

**SUPPLEMENT NO. 23**

**INSERTION GUIDE**

**PLEASANTON MUNICIPAL CODE**

**January 2020**

**(Covering Ordinances through 2201)**

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 23, January 2020, and includes Ordinance 2201, passed November 19, 2019.

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Seattle, Washington 98133  
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[www.qcode.us](http://www.qcode.us)

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The Internet edition of this code can be found at: <http://www.qcode.us/codes/pleasanton/>

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## Chapter 2.04

### CITY COUNCIL

#### Sections:

- 2.04.010 Meetings.**
- 2.04.015 Term of office.**
- 2.04.020 Salaries.**
- 2.04.030 City council vacancies.**

#### **2.04.030 City council vacancies.**

If there is a city council vacancy, including a vacancy for the office of mayor, the city council shall immediately call for a special election to fill the vacancy, with the special election to be held on the next regularly scheduled election date not less than 114 days from the call of the special election. (Ord. 1696 § 1, 1996)

#### **2.04.010 Meetings.**

The city council shall by resolution establish the times and dates of its regular meetings. Except when otherwise designated by the city council, the place of such regular meetings shall be the council chambers of the city. (Ord. 1222 § 5, 1985; prior code § 1-2.01)

#### **2.04.015 Term of office.**

A. The city council shall meet on the first Tuesday after it receives from the registrar of voters or from the city clerk a certified statement of the results of an election for city council and mayor. A special meeting may be called for that purpose. At that meeting the city council shall canvass the election returns, declare elected the persons having the highest number of votes and install the newly elected officers.

B. Each such council member shall hold office for a term of four years from and after the date and time at which he or she was declared elected and was installed and shall hold office until his or her successor is elected and qualified. The mayor shall hold office for a term of two years from and after the date and time at which the mayor was declared elected and was installed and shall hold office until his or her successor is elected and qualified. The mayor and members of council serving upon the adoption hereof shall continue to serve for the terms to which they were elected.

C. A council member (other than mayor) shall serve no more than two consecutive terms and a person who has been appointed or elected to council for more than two years shall serve no more than one additional term.

D. A mayor shall serve no more than four consecutive terms and a person who has been appointed or elected to mayor for more than one year shall serve no more than three additional terms. (Ord. 1700-A § 1, 1996; Ord. 1493 § 1, 1990)

#### **2.04.020 Salaries.**

The salary of each council member \$1,201.75 per month. (Ord. 2201 § 1, 2019; Ord. 2138 § 1, 2016; Ord. 1957 § 1, 2008; Ord. 1422 § 1, 1989)

**Chapter 2.06**

**MAYOR**

**Sections:**

- 2.06.010 Election of mayor and council.**
- 2.06.020 Mayoral term.**
- 2.06.030 Compensation of mayor—Limit.**
- 2.06.040 Compensation of mayor—  
Designated.**

**2.06.010 Election of mayor and council.**

The electors shall, after the effective date of the ordinance from which this section derives, elect a mayor and four city councilmembers. (Ord. 1261 § 1, 1986)\*

\* **Editor's Note; Ord.** 1261 was approved by vote of the electors on June 3, 1986.

**2.06.020 Mayoral term.**

The term of office of the mayor shall be two years. (Ord. 1261 § 2, 1986)\*

\* **Editor's Note; Ord.** 1261 was approved by vote of the electors on June 3, 1986.

**2.06.030 Compensation of mayor—Limit.**

The compensation for the office of mayor shall be set by ordinance; provided, that the mayor's total compensation shall not exceed \$100.00 per month more than the compensation set for other city councilmembers. (Ord. 1261 § 3, 1986)\*

\* **Editor's Note; Ord.** 1261 was approved by vote of the electors on June 3, 1986.

**2.06.040 Compensation of mayor—Designated.**

The salary for the office of mayor shall be \$100.00 in addition to the salary set forth for city councilmembers. (Ord. 1283 § 1, 1986)

## Chapter 6.24

### MASSAGE\*

#### Sections:

- 6.24.010 Purpose and intent.**
- 6.24.020 Definitions.**
- 6.24.030 CAMTC certification, city registration**
- 6.24.040 Exemptions.**
- 6.24.050 Application for city registration permit.**
- 6.24.060 City registration approval, denial, and re-application**
- 6.24.070 Appeal.**
- 6.24.080 Duration and expiration of massage technician permits.**
- 6.24.090 City registration permit duration, renewal, amendment, transfer, and fees.**
- 6.24.100 Operating requirements.**
- 6.24.110 Offsite massage.**
- 6.24.120 Notifications.**
- 6.24.130 Revocation and suspension of city registration permit.**
- 6.24.140 Permit return.**
- 6.24.150 Investigation and enforcement.**

\* **Prior code history:** Ords. 1279, 1222, 1727, 1970, 1993; prior code §§ 4-2.1401—4-2.1432.

#### **6.24.010 Purpose and intent.**

A. In enacting this chapter, the city council recognizes that commercial massage therapy is a professional pursuit which can offer the public valuable health, well-being, and therapeutic services. The city council further recognizes that, unless properly regulated, the practice of massage therapy and the operation of massage businesses may pose a threat to the public's health, safety, and welfare, and may be associated with unlawful activity, such as human trafficking, and pose a threat to the quality of life in the community. Accordingly, it is the purpose and intent of this chapter to protect the public's health, safety, and welfare by providing for the orderly regulation of businesses providing massage therapy services, discouraging prostitution, human trafficking and related illegal activities carried on under the guise of massage therapy, and establishing sanitation, health, and operational standards for massage businesses.

B. Furthermore, it is the purpose and intent of this chapter to address the negative impacts identified in the city council's findings, reduce or prevent neighbor-

hood blight and protect and preserve the quality of city neighborhoods and commercial districts, and enhance enforcement of criminal statutes relating to the unlawful conduct of operators, employees, independent contractors, and others associated with massage businesses.

C. It is the council's further purpose and intent to rely upon the uniform statewide regulations applicable to massage practitioners and massage businesses that were enacted by the State Legislature in 2008 as California Business and Professions Code Sections 4600 et seq. by Senate Bill 731, and amended in 2011 by Assembly Bill 619, in 2014 by Assembly Bill 1147, in 2016 by Assembly Bill 2194, and in 2017 by Senate Bills 314 and 315 to restrict the commercial practice of massage in the city to those persons certified to practice by the California Massage Therapy Council, and to provide for the registration and regulation of massage businesses for health and safety purposes to the extent allowed by law.

D. It is the council's further purpose and intent to rely upon the city's regulations applicable to those persons who, as of the effective date of the ordinance codified in this chapter, hold massage technician permits issued by the city, and within two years, by when all of these massage technician permits expire, the only persons practicing massage in Pleasanton will be those certified by the California Massage Therapy Council. (Ord. 2195 § 2, 2019)

#### **6.24.020 Definitions.**

For the purposes of this chapter, the following words, terms and phrases are defined as follows:

A. "Applicant" means any person applying for registration from the city, including the following persons: the responsible managing officer; managing employee, a general partner; a limited partner; a shareholder; a sole proprietor; or any person who has five percent or greater ownership interest in a massage business whether as a person, corporate entity, limited partner, shareholder or sole proprietor.

B. "California Massage Therapy Council" or "CAMTC" means the California Massage Therapy Council formed pursuant to California Business and Professions Code Chapter 10.5 (Massage Therapy Act).

C. "Certified massage practitioner" means any person certified by the California Massage Therapy Council as a massage therapist under California Business and Professions Code Section 4604 or as a massage practitioner under California Business and Professions Code Section 4604.2.

D. "City manager" means the city manager or the city manager's designee.

E. “City registration permit” means the permit, as required by this chapter, for a massage business to offer massage in exchange for compensation.

F. “Client” means the customer or patron who is going to receive or receives a massage in exchange for compensation.

G. “Compensation” means any payment, loan, advance, donation, contribution, deposit, exchange, gift of money, or anything of value.

