828	Amends §§ 11.40.010, 11.40.040, 11.40.080, 11.40.100, removal of vehicles from streets (11.40)
1829	Repeals and replaces Ch. 6.52, cable system regulatory ordinance (6.52)
1830	(Not sent)
1831	(Not sent)
1832	(Not sent)
1833	(Not sent)
1834	(Not sent)
1835	(Not sent)
1836	Amends § 2.29.050A, youth commission (2.29)
1837	Amends § 15.20.180, sewer rates and charges (15.20)
1838	Adds Ch. 9.36, miscellaneous health and safety regulations (9.36)
1839	(Not sent)
1840	(Not sent)
1841	(Not sent)
1842	Adds Ch. 6.30, shopping cart regulations; amends § 1.12.020, infractions (1.12, 6.30)
1843	Repeals and replaces Ch. 6.60, mobilehome rent stabilization program (6.60)
1844	Amends §§ 11.04.060, 11.36.100, 11.40.010, parking of nonemergency vehicles (11.04, 11.36, 11.40)
1845	(Not sent)
1846	(Not sent)
1847	Amends §§ 6.60.020M, N, 6.60.100A, E, F, 6.60.140, 6.60.150, mobilehome rents (6.60)
1848	(Not sent)
1849	(Not sent)
1850	Amends § 18.44.090; permitted and conditional uses (18.44)
1851	Amends §§ 2.28.030A, B; human services commission membership (2.28)
1852	(Not sent)
1853	Amends §§ 2.29.030B, C, G, 2.29.040A; youth commission membership (2.29)
1854	(Not sent)
1855	(Not sent)
1856	(Not sent)
1857	(Not sent)
1858	(Not sent)
1859	(Not sent)
1860	(Not sent)
1861	(Not sent)
1862	Amends §§ 18.84.080C, D, 18.84.090F, 18.84.110; site, yard, bulk, usable open space, and landscaping regulations (18.84)
1863	(Not sent)
1864	(Not sent)
1865	(Not sent)
1866	(Not sent)

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- 1867 (Not sent)
- 1868 (Not sent)
- 1869 Adds §§ 20.08.013, 20.08.017, 20.08.022, 20.08.026, 20.08.027, 20.08.028, 20.08.029, 20.08.075, 20.08.094, 20.08.100, 20.08.103, 20.08.105, 20.08.107, 20.08.109, 20.08.110, 20.08.112, 20.08.115, 20.08.117, 20.08.119, 20.12.014, 20.16.014, 20.16.016, 20.16.017, 20.20.012, 20.20.014, 20.20.022, 20.20.024, 20.20.025, 20.20.026, 20.20.027, 20.20.028, 20.24.240; amends Ch. 20.04, §§ 20.08.010, 20.08.012, 20.08.015, 20.08.020, 20.08.025, 20.08.030, 20.08.032, 20.08.034, 20.08.038, 20.08.039, 20.08.040, 20.08.042, 20.08.043, 20.08.044, 20.08.045, 20.08.046, 20.08.048, 20.08.049, 20.08.050, 20.08.053, 20.08.054, 20.08.055, 20.08.057, 20.08.059, 20.08.060, 20.08.074, 20.12.010, 20.12.015, 20.12.017, 20.12.020, 20.12.030, 20.12.035, 20.12.040, 20.12.050, 20.12.060, 20.12.070, 20.12.080, 20.12.100, 20.12.140, 20.16.010, 20.16.015, 20.16.020, 20.16.030, 20.16.050, 20.16.060, 20.16.070, 20.16.090, 20.20.010, 20.20.030, 20.20.040, 20.20.050, 20.20.060, 20.20.070, 20.20.090, 20.24.010, 20.24.020, 20.24.030, 20.24.035, 20.24.040, 20.24.050, 20.24.055, 20.24.060, 20.24.070, 20.24.080, 20.24.090, 20.24.100, 20.24.110, 20.24.120, 20.24.130, 20.24.140, 20.24.150, 20.24.160, 20.24.170, 20.24.180, 20.24.190, 20.24.200, 20.24.210, 20.24.220, 20.24.230, 20.28.010, 20.32.010, 20.34.010, 20.36.050, 20.40.030, 20.52.010, 20.52.040, 20.52.050, 20.52.060, 20.52.070, 20.55.010, 20.58.010; repeals §§ 20.08.058, 20.08.062, 20.08.064, 20.08.065, 20.08.066, 20.08.068, 20.08.070, 20.08.072, 20.08.080, 20.16.040, Ch. 20.48; buildings and construction (20.28, 20.36)
- 1870 Amends § 1.10.040; repeals § 1.10.030F; designated positions, disclosure categories (Repealed by 1986)
- 1871 (Not sent)
- 1872 (Not sent)
- 1873 Adds Ch. 17.50; commercial and civic green building (Repealed by 1934)
- 1874 (Not sent)
- 1875 Adds § 11.20.010; repeals §§ 11.20.010, 11.20.020; speed limits in certain zones (11.20)
- 1876 Amends §§ 18.20.010, 18.84.120; projects subject to design review, site, yard, bulk, usable open space and landscaping regulations (18.20, 18.84)