H. “Directly illuminated signs” means signs designed to give artificial light directly, or through transparent or translucent material, from a source of light within the sign, including, but not limited to, neon and exposed lamp signs.

I. “Employee” means any person, owner, operator, manager, supervisor, administrator or worker who renders services of any nature in the operation of a massage business.

J. “Independent contractor” means any person with whom a massage business has entered into a contract by which the person may render services to the massage business, and who, as a result, receives compensation.

K. “Massage” or “massage therapy,” means any method of treating the external parts of the body for remedial, health, or hygienic purposes by means of pressure on or friction against, or stroking, kneading, rubbing, tapping, stretching, pounding, vibrating, stimulating, or manipulating the body, with or without the aid of any mechanical or electrical apparatus or appliances; or with or without supplementary aids, such as rubbing alcohol, liniments, antiseptics, oils, powders, creams, lotions, ointments, organic aids or other similar preparations; or by baths. As used in this chapter, massage includes bodywork, somatic therapies, and acupuncture.

L. “Massage business” or “massage establishment” means any business that offers massage in exchange for compensation. Any business that offers any combination of massage therapy and bath facilities, including, but not limited to, showers, baths, wet and dry heat rooms, pools and hot tubs, shall be deemed a massage business under this chapter. The term massage business includes a certified massage practitioner or massage technician who is the sole owner or employee of a massage business operating as a sole proprietorship, as well as a massage business which employs massage practitioners or massage technicians or hires massage practitioners or massage technicians as independent contractors.

M. “Massage practitioner” means a certified massage practitioner or massage technician.

N. “Massage technician” means any person who is not a certified massage practitioner but who, as of the effective date of the ordinance codified in this chapter, has a current and valid massage technician permit.

O. “Massage technician permit” means the permit issued to any person by the city under Ordinance 1970 (now repealed) by which the person is permitted to offer massage in exchange for compensation.

P. “Offsite massage” means the engaging in or carrying on of massage in exchange for compensation in a location other than the business’s address set forth in the massage business’s city registration permit, or the engaging in or carrying on of massage when the massage business owner does not have a fixed place of business.

Q. “Owner” or “massage business owner” means any of the following persons:

1. Any person who owns or operates a massage business, including a sole proprietorship.

2. Any person who is a general partner of a general or limited partnership that owns a massage business.

3. Any person who has a five percent or greater ownership interest in a corporation that owns a massage business.

4. Any person who is a member of a limited liability company that owns a massage business.

5. Any person who has a five percent or greater ownership interest in any other type of business association that owns a massage business.

R. “Person” means any individual, firm, association, partnership, corporation, joint venture, entity, limited liability company, or combination of individuals, of whatever form or character.

S. “Permit” means a city registration permit or massage technician permit issued pursuant to this chapter.

T. “Police chief” means the police chief or the police chief’s designee.

U. “Reception and waiting area” means the area inside the front door of the massage business dedicated to the reception and waiting of clients of the massage business and visitors, and which is not a massage room or room otherwise used for providing massage.

V. “Sole proprietorship” means any legal form of business organization where the business owner is the only person to operate or be employed by the massage business.

W. “Solicit” means to verbally or non-verbally request, seek, ask, demand, or otherwise arrange for services.



X. "Special event" means any seminar, presentation, symposium, health fair, fair, street fair, demonstration or similar event, venue, or gathering. (Ord. 2195 § 2, 2019)

#### **6.24.030 CAMTC certification, city registration**

##### **A. Persons.**

1. Except as provided below in Section 6.24.080 for massage technicians, it shall be unlawful for any person to offer, provide, operate, engage in, conduct, or carry on massage in exchange for compensation within the city of Pleasanton unless that person is a certified massage practitioner and registered with the police department.

2. A certified massage practitioner shall register with the police department by filing with the police department a form provided by the police department. The registration shall include all of the following: certified massage practitioner's name, all aliases and nicknames; address; telephone number; copy of CAMTC certificate; copy of CAMTC Identification Card; and location where the certified massage practitioner proposes to provide massage.

B. Businesses. It shall be unlawful for any massage business to offer, provide, operate, engage in, conduct, or carry on massage in exchange for compensation within the city of Pleasanton unless all persons who offer, provide, operate, engage in, conduct, or carry on massage in exchange for compensation are certified massage practitioners or massage technicians, and the massage business holds a current and valid city registration permit. (Ord. 2195 § 2, 2019)

#### **6.24.040 Exemptions.**

The provisions of this chapter shall not apply to the following categories of persons while engaged in the performance of their duties:

A. Physicians, surgeons, chiropractors, osteopaths, acupuncturists, nurses or any physical therapists duly licensed to practice their respective professions in the state of California, but only while engaged in the practice for which they are licensed.

B. Barbers, cosmetologists, estheticians, beauticians, and manicurist duly licensed under the laws of the state of California while engaged in the practice for which they are licensed, except that this provision shall apply solely to the massaging of the client's neck, face, scalp, shoulders, hands, or feet.

C. Hospitals, nursing homes, mental health facilities, or any other health facilities duly licensed by the state of California, and employees of these licensed

institutions, but only while engaged in the practice for which they are licensed.

D. Accredited high schools, junior colleges, colleges, universities and their coaches and trainers while acting within the scope of their employment.

E. Trainers of amateur, semi-professional, or professional athletes or athletic teams while engaging in their training responsibilities for and with athletes; and trainers working in conjunction with a specific athletic event.

F. Persons administering massages to participants of a special event provided that all of the following conditions are satisfied:

1. The special event has received prior approval by the city, including, but not limited to, the community development and police departments;

2. The person is a certified massage practitioner or a massage technician; and

3. At least two weeks prior to the special event, the person completes an application provided by the police department. The application shall include all of the following:

a. The person's name, date of birth, business name, business address, and telephone number,

b. Copies of the person's current and valid CAMTC certificate and CAMTC Identification Card,

c. Copy of a current and valid driver's license or identification issued by a state or federal governmental agency or other photographic identification bearing a bona fide seal by a foreign government,

d. The special event's name, date, time, location, and organizer's name and telephone number, and

e. Proof that the person has commercial general liability insurance in an amount not less than \$2,000,000.00 per occurrence. (Ord. 2195 § 2, 2019)

#### **6.24.050 Application for city registration permit.**

A. Application. Any person, except as herein otherwise provided, desiring to operate a massage business in the city of Pleasanton, shall first file with the police department an application for a city registration permit on forms provided by the police department. The application shall include all of the following:

1. Applicant's legal name, including all names used in the present and past, residence and business addresses and telephone numbers, and email address. If the applicant is a massage business, also include the massage business's legal name, proposed business address and telephone number, and optional email address. Applicants shall include the applicant's residence address to allow for correspondence via United States mail;

2. Copy of a current and valid driver's license or identification issued by a state or federal governmental agency or other photographic identification bearing a bona fide seal by a foreign government;

3. Two recent, identical, passport-size, color photographs of the applicant. The police chief shall have the right to take additional photographs of the applicant;

4. Legal names, including all names used in the present and past, of all massage business owners;

5. Residence and business addresses and telephone numbers of all massage business owners;

6. A list of all of the massage business's employees and independent contractors and copies of each of their CAMTC certifications or massage technician permits;

7. The form of business under which the massage business will be operating (e.g., sole proprietorship, corporation, general or limited partnership, limited liability company, or other form);

8. The name and street address of the owners and lessors of the real property on which the massage establishment is proposed to be conducted. If the applicant is not the legal owner of the real property, the application shall be accompanied by a copy of the lease and an acknowledgment from the owners of the real property that the massage establishment is proposed to be conducted on the property;

9. The applicant's criminal convictions, if any, and whether or not the conviction has been expunged, or entered a plea of no contest, for all offenses other than traffic violations within 10 years before the date of the application;

10. Any criminal charges, other than traffic violations, pending against the applicant at the time of the application, the name and location of the court in which the charges are pending, and the applicable case numbers;

11. As to any applicant who has ever applied for a professional or vocational license, permit, or certificate related to massage from any agency, board, city, county, city and county, territory, state, or other governmental jurisdiction and such jurisdiction denied the application, the date of such application for such license, permit, or certificate, the name of the jurisdiction that denied such license, permit, or certificate and the reasons for such denial;

12. As to any applicant who has ever held a professional or vocational license, permit, or certificate related to massage issued by any agency, board, city, county, city and county, territory, state, or other governmental jurisdiction, the date of issuance of such license, permit, or certificate, whether such license, per-

mit, or certificate is currently in effect and, if not, whether it has been revoked, suspended, restricted, or lapsed, and, if such license, permit, or certificate has been revoked, suspended, or restricted, the reasons therefore, and the name(s) of the governing jurisdiction;

13. Each massage business owner who is not a certified massage practitioner or does not hold a massage technician permit shall submit an application and fingerprints. In addition to the application requirements enumerated in this subsection, the application shall include the following: the person's business, occupation, and employment history for the 10 years preceding the date of the application; the inclusive dates of such employment history; and the name and address of any massage business or similar business owned or operated by the person regardless of location. The applicant's fingerprints shall be submitted to the Federal Bureau of Investigation and California Department of Justice for evaluation, all at the applicant's expense;

14. Proof that the massage business has commercial general liability insurance in an amount not less than \$2,000,000 per occurrence;

15. For all massage businesses that have or intend to have one or more employees, evidence that the massage business has workers' compensation insurance for its employees in amounts required by state law;

16. For all owners, a valid and current driver's license or identification issued by a state or federal governmental agency or other photographic identification bearing a bona fide seal by a foreign government;

17. For all owners, a signed statement that all of the information contained in the application is true and correct, that all owners shall be responsible for the conduct of the massage business and massage business's employees and independent contractors, and they acknowledge that failure to comply with the California Business and Professions Code Sections 4600 et seq., any other applicable local, state, or federal law, or this chapter may result in suspension or revocation of the city registration permit and other administrative, criminal, or civil action; and

18. Such other identification and information shall be provided as required by the police chief, necessary to discover the truth of the matters specified and required in the application.

B. Upon receipt of an application, the police chief shall review the application and supplementary material. If it is clear from the face of the application and supplementary material that the applicant is not qualified for the city registration permit sought pursuant to this chapter's requirements and standards, or if the required fee has not been paid, the application shall be

denied without further investigation. If it appears from the face of the application and supplementary material that the applicant may be eligible for the city registration permit, the police chief shall further review the information submitted by the applicant and investigate the applicant as follows:

1. Upon receipt of the fingerprint and background check results and reports from the Federal Bureau of Investigation and California Department of Justice, the police chief shall review the criminal history, if any, of the applicant;
2. The police chief shall review the information submitted by the applicant; and
3. The police chief may conduct additional investigations in a manner authorized by law when necessary to determine if the applicant meets the qualifications for registration pursuant to this chapter. (Ord. 2195 § 2, 2019)

**6.24.060 City registration approval, denial, and re-application**

A. The police chief shall issue or deny an application for a city registration permit within sixty (60) days of a completed application. When necessary, the police chief may extend the time to further investigate and review any findings, and issue or deny the application.

1. Approval. When an applicant provides complete information and documentation set forth in Section 6.24.050, the police chief shall review the application. If the police chief verifies the accuracy of the information and documentation and determines that the applicant meets the requirements in this chapter, and no grounds exist to deny the city registration permit, the police chief shall issue the applicant a city registration permit.
2. Denial.
  - a. The police chief shall deny a city registration permit if the application is incomplete or required supplementary material is not submitted within 30 days of the date the material is requested.
  - b. The police chief shall deny a city registration permit if any of the following are present:
    - i. The operation as proposed would not comply with the municipal code or other applicable local, state, and federal laws and regulations;
    - ii. Another massage business is or was operating at the proposed location and the city registration permit for that massage business is currently suspended under Section 6.24.130, whether pending a hearing or an appeal or following such hearing or appeal;
    - iii. Another massage business was operating at the proposed location and the city registration permit for

that massage business is currently revoked under Section 6.24.130, and one year has not lapsed since the revocation;

- iv. Another massage business is or was operating at the proposed location and that massage business has outstanding fines or penalties as a result of violations under this chapter;
- v. During the 10 years preceding the date of the application, the applicant has had a license, certificate, or permit related to massage revoked by the city or any public agency;
- vi. During 10 years preceding the date of the application, the applicant has been convicted of, or pled guilty or no contest to, an offense that requires registration under California Penal Code Section 290, or which is a violation of California Penal Code Sections 220, 243.4, 245.3, 245.5, 261, 261.5, 264.1, 266, 266a—266k, 267, 269, 311.1—311.6, 311.10, 311.11, 314—316, 318, 647(a), 647(b), or 647(d), or equivalent offenses under the laws of another jurisdiction;
- vii. During the 10 years preceding the date of the application, the applicant has been convicted of, or pled guilty or no contest to, an offense involving the sale of a controlled substance specified in Sections 11054 through 11058 of the California Health and Safety Code, or equivalent offenses under the laws of another jurisdiction;
- viii. During the 10 years preceding the date of the application, the applicant was convicted of, or pled guilty or no contest to a violation of California Penal Code Section 415 as a result of an arrest for violation of California Penal Code Section 647(b), or equivalent offense under the laws of another jurisdiction;
- ix. During 10 years preceding the date of the application, the applicant has been successfully prosecuted under the Red Light Abatement Act (California Penal Code Section 11225 et seq.), or equivalent offense under the laws of another jurisdiction;
- x. During the 10 years preceding the date of the application, the applicant has been convicted of, or pled guilty or no contest to, any other offense involving dishonesty, fraud, deceit, violence, or moral turpitude;
- xi. Conspiracy or attempt to commit any of the offenses enumerated in subsections 6.24.060(A)(2)(b)(vi), (vii), (viii), (ix), and (x); or
- xii. The applicant has made a material misrepresentation in the application or supplementary material submitted with the application.
- c. The police chief shall cause the denial to be served on the applicant personally or by deposit in the United States mail by certified mail to the address in the application on file with the police department.

B. For one year following the denial of a massage business's application or revocation of a city registration permit, the massage business is prohibited from applying for a city registration permit. This subsection shall not apply to applications that have been denied because they are incomplete or required supplementary material was not submitted within 30 days of the date the material is requested pursuant to subsection 6.24.060(A)(2)(a). (Ord. 2195 § 2, 2019)

#### **6.24.070 Appeal.**

The applicant may appeal the police chief's decision to deny the applicant's application for a city registration permit to the city manager through the following procedure:

A. Within 10 days after mailing or personal service of the notice of denial, the applicant shall file with the city clerk a written request for an appeal hearing, which states the specific grounds for appeal.

B. As soon as practicable after receiving the appeal, the city clerk shall set a date for the city manager to hear the appeal, which date shall be no more than 30 days from the date the appeal was filed. The city clerk shall give each appellant written notice of the time and place of the hearing at least 10 days prior to the date of the hearing, either by causing a copy of the notice to be delivered to the appellant personally or by certified mail addressed to the appellant at the address shown on the appeal. Continuances of the hearing may be granted by the city manager on request of the appellant for good cause shown, or on the city manager's own motion.

C. The hearing shall be informal. The city manager shall conduct the hearing, hear the appellant, city staff, and any witnesses, consider other evidence, and determine the issue. After the hearing, the city manager shall render a written decision and order and shall serve them in the same manner as in subsection B of this section. The city manager's decision and order shall be final. (Ord. 2195 § 2, 2019)

#### **6.24.080 Duration and expiration of massage technician permits.**

A. Duration. A massage technician shall only offer, provide, operate, engage in, conduct, or carry on massage in exchange for compensation within the city of Pleasanton pursuant to the massage technician's permit and until the permit has expired or has been suspended, revoked, or otherwise restricted.