- 1877 (Not sent)
- 1878 Repeals and replaces Ch. 10.08; offenses by or against minors (10.08)
- 1879 Amends § 19.44.040, formula for dedication of land (19.44)
- 1880 Adds §§ 9.04.072, 18.08.070, 18.08.075, 18.08.105, 18.08.110, 18.08.165, 18.08.170, 18.08.205, 18.08.230, 18.08.335, 18.08.370, 18.08.430, 18.08.435, 18.08.605, 18.28.045, 18.44.095, 18.48.204, 18.52.045, 18.124.280, 18.124.290; amends §§ 9.04.030, 9.04.040, 9.04.050, 18.20.010B 13, D, 18.20.040B3, 18.28.030G, H, 18.28.040(27), (33), 18.32.030D, 18.32.040H, I, 18.32.050A, 18.36.030E, 18.36.040K, M, 18.36.050A, 18.40.030J, 18.40.040D, E, 18.40.050A, 18.44.090, 18.48.140F, 18.48.160, 18.48.180, 18.48.190B, 18.48.200, 18.52.040(O), 18.56.030, 18.56.040, 18.56.060A, 18.68.090; rennumbers § 18.08.070 as § 18.08.072, § 18.08.075 as § 18.08.077, § 18.08.105 as § 18.08.107, § 18.08.110 as § 18.08.112, § 18.08.165 as § 18.08.167, § 18.08.170 as § 18.08.172, § 18.08.205 as § 18.08.207, § 18.08.230 as § 18.08.232, § 18.08.335 as § 18.08.337, § 18.08.370 as § 18.08.372, § 18.08.430 as § 18.08.432, § 18.08.435 as § 18.08.437, § 18.08.605 as § 18.08.607; generator siting (9.04, 18.08, 18.20, 18.28, 18.32, 18.36, 18.40, 18.44, 18.48, 18.52, 18.56, 18.68, 18.124)
- 1881 (Not sent)
- 1882 Amends § 11.20.010KK9; repeals § 11.20.010KK10; speed limits in certain zones (11.20)
- 1883 (Not sent)
- 1884 Amends § 18.84.080A; front yard setback requirements (18.84)
- 1885 Repeals and replaces Ch. 18.106; amends §§ 18.08.475, 18.28.030A, 18.32.030H, 18.32.040P, 18.36.030H, 18.36.040Q; repeals Art. IV, § 18.124.280; second units (18.08, 18.28, 18.32, 18.36, 18.106, 18.124)
- 1886 Adds §§ 19.44.120C, D; amends § 19.44.040B1; in lieu park dedication fees for second units (19.44)

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1887	Amends §§ 2.28.030D, 2.28.070B, C1, D, 2.29.070B, C1, D, 2.30.070B, C1, D, 2.32.070B, C1, D, 2.34.070B, C1, D, 2.38.030D, 2.38.070B, C1, D, 2.39.070B, C1, D; voting privileges for liaison members and commission procedures (2.28, 2.29, 2.30, 2.32, 2.34, 2.38, 2.39)
1888	(Not sent)
1889	Amends § 13.08.040A; outdoor cooking fires (13.08)
1890	(Not sent)
1891	(Not sent)
1892	(Not sent)
1893	(Not sent)
1894	Amends § 20.08.056; design methods (20.08)
1895	Adds §§ 15.08.015, 15.08.183, 15.08.186, 15.08.605; amends §§ 15.08.140, 15.08.190, 15.08.320, 15.08.330, 15.08.470, 15.08.540; definitions (15.08)
1896	Amends § 15.28.070; limitations on toxic pollutants (15.28)
1897	(Not sent)
1898	Adds § 18.88.030F; amends §§ 18.88.020A-D, 18.88.070, 18.88.090, 18.88.100, 18.88.120, 18.88.130; off street parking facilities (18.88)
1899	(Not sent)
1900	(Not sent)
1901	Amends §§ 2.28.030, 2.38.030; reletters remaining subsections of §§ 2.28.030, 2.28.040, 2.38.030, 2.38.040; repeals §§ 2.28.040C, 2.38.040C; commission membership regulations generally (2.28, 2.38)
1902	(Not sent)
1903	Adds §§ 20.08.120, 20.08.121; amends § 20.08.012; uniform building code (Repealed by 2015)
1904	(Not sent)
1905	(Not sent)
1906	Amends § 18.116.040; repeals § 18.116.045; temporary outdoor uses (18.116)
1907	(Not sent)
1908	Amends § 1.10.040; designated positions (Repealed by 1986)
1909	(Not sent)
1910	Amends § 15.20.180, table 15.20.180; sewer rates, fees and charges (15.20)
1911	(Not sent)
1912	(Not sent)
1913	(Not sent)
1914	(Not sent)
1915	(Not sent)
1916	Amends § 3.32.010; contracting procedures for public projects (3.32)
1917	(Not sent)
1918	(Not sent)