B. Expiration. No massage technician permit shall be issued after the adoption of the ordinance codified in this chapter. No massage technician permit shall

be renewed or extended beyond its current expiration date. (Ord. 2195 § 2, 2019)

#### **6.24.090 City registration permit duration, renewal, amendment, transfer, and fees.**

A. Duration. A city registration permit shall be valid for two years from the date of issuance.

B. Renewal. A massage business shall apply to the city to renew its city registration permit at least 30 days prior to the expiration of its city registration permit. If an application for renewal of a city registration permit and all required information is not timely filed, and the city registration permit expires, no right or privilege shall exist to offer, provide, operate, engage in, conduct, or carry on massage.

C. Amendment. A massage business or massage practitioner shall apply to the police department to amend city registration permit or massage technician permit within 72 hours of any change in the registration or application information, including, but not limited to, changes to the ownership of the massage business, employment of massage practitioners working as an employee or independent contractor for the massage business, location of massage business, or the name, address or telephone number of the massage business, owner or massage practitioner.

D. Transfer. A permit issued under this chapter shall not be transferred, sold, or assigned. Such transfer, sale, or assignment shall be void.

E. Fees. The city council shall establish fees for all permits, and amendments thereto, issued under this chapter. The city council shall establish fees for background checks, fingerprinting, and subsequent arrest notification for owners of a massage business who are not certified massage practitioners. (Ord. 2195 § 2, 2019)

#### **6.24.100 Operating requirements.**

No person shall engage in, conduct, carry on, or permit massage within the city of Pleasanton unless all of the following requirements are met:

A. Hours. Massage shall be provided only between the hours of 7:00 a.m. and 10:00 p.m. No massage business shall be open and no client shall be in the massage business between 10:00 p.m. and 7:00 a.m. Other than owner, custodial personnel, or maintenance personnel, no person shall be on the premises of a massage business between the hours of 11:00 p.m. and 6:00 a.m.

B. Available Services.

1. A list of the services available and the cost of such services shall be posted in the reception and

waiting area in a massage business, and the services shall be described in readily understandable language.

2. In the case of offsite massage, a massage practitioner shall provide clients a list of available services in advance of performing Massage.

3. No massage business, owner, employee, independent contractor, or massage practitioner shall solicit, perform, permit, or in any way make available, or permit another person to solicit, perform, permit or in any other way make available, any service other than those posted or listed as required herein.

4. No massage business, owner, employee, independent contractor, or massage practitioner shall request, charge, or accept compensation for any service other than those on the list of services available and posted in the reception and waiting area or, in the case of an offsite massage, provided to the client.

C. Display of Permit.

1. During a massage practitioner's working hours and at all times when the massage practitioner is inside a massage business or providing offsite massage, the massage practitioner shall wear his/her CAMTC certification or massage technician permit such that it is prominently displayed and clearly visible. All other employees shall wear a name badge that identifies the employee's name and job title for the massage business.

2. When providing an offsite massage, each massage practitioner shall display to each client the permittee's offsite permit.

3. When providing massage at a special event, each massage practitioner shall display the person's CAMTC certification or permit issued under this chapter in an open and conspicuous place.

4. A copy of the massage business's city registration permit and each massage practitioner's CAMTC certification or massage technician permit shall be displayed in an open and conspicuous place in the reception and waiting area or similar open public place on the premises of the massage business.

5. A copy of the CAMTC certification, city registration permit, or of the massage technician permit of each massage practitioner employed in or hired by the business shall be displayed in the reception and waiting area or similar open public place on the premises. CAMTC certification and massage technician permits of former massage practitioners shall be removed as soon as those massage practitioners are no longer employed by or offering services through the massage business.

D. Record of Services. For each massage provided, the massage business that provided the massage shall keep a complete record in English, in paper or electronic form, of the following information: the date and

hour the service was provided; the service provided; the name of the employee or independent contractor entering the information; the name of the client; the name of the massage practitioner administering the massage to the client; the amount paid for the service, including tip, and the name of the administrator in charge of the massage business as described below in subsection F of this section. The records shall be immediately available for inspection and copying by police officers or other city officials charged with enforcement of this chapter. These records may not be used by any massage practitioner, massage business owner, or anyone else for any purpose other than as records of service provided and may not be provided to other parties by the massage practitioner, the massage business owner, or any other person unless required by law. The records shall be retained on the premises of the massage business for a period of three years.

E. Responsible Person. The massage business owner shall designate or employ a massage business administrator to be in charge of the massage business during all times the massage business owner is not on site of the massage business. The name of the person currently in charge of the massage business shall appear in the record of service described in subsection D. Either the massage business owner or the massage business administrator shall be on site at the massage business at all times during business hours that:

1. Any massage business employee or independent contractor, other than a single receptionist, is present at the massage business; or

2. Any member of the public is in any room of the massage business other than the reception and waiting area.

F. If any door to a massage room is closed, no person other than a client who is inside the massage room to receive a massage, the massage practitioner assigned to the client, member of the client's immediate family, or guardian of the client shall be in the massage room.

G. Clients shall pay for the massage, including tips, if any, in the reception and waiting area.

H. Massage businesses shall at all times be equipped with an adequate supply of clean sanitary towels, coverings, and linens. Clean towels, coverings, and linens shall be stored in enclosed cabinets. Towels and linens shall not be used on more than one client, unless the towels and linens have first been laundered and disinfected. Disposable towels and coverings shall not be used on more than one client. Soiled linens and paper towels shall be deposited in separate receptacles.

I. Wet and dry heat rooms, steam or vapor rooms or cabinets, toilet rooms, shower and bath rooms, tanning booths, whirlpool baths, and pools shall be thoroughly cleaned and disinfected as needed, and with a disinfectant at least once each day the massage business is open. Bathtubs shall be thoroughly cleaned with a disinfectant after each use. Walls, ceilings, floors, and other physical facilities for the business shall be in good repair and maintained in a clean and sanitary condition.

J. Instruments utilized in performing massage shall not be used on more than one client unless the instruments have been sterilized, using approved sterilization methods.

K. Except for a client who is inside a massage room to receive a massage, no one shall be on the massage business premises who is not fully clothed in clean, non-transparent outer garments, or displays or exposes oneself in underwear, bras, lingerie, swimwear, or similar garments. Said garments shall not expose a person's genitals, pubic areas, buttocks, or chest, and shall not be worn in such manner as to expose the person's genitals, pubic areas, buttocks, or chest. For the purposes of this section, an outer garment means a garment worn over other garments and does not include garments like underwear, bras, lingerie, or swimwear.

L. No underwear, bras, lingerie, swimwear, or other garments shall be hung to dry or otherwise displayed on the premises of a massage business.

M. No client shall use any shower facilities of the massage business unless such client is wearing slip-resistant sandals or flip-flops in the shower facilities. All footwear that is provided for use by clients either shall be fully disposable and not used by more than one client or shall be fully disinfected after each use.

N. No alcoholic beverages shall be on the premises of the massage business.

O. No massage business shall place, publish, or distribute, or cause to be placed, published, or distributed, any advertising that depicts any portion of the human body that would reasonably suggest to prospective clients that any service is available other than those services listed as an available service pursuant to subsection B of this section. No massage business shall use text, graphics, or pictorial depiction, or other advertising or communication that would reasonably suggest to a prospective client that a service is available that is in violation with this chapter.

P. No massage shall be given unless the client's genitals and private parts are, at all times, fully covered. No massage practitioner shall permit or cause a client to turn over before, during, or after a massage unless the client is wearing clothing or draping that cov-

ers the client's genitals and private parts. For purposes of this section, "genitals and private parts" includes the genitals, pubic area, buttocks, and perineum of any person, and the breasts of any woman.

Q. Before, during, or after a massage, no person shall:

1. Make or cause physical contact with the genitals or private parts of the client, massage practitioner, or any other person, regardless whether the contact is over or under the person's clothing, drape, or other material; or

2. Make or cause the exposure of the genitals or private parts of any client, massage practitioner, or any other person.

R. Before, during, or after a massage, no person shall engage in any form of sexual activity.

S. The front door of the massage business shall remain unlocked during business hours unless the massage business owner is a sole proprietor and providing a client a massage, or the massage business owner is the only person in the massage business. No locking mechanism shall be placed on the doors of each room where massage is performed.

T. No massage business located in a building or structure with exterior windows shall block visibility into the interior reception and waiting area through the use of curtains, closed blinds, tints, or any other material that hides, obstructs, blurs, or unreasonably darkens the view into the massage business. For the purpose of this subsection, there is an irrebuttable presumption that visibility is impermissibly blocked if more than 10 percent of the interior reception and waiting area is not visible from the exterior window.

U. It shall be unlawful to display directly illuminated signs that are within the massage business and visible from the exterior of the massage business. All signs shall be in conformance with the current ordinances of the city of Pleasanton and state and federal law.

V. Minimum lighting, consisting of at least one artificial light of not less than 40 watts, shall be provided in each room where massage is performed, the reception and waiting area, and in all areas where clients are present.

W. Ventilation shall be provided in accordance with applicable building codes and regulations.

X. Hot and cold running water shall be provided at all times.

Y. Adequate dressing, locker, and toilet facilities shall be provided at all times for clients.

Z. A minimum of one wash basin for employees and independent contractors shall be provided at all

times. The basin shall be located within or as close as practicable to the area devoted to performing massage. Sanitary towels shall be provided at each basin.

AA. A massage practitioner shall operate only under the name specified in the massage practitioner's CAMTC permit or massage technician permit.

BB. A massage business shall operate only under the name specified in its city registration permit.

CC. No massage business shall be used for residential or sleeping purposes.

DD. Each massage business shall post the notice required to be posted under California Civil Code Section 52.6 (concerning slavery and human trafficking).

EE. It is unlawful for any owner, responsible person as described in subsection E of this section, or massage establishment to employ any person under 18 years of age. (Ord. 2195 § 2, 2019)

#### **6.24.110 Offsite massage.**

A. Any certified massage practitioner or massage technician seeking to offer, engage in, conduct, or carry on offsite massage shall file a written application with police chief on a form provided by the police department.

B. It shall be unlawful for any person to offer, engage in, conduct, or carry on offsite massage in a massage establishment, school of massage, residence, motor vehicle, trailer, in any manner as mobile massage, or in any location not approved by the police chief or not in compliance with the Pleasanton Municipal Code. (Ord. 2195 § 2, 2019)

#### **6.24.120 Notifications.**

A. A massage business shall notify the police chief of any renewal or amendments described in subsections 6.24.090(B) and (C) pursuant to the timelines therein.

B. A massage business and massage practitioner shall notify the police chief of any of the following within 72 hours of the occurrence:

1. Cessation of business as a massage business or massage practitioner practicing in the city of Pleasanton;
2. Arrest of any massage business owner, massage practitioner, employee, or independent contractor for an offense other than a misdemeanor traffic offense;
3. Resignation, termination, or transfer of any massage practitioner employed or hired by the massage business;
4. Any matter or event involving the massage business or massage practitioner, employed or working for the massage business that constitutes a violation of

this chapter, state or federal law, or a violation of any law which would be grounds for denial, suspension, or revocation of a city registration permit or massage technician permit; or

5. The denial, suspension, or revocation of a massage business's employee's or independent contractor's certificate issued by the California massage therapy council.

C. This provision requires reporting to the police chief even if the massage business or massage practitioner believes that the police department has or may receive the information from another source. (Ord. 2195 § 2, 2019)

#### **6.24.130 Revocation and suspension of city registration permit.**

A. Reasons for Revocation or Suspension. The police chief may revoke or suspend any permit granted under this chapter if any of the following are found:

1. The permittee does not possess the qualifications for the permit as required by this chapter;
2. The permittee has been convicted of any violation of any provision of this chapter;
3. The permittee has engaged in, conducted, or operated in a manner which violates any provision of this chapter, any conditions of a permit issued under this chapter, or any laws which would have been grounds for denial of the permit;
4. There is fraud, material misrepresentation, false statement, or omission of a material fact in any application for a permit or in any supplementary material, amendment, or renewal of a permit related to this chapter;
5. An activity authorized in the permit has been conducted in an unlawful manner or in such a manner as to constitute a menace to the health, safety, or general welfare of the public;
6. A certificate, permit, or license issued to a massage practitioner or owner of a massage business in another jurisdiction has been denied, suspended, or revoked.
7. A certified massage practitioner is no longer certified by the California Massage Therapy Council.
8. Any violation of this chapter, any local, state, or federal law has been committed at a massage business or by the holder of the city registration permit, a massage business owner, massage technician, employee, or independent contractor.
9. Upon a recommendation from the California State, Alameda County, or city officials which states that such business is being managed, conducted, or

maintained without regard for public safety or public health.

10. For purposes of this section, a permittee, in the case of a massage establishment, shall include the managing responsible officer(s) or managing employee(s).

B. Notice of Revocation or Suspension. Whenever the police chief has probable cause to believe that grounds for the suspension or revocation of a permit exists, the police chief shall give the permittee written notice of the alleged grounds for the proposed suspension or revocation of the permit and notify the permittee of the right to request a hearing before the city manager on whether the permit should be suspended or revoked, as provided in the notice. The notice shall be served on the permittee personally or by deposit in the United States mail by certified mail to the most recent business address on file with the police department. The notice shall state that if a written request for a hearing is not received by the city clerk within 10 days of the personal service of the notice on the permittee or within 10 days of mailing of the notice to the permittee, the suspension or revocation provided in the notice shall be final, and the permittee shall be deemed to have waived the right to a hearing.

C. Effective Date, Privilege to Provide Massage. Unless a hearing is requested, the revocation or suspension of the permit shall be effective on the date the notice was served. If the permittee requests a hearing, no privilege to provide massage shall exist from the date the notice was served, pending the decision by the city manager.

D. Hearing. If a permittee requests a hearing, the hearing shall be conducted within 10 days of the date the notice was received by the city clerk, unless the permittee requests that the hearing be rescheduled. Notice shall be given, and the hearing shall be conducted in the same manner as provided in Section 6.24.070 of this chapter. The city manager shall render a written decision within five days of the conclusion of the hearing and cause the decision to be served on the permittee personally or by deposit in the United States mail by certified mail to the most recent business address on file with the police department. The decision of the city manager shall be final. (Ord. 2195 § 2, 2019)

#### **6.24.140 Permit return.**

With 72 hours of ceasing to do business as a massage business or massage practitioner, or the expiration, suspension, or revocation of any permit issued pursuant to this chapter, the corresponding permit shall be returned to the police chief. (Ord. 2195 § 2, 2019)

#### **6.24.150 Investigation and enforcement.**

A. The police chief shall have the power and authority to inspect and investigate to determine compliance with this chapter and promulgate and enforce rules, regulations, and requirements in accordance with this chapter.

B. Pursuant to the city's prosecutorial discretion, the city may enforce violations of this chapter as criminal, civil, or administrative actions.