1919	Adds § 13.08.085; repeals and replaces Chs. 7.04, 7.08, 7.16, 7.24, 7.36; amends §§ 7.12.010, 7.12.020, 7.12.030, 7.12.080, 7.28.010, 7.28.020, 7.28.040, 7.28.060, 7.28.090, 7.32.010, 7.32.030, 13.08.020B, C, 13.08.080; rennumbers §§ 7.28.040 to 7.28.030, 7.28.050 to 7.28.040, 7.28.060 to 7.28.050, 7.28.070 to 7.28.060, 7.28.080 to 7.28.070, 7.28.090 to 7.28.080; repeals § 7.28.030; animal regulations (7.04, 7.08, 7.12, 7.16, 7.24, 7.28, 7.32, 7.36, 13.08)
1920	Amends § 20.20.010; repeals §§ 20.20.022, 20.20.024, 20.20.025, 20.20.026, 20.20.027, 20.20.028, 20.20.030, 20.20.040, 20.20.050, 20.20.060, 20.20.070, 20.20.080, 20.20.090, 20.20.100; national electrical code and uniform administrative code provisions (Repealed by 2015)
1921	(Not sent)
1922	(Not sent)
1923	Moratorium on medical marijuana dispensaries (Special)

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1924	Amends §§ 13.08.020, 13.08.145, 13.08.200; certain activities in parks and recreation facilities (13.08)
1925	Extends medical marijuana moratorium (Special)
1926	(Not sent)
1927	(Not sent)
1928	(Not sent)
1929	Adds Ch. 5.36; Tri-Valley tourism business improvement district (5.36)
1930	Amends §§ 18.32.030F, 18.32.040K; permitted and conditional uses in the R-1 one-family residential district (18.32)
1931	Amends §§ 11.38.010E, 11.38.080, 11.38.090A; residential permit parking zone (11.38)
1932	(Not sent)
1933	(Not sent)
1934	Repeals and replaces Ch. 17.50; green building (17.50)
1935	Approves amendment to PUD (Special)
1936	Approves PUD (Special)
1937	Urgency ordinance extending moratorium on medical marijuana dispensaries (Special)
1938	Approves PUD (Special)
1939	Approves rezone (Special)
1940	Approves PUD (Special)
1941	Amends § 1.10.040(B), conflict of interest (Repealed by 1986)
1942	Approves rezone (Special)
1943	Amends § 2.04.020, council salaries (Failed)
1944	Approves PUD (Special)
1945	Approves amendment to PUD (Special)
1946	Approves amendment to PUD (Special)
1947	Approves PUD (Special)
1948	Approves amendment to PUD (Special)
1949	Approves PUD (Special)
1950	Amends §§ 18.40.030, 18.40.040, 18.44.090, 18.48.140, 18.48.150, 18.48.180 and 18.48.190, zoning (18.40, 18.44, 18.48)
1951	Amends Ch. 17.08, flood damage prevention (17.08)
1952	Amends § 15.20.180, rates and charges (15.20)
1953	(Not Adopted)
1954	Approves rezone (Special)
1955	Adds Ch. 6.18, medical marijuana dispensaries (6.18)
1956	Approves amendment to PUD (Special)
1957	Amends § 2.04.020, council salaries (2.04)
1958	Approves rezone (Special)
1959	Amends § 11.20.010, speed limits (11.20)
1960	Approves application for PUD (Special)
1961	Approves application for PUD (Special)
1962	Approves development agreement (Special)
1963	Rezone (Special)
1964	Approves amendments to development agreements (Special)
1965	Urgency ordinance adding Chs. 20.60 and 20.65; amending Chs. 20.04, 20.08, 20.12, 20.16, 20.20 and 20.24, buildings and construction (Repealed by 2015)
1966	Amends § 1.20.030, campaign reform (1.20)
1967	Amends §§ 1.04.090, 3.20.120 and 5.24.030, claims against city (1.04, 3.20, 5.24)
1968	Adds Ch. 1.22, voluntary campaign expenditure limitation (1.22)
1969	Amends §§ 1.20.030(A) and 1.22.020(B), campaign reform (1.20, 1.22)

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1970	Amends Ch. 6.24, massage establishments (6.24)
1971	Rezone (Special)
1972	Approves application for PUD (Special)
1973	Amends contract between the city and the California Public Employees' Retirement System (Special)
1974	Approves application for PUD (Special)
1975	Approves application for PUD (Special)