C. It shall be unlawful and a public nuisance for a massage business to be operated, conducted, or maintained contrary to this chapter. The city may exercise its discretion, in addition to or in lieu of prosecuting a criminal or administrative action or proceeding, commence proceedings for the abatement, removal, and enjoinder of the massage business in any manner provided by law. (Ord. 2195 § 2, 2019)



## Chapter 11.20

### SPEED LIMITS\*

#### Section:

#### 11.20.010 Speed limits in certain zones.

\* **Prior code history:** §§ 5-6.01, 5-6.05; and Ords. 1069, 1097, 1108, 1114, 1133, 1137, 1163, 1180, 1206, 1375, 1381, 1392, 1429, 1459, 1465, 1487, 1514, 1515, 1525, 1546, 1575, 1601, 1602, 1627, 1645, 1664, 1817, 1822.

#### 11.20.010 Speed limits in certain zones.

Based upon an engineering and traffic investigation and study, the prima facie speed limit shall be as set forth in this section on those streets, or parts of said streets, designated in this section when signs are in place giving notice thereof:

- A. Andrews Drive:
  1. From Owens Drive to Old Santa Rita Road the speed limit shall be 35 miles per hour.
- B. Bernal Avenue:
  1. From Foothill Road to east side of Arroyo Laguna the speed limit shall be 35 miles per hour.
  2. From east side of Arroyo Laguna to Valley Avenue the speed limit shall be 40 miles per hour.
  3. From Valley Avenue to Pleasanton Avenue the speed limit shall be 45 miles per hour.
  4. From Pleasanton Avenue to Sunol Boulevard the speed limit shall be 35 miles per hour.
  5. From Sunol Boulevard to Windmill Way the speed limit shall be 35 miles per hour.
  6. From Windmill Way to Kottinger Drive the speed limit shall be 35 miles per hour.
  7. From Kottinger Drive to Vineyard Avenue/Tawny Avenue the speed limit shall be 30 miles per hour.
  8. From Vineyard Avenue/Tawny Avenue to Vineyard Avenue the speed limit shall be 30 miles per hour.
  9. From Vineyard Avenue to Nevada Street the speed limit shall be 35 miles per hour.
  10. From Nevada Street to Stanley Boulevard the speed limit shall be 40 miles per hour.
- C. Busch Road:
  1. From Valley Avenue to Gravel Company gate the speed limit shall be 35 miles per hour.
- D. Canyon Way:
  1. From Foothill Road to Stoneridge Mall Road the speed limit shall be 25 miles per hour.
- E. Case Avenue:
  1. From Bernal Avenue to Valley Avenue the speed limit shall be 25 mph.

- F. Chabot Drive:
  1. From Owens Drive to Stoneridge Drive the speed limit shall be 35 miles per hour.
  2. From Stoneridge Drive to Inglewood Drive the speed limit shall be 35 miles per hour.
- G. Deodar Way:
  1. From Foothill Road to Stoneridge Mall Road the speed limit shall be 30 miles per hour.
- H. Division Street:
  1. From Del Valle Parkway to St. Mary Street the speed limit shall be 25 miles per hour.
- I. Dublin Canyon Road:
  1. From northern city limits to Laurel Creek Drive the speed limit shall be 45 miles per hour.
  2. From Laurel Creek Drive to Foothill Road the speed limit shall be 35 miles per hour.
- J. First Street:
  1. From Stanley Boulevard to Ray Street/Vineyard Avenue the speed limit shall be 40 miles per hour.
  2. From Ray Street/Vineyard Avenue to Bernal Avenue the speed limit shall be 25 miles per hour.
- K. Franklin Drive:
  1. From Stoneridge Drive to Johnson Drive (north) the speed limit shall be 35 miles per hour.
- L. Foothill Road:
  1. From northern city limits to Stoneridge Drive the speed limit shall be 45 miles per hour.
  2. From Stoneridge Drive to Muirwood Drive (north) the speed limit shall be 45 miles per hour.
  3. From Muirwood Drive (north) to West Las Positas Boulevard the speed limit shall be 45 miles per hour.
  4. From West Las Positas Boulevard to Foothill Knolls Drive the speed limit shall be 45 miles per hour.
  5. From Foothill Knolls Drive to Bernal Avenue the speed limit shall be 45 miles per hour.
  6. From Bernal Avenue to southern city limits the speed limit shall be 40 miles per hour.
  7. From 215 feet south of Country Lane to Verona Road the speed limit shall be 45 miles per hour.
- M. Gibraltar Drive (north):
  1. From Hopyard Road to Stoneridge Drive the speed limit shall be 40 miles per hour.
- N. Gibraltar Drive (south):
  1. From Stoneridge Drive to Willow Road the speed limit shall be 35 miles per hour.
- O. Hacienda Drive:
  1. From northern city limits to Owens Drive the speed limit shall be 40 miles per hour.

2. From Owens Drive to Stoneridge Drive the speed limit shall be 40 miles per hour.

3. From Stoneridge Drive to West Las Positas Boulevard the speed limit shall be 40 miles per hour.

P. Hopyard Road:

1. From northern city limits to Owens Drive the speed limit shall be 40 miles per hour.

2. From Owens Drive to Stoneridge Drive the speed limit shall be 45 miles per hour.

3. From Stoneridge Drive to West Las Positas Boulevard the speed limit shall be 45 miles per hour.

4. From West Las Positas Boulevard to Valley Avenue the speed limit shall be 40 miles per hour.

5. From Valley Avenue to Black Avenue the speed limit shall be 35 miles per hour.

6. From Black Avenue to Del Valle Parkway the speed limit shall be 35 miles per hour.

Q. Independence Drive:

1. From Bernal Avenue to 300 feet south of Crystal Lane the speed limit shall be 25 miles per hour.

R. Inglewood Drive:

1. From Hopyard Road to Willow Road the speed limit shall be 35 miles per hour.

S. Johnson Drive:

1. From Stoneridge Drive to 1,900 feet north of Commerce Circle the speed limit shall be 40 miles per hour.

2. From 1,900 feet north of Commerce Circle to 1,000 feet north of Owens Drive the speed limit shall be 45 miles per hour.

3. From 1,000 feet north of Owens Drive to Owens Drive (south) the speed limit shall be 30 miles per hour.

4. From Owens Drive (south) to Franklin Drive (south) the speed limit shall be 35 miles per hour.

T. Koll Center Parkway:

1. From Valley Avenue to Valley Avenue the speed limit shall be 30 miles per hour.

U. Laguna Creek Lane:

1. From West Lagoon Road to Valley Avenue the speed limit shall be 35 miles per hour.

V. Laurel Creek Way:

1. From Foothill Road to Stoneridge Mall Road the speed limit shall be 30 miles per hour.

W. Main Street:

1. From Stanley Boulevard to Bernal Avenue the speed limit shall be 25 miles per hour.

X. Old Santa Rita Road:

1. From Santa Rita Road to Rosewood Drive the speed limit shall be 30 miles per hour.

Y. Owens Drive:

1. From Johnson Drive to Hopyard Road the speed limit shall be 30 miles per hour.

2. From Hopyard Road to Chabot Canal the speed limit shall be 40 miles per hour.

3. From Chabot Canal to Rosewood Drive the speed limit shall be 40 miles per hour.

4. From Rosewood Drive to West Las Positas Boulevard the speed limit shall be 40 miles per hour.

Z. Pimlico Drive:

1. From Santa Rita Road to Brockton Drive the speed limit shall be 30 miles per hour.

2. From Brockton Drive to 400 feet north of Kirkcaldy Street the speed limit shall be 35 miles per hour.

AA. Rosewood Drive:

1. From Owens Drive to Old Santa Rita Road the speed limit shall be 40 miles per hour.

2. From Old Santa Rita Road to Santa Rita Road the speed limit shall be 40 miles per hour.

BB. Saint Mary Street:

1. From Division Street to Main Street the speed limit shall be 25 miles per hour.

CC. Santa Rita Road:

1. From northern city limits to Rosewood Drive the speed limit shall be 45 miles per hour.

2. From Rosewood Drive to West Las Positas Boulevard the speed limit shall be 45 miles per hour.

3. From West Las Positas Boulevard to Mohr Avenue the speed limit shall be 45 miles per hour.

4. From Mohr Avenue to Valley Avenue the speed limit shall be 35 miles per hour.

5. From Valley Avenue to Black Avenue the speed limit shall be 35 miles per hour.

6. From Black Avenue to Stanley Boulevard the speed limit shall be 35 miles per hour.

DD. Sports Park Drive:

1. From Parkside Drive to end of Sports Park the speed limit shall be 20 miles per hour.

EE. Springdale Avenue:

1. From Stoneridge Mall Road to Stoneridge Drive the speed limit shall be 25 miles per hour.

FF. Stanley Boulevard:

1. From Main Street/Santa Rita Road to First Street the speed limit shall be 30 miles per hour.

2. From First Street to Valley Avenue/Bernal Avenue the speed limit shall be 40 miles per hour.

3. From Valley Avenue/Bernal Avenue to eastern city limits the speed limit shall be 50 miles per hour.

GG. Stoneridge Mall Road:

1. From Embarcadero Court to Stoneridge Drive the speed limit shall be 30 miles per hour.

2. From Embarcadero Court to Deodar Way the speed limit shall be 30 miles per hour.

3. From Deodar Way to Stoneridge Mall Road the speed limit shall be 30 miles per hour.

HH. Stoneridge Drive:

1. From Foothill Road to Stoneridge Mall Road the speed limit shall be 40 miles per hour.

2. From Stoneridge Mall Road to Johnson Drive the speed limit shall be 45 miles per hour.

3. From Johnson Drive to Hopyard Road the speed limit shall be 45 miles per hour.

4. From Hopyard Road to Willow Road the speed limit shall be 40 miles per hour.

5. From Willow Road to West Las Positas Boulevard the speed limit shall be 40 miles per hour.

6. From West Las Positas Boulevard to Santa Rita Road the speed limit shall be 40 miles per hour.

7. From Santa Rita Road to Kamp Drive the speed limit shall be 35 miles per hour.

8. From Kamp Drive to Newton Way the speed limit shall be 35 miles per hour.

9. From Newton Way to Trevor Parkway the speed limit shall be 35 miles per hour.

10. From Trevor Parkway to El Charro Road the speed limit shall be 40 miles per hour.

II. Sunol Boulevard:

1. From Bernal Avenue to Sonoma Drive the speed limit shall be 35 miles per hour.

2. From Sonoma Drive to I-680 the speed limit shall be 40 miles per hour.

JJ. Valley Avenue:

1. From Sunol Boulevard to Case Avenue the speed limit shall be 30 miles per hour.

2. From Case Avenue to Oak Vista Way the speed limit shall be 35 miles per hour.

3. From Oak Vista Way to Bernal Avenue the speed limit shall be 25 miles per hour.

4. From Bernal Avenue to South Paseo Santa Cruz the speed limit shall be 35 miles per hour.

5. From South Paseo Santa Cruz to Hopyard Road the speed limit shall be 35 miles per hour.

6. From Hopyard Road to Crestline Road the speed limit shall be 35 miles per hour.

7. From Crestline Road to Santa Rita Road the speed limit shall be 35 miles per hour.

8. From Santa Rita Road to Busch Road the speed limit shall be 35 miles per hour.

9. From Busch Road to Stanley Boulevard the speed limit shall be 40 miles per hour.

KK. Vineyard Avenue:

1. From Bernal Avenue to Montevino Drive the speed limit shall be 35 miles per hour.

2. From Montevino Drive to Vineyard Terrace the speed limit shall be 40 miles per hour.

3. From Vineyard Terrace to Machado Place the speed limit shall be 45 miles per hour.

4. From Machado Place to eastern city limits the speed limit shall be 50 miles per hour.

LL. West Las Positas Boulevard:

1. From Foothill Road to Hopyard Road the speed limit shall be 35 miles per hour.

2. From Hopyard Road to Hacienda Drive the speed limit shall be 40 miles per hour.

3. From Hacienda Drive to Stoneridge Drive the speed limit shall be 40 miles per hour.

4. From Stoneridge Drive to Santa Rita Road the speed limit shall be 40 miles per hour.

MM. Willow Road:

1. From Owens Drive to Stoneridge Drive the speed limit shall be 35 miles per hour.

2. From Stoneridge Drive to West Las Positas Boulevard the speed limit shall be 35 miles per hour.

(Ord. 2196 § 1, 2019; Ord. 2154 § 1, 2017; Ord. 2139 § 1, 2016; Ord. 2087 § 1, 2014; Ord. 2063 § 1, 2013; Ord. 1959 § 1, 2007; Ord. 1882 § 2, 2003; Ord. 1875 § 3, 2003)

**Chapter 11.24**

**STOPS AND YIELDS**

**Sections:**

**11.24.010 Stop signs.**

**11.24.020 Authority to install.**

**11.24.010 Stop signs.**

Whenever any resolution of the city designates and describes any street or portion thereof as a through street, or any intersection at which vehicles are required to stop at one or more entrances thereto or any railroad grade crossing at which vehicles are required to stop, the city traffic engineer shall erect and maintain stop signs as follows:

A stop sign shall be erected on each and every street intersecting such through street or portion thereof so designated and at those entrances to other intersections where a stop is required and at any railroad grade crossing so designated; provided, however, stop signs shall not be erected or maintained at any entrance to an intersection when such entrance is controlled by an official traffic-control signal. Every such sign shall conform with and shall be placed as provided in the Vehicle Code. (Prior code § 5-2.30)

**11.24.020 Authority to install.**

The city traffic engineer is authorized to install and maintain yield signs at any intersection at which he or she deems it necessary that the right-of-way at one or more entrances thereto be yielded in a manner other than in accordance with the normal right-of-way rules established by the Vehicle Code for uncontrolled intersections as follows:

A yield sign shall be erected at those entrances to the intersection where a vehicle is required to yield the right-of-way; provided, however that such yield right-of-way signs shall not be erected upon the approaches to more than one of the intersecting streets. Every such sign shall conform with, and shall be placed as provided in the Vehicle Code. (Prior code § 5-2.40)

- and (3) flexible work hours involving individually determined work hours within guidelines established by the employer.
- B. “Carpool” means a vehicle occupied by two to six people travelling together between their residences and their work sites or destination for the majority of the total trip distance. Employees who work for different employers, as well as nonemployed people, are included within this definition as long as they are in the vehicle for the majority of the total trip distance.
  - C. “Commute trip” means the trip made by an employee from home-to-work or work-to-home. The commute trip may include stops between home and the work site.
  - D. “Compressed work week” means a regular full-time work schedule which eliminates at least one round-trip commute trip (both home-to-work and work-to-home) at least once every two weeks. Examples include, but are not limited to, working three 12-hour days (3/36), or four 10-hour days (4/40) within a one week period, or eight nine-hour days and one eight-hour day (9/80) within a two week period.
  - E. “Commute alternatives” means carpooling, vanpooling, transit, bicycling, walking, and telecommuting.
  - F. “Employee” means any person working for an employer for either wages or salary, including part-time, seasonal and limited term employees. The term excludes independent contractors.
  - G. “Employer” means any public or private employer, including the city, with a permanent place of business in the city. “Employer” also means any managed commercial area consisting of individual employers within a defined geographic area.
  - H. “Employer trip reduction program” means a program developed and implemented by the employer to provide information, assistance, incentives or other measures for employees to increase commute alternative use, increase the number of employees using alternative work hours program and decrease the number of trips made inside the peak period.
  - I. “Flexible work hours” means a system for shifting the workday of an employee so that the workday starts and/or ends outside of the peak periods.
  - J. “Level of service” means a measure of the percentage of capacity of a roadway or intersection being used during the peak hour, as determined by the city engineer, and in accordance with the definition contained in the “Highway Capacity Manual,” HRB Special Report 87.
  - K. “Peak hour periods, peak hour, and peak periods” means the hours from 7:30 a.m. to 8:30 a.m. and 4:30 p.m. to 5:30 p.m. during workdays for calculating peak hour vehicle reduction.
  - L. “Single-occupancy vehicle” means a motor vehicle occupied by one person.
  - M. “Survey” means a form designed to ascertain employee commute information in order to calculate peak hour vehicle reduction for the work site.
  - N. “Telecommuting” means a system of working at home or at an off-site, nonhome telecommute facility for the full workday on a regular basis for at least one day per week.
  - O. “Transportation coordinator” means a management employee who is responsible for the implementation of the TSM program and for fulfilling the conditions of the city/employer participation agreement. The transportation coordinator is also a member of the transportation committee.
  - P. “Transportation committee” shall consist of transportation coordinators from each employer enrolled in the TSM program and the city TSM coordinator, a representative from each of the following may participate: any transit authority serving Pleasanton, Business Parks, Pleasanton Chamber of Commerce, and the Pleasanton Downtown Association. The transportation committee shall participate in any and all programs necessary to coordinate and implement citywide TSM efforts.
  - Q. “Vanpool” means a vehicle occupied by seven to 15 employees including the driver who commute together to work for the majority of their individual commute trip distance. Employees who work for different employers are included within this definition as long as they are in the vehicle for the majority of their individual trip distance.