1976	Amends §§ 5.04.010(F)—(J), 5.08.020(A)(4), (9), 5.08.040(B), 5.08.050(A), 5.08.100, 5.08.110(C), 5.12.030, 5.20.010(B), (C) and 5.20.020, business license taxes (5.04, 5.08, 5.12, 5.20)
1977	Approves application for PUD (Special)
1978	Approves application for PUD (Special)
1979	Adds § 15.08.285; amends §§ 15.20.030, 15.20.040(E) and 15.20.180(A), sewer user charges (15.08, 15.20)
1980	Approves application for PUD (Special)
1981	Amends § 15.20.180(A), sewer user charges (15.20)
1982	Approves application for PUD (Special)
1983	Approves application for PUD (Special)
1984	Adds Ch. 15.44, protection of sanitary sewer system from fats, oil and grease (15.44)
1985	Rezone (Special)
1986	Repeals Ch. 1.10, conflict of interest code (Repealer)
1987	Approves application for PUD (Special)
1988	Approves application for PUD (Special)
1989	Rezone (Repealed by 2006)
1990	Approves application for PUD (Special)
1991	Amends § 11.36.210(D) and (E), authority to establish limited time parking zones (11.36)
1992	Adds Ch. 9.21, construction and demolition debris (9.21)
1993	Adds § 6.24.045; amends §§ 6.24.020(M) and 6.24.040(A), massage (6.24)
1994	Amends § 18.84.090, side and rear yards—requirements and exceptions (18.84)
1995	Amends §§ 18.40.030(A)(9), 18.40.040(G) and Table 18.44.090, office district and commercial districts (18.40, 18.44)
1996	Amends development agreement (Special)
1997	Amends §§ 1.12.020 and 11.38.120, residential parking permit zone infractions (1.12, 11.38)
1998	Rezone (Special)
1999	Amends §§ 17.36.050, 17.36.060(A), 17.36.070(B) and 17.36.080(A)(1), growth management program (17.36)
2000	Amends Titles 3, 6, 9, 13, 14, 15, 17, 18, 19 and 20, replacing and updating references to the public works director, planning director, planning department, building department, director of building inspection, and director of engineering (T. 3, 6, 9, 13, 14, 15, 17, 18, 19, 20)
2001	Approves application for PUD (Special)
2002	Amends § 15.20.180, sewer rates, fees and charges (15.20)
2003	Approves application for PUD (Special)
2004	Amends Ch. 5.36, Tri-Valley tourism business improvement district (5.36)
2005	Approves extension of development agreement (Special)
2006	Repeals Ord. 1989; rezone (Special)
2007	Approves application for PUD (Special)
2008	Approves application for PUD (Special)
2009	Approves application for PUD (Special)
2010	Approves development agreement (Special)
2011	Approves application for PUD (Special)
2012	Rezone (Special)
2013	Adds Ch. 6.54, state video franchises (6.54)

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- 2014 Approves application for PUD (Special)
- 2015 Adds Ch. 20.10; amends § 20.36.050; repeals Chs. 20.34, 20.40, 20.48, 20.52, 20.58 and 20.60; repeals and replaces Chs. 20.04, 20.08, 20.12, 20.16, 20.20, 20.24, 20.32, 20.55 and 20.65, buildings and construction (20.04, 20.08, 20.10, 20.12, 20.16, 20.20, 20.24, 20.32, 20.36, 20.55, 20.65)
- 2016 Rezone (Special)
- 2017 Adds § 18.08.057; amends §§ 18.08.055, 18.08.060, 18.44.090 and 18.88.030(C), zoning (18.08, 18.44, 18.88)
- 2018 Approves amendment to PUD (Special)
- 2019 Adds §§ 1.04.100, 9.14.125 and 9.20.085; amends Ch. 11.64, §§ 1.04.090, 2.24.010, 2.24.020, 9.08.120, 9.14.030—9.14.060, 9.14.080 9.14.100, 9.20.010, 14.04.120, 14.04.130, 17.16.006, 17.16.010, 17.16.040, 17.16.046, 17.16.080, 18.20.040, 19.12.020 and 19.12.070; deletes Traffic Appendix from Title 11, updates to multiple provisions of the Municipal Code (1.04, 2.24, 9.08, 9.14, 9.20, 11.64, 14.04, 17.16, 18.20, 19.12)

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