- R. “Work site” means any place of employment, base of operation or predominant location of the employer including multiple buildings or facilities occupied by the same employer within the city. A temporary building construction site is excluded from this definition. (Ord. 2194 § 2, 2019; Ord. 1708 § 2, 1997)

**17.24.030 Participation agreement.**

Every existing or future employer with 50 or more employees wishing to enroll in the TSM program shall enter into a participation agreement with the city to do the following:

- A. Develop an employer trip reduction program plan designed to achieve the purpose of this chapter. Develop cooperatively with the city reasonable and ambitious trip reduction goals with the goals to be based on a variety of criteria, which may include employee commute patterns and times and the corporate environment. A copy of the plan shall be filed with the city.
- B. Every other year each employer shall, during the month of May, conduct an employee transportation survey at the work site. This survey will provide the employer with monitoring, planning and marketing information to help develop an effective trip reduction program. The aggregate results of the employer survey as well as progress toward the employer’s goal shall be shared with the city.
- C. Within 30 days following enrollment in the TSM Program, the employer shall appoint a management level employee as the transportation coordinator.
- D. The transportation coordinator shall represent the employer as a member of the transportation committee. (Ord. 2194 § 2, 2019; Ord. 1708 § 2, 1997)

**17.24.040 City’s participation.**

The city is committed to providing support, guidance and assistance to employers who enroll in the TSM program. city shall:

- A. Appoint a city TSM coordinator who will coordinate and staff the transportation committee, provide direct support to employers and manage the citywide TSM program.
- B. Develop and provide marketing materials.
- C. Form and support the transportation committee that will provide networking opportunities, information sharing, help in designing TSM programs, and participation in applying for grants.
- D. Offer training for the transportation coordinator.
- E. Coordinate and/or conduct on-site events.
- F. Conduct one to two major membership-wide events per year.
- G. Sponsor employer recognition through awards, TSM newsletter and local newspaper articles.
- H. Develop TSM program guides (e.g., preferential parking, telecommuting, alternative work hours, etc.).
- I. Operate a guaranteed ride home program for participating employers. (Ord. 1708 § 2, 1997)

**17.24.050 Transportation committee.**

The transportation committee shall be formed and shall participate in any and all programs necessary to coordinate and implement citywide TSM efforts in order to achieve as congestion-free circulation system as feasible. The transportation committee shall hold its first meeting within 60 days following the effective date hereof, and shall continue to meet on a regularly scheduled basis, as determined by the transportation committee. (Ord. 1708 § 2, 1997)

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**ZONING**

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## 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.
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))

**18.08.016 Accessory dwelling units.**

“Accessory dwelling unit” means an attached or a detached residential dwelling unit which provides complete independent living facilities for one or more persons. It shall include permanent provisions for living, sleeping, eating, cooking, and sanitation on the same lot as the one-family dwelling is situated. An accessory dwelling unit also includes the following:

- A. An efficiency unit, as defined in Section 17958.1 of the California Health and Safety Code.
- B. A manufactured home, as defined in Section 18007 of the California Health and Safety Code. (Ord. 2161 § 1, 2017)

**18.08.017 Active ground-floor uses**

“Active ground-floor uses” are those that promote an active pedestrian environment on the ground floor of a commercial building and include retail establishments, restaurants, bars and brew pubs, art and craft studios, and other uses determined by the director of community development to be substantially similar to the foregoing or to have unique characteristics such that the objectives of the overlay district would be met. Active ground-floor uses do not include personal services. (Ord. 2194 § 2, 2019)

**18.08.018 Agriculture.**

“Agriculture” means the cultivation of land and raising of plants or animals for commercial use and includes agricultural processing, crop storage and related facilities and structures, and housing of agricultural employees. Retail sales of products is limited to the sale of wine at wineries and products grown on the premises from roadside stands. (Ord. 2062 § 2, 2013)

**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 excluding restaurants that only sell alcoholic beverages between 6:00 a.m. and 11:00 p.m. A restaurant which sells alcoholic beverages any time after 11:00 p.m. and before 6:00 a.m. shall be classified as a bar for purposes of this zoning code. (Ord. 2055 § 2, 2012; 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)

**18.08.070 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, watercourse, 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))





**18.08.160 Dwelling unit.**

“Dwelling unit” means one or more rooms with a single kitchen, designed for occupancy by one family for living and sleeping purposes. (Prior code § 2-5.19(d))

**18.08.165 Electricity generator facility.**

“Electricity generator facility” means one or more electrical power generators on a site that converts a substance or substances (not including nuclear fuel or heat produced by a nuclear reaction) into electricity through the utilization of an engine or a turbine, and which is further defined as follows:

- A. “Large.” Eleven to less than 50 megawatts in combined total size, and for which some or all of the electricity produced is exported off site.
- B. “Medium.” Either: (1) one to 10 megawatts in combined total size; or (2) 11 to less than 50 megawatts in combined total size, if no electricity is exported off site.
- C. “Small.” Less than one megawatt in combined total size.

The size of an electricity generator facility does not pertain to emergency standby electricity generator facilities, as defined by this chapter. (Ord. 1880, 2003)

**18.08.166 Employee housing (agricultural).**

“Employee housing (agricultural)” means housing as described in California Health and Safety Code Sections 17021.5 and 17021.6, and employee housing as defined in California Health and Safety Code Section 17008. (Ord. 2062 § 2, 2013)

**18.08.167 Family.**

“Family” means an individual or two or more persons who are related by blood or marriage; or otherwise live together in a dwelling unit. (See Housing Code Chapter 20.28 and 24 C.C.R. Section 202, as amended.) (Ord. 2062 § 2, 2013; Ord. 1880, 2003; prior code § 2-5.19(e))

**18.08.168 Financial institution.**

“Financial institution” means a use where the primary occupation is the receipt, disbursement, and exchange of funds and currencies, including banks, savings and loan offices, finance companies, credit unions, and related services as determined by the director of community development. (Ord. 2155 § 3, 2017)

**18.08.170 Emergency standby electricity generator, fuel cell, or battery facility.**

“Emergency standby electricity generator, fuel cell, or battery facility” means one or more electrical power generators (not including nuclear power generators), fuel cells, and/or batteries on a site which produce electricity via an engine, turbine, fuel cell, or battery, and which are only operated during interruptions of electrical service to the electrical power grid in Pleasanton or when the generators, fuel cells, or batteries are tested or serviced. (Ord. 1880, 2003)

**18.08.172 Family daycare home.**

“Family daycare home” means a home which regularly provides care, protection and supervision of children in the provider’s own home for periods of less than 24 hours per day while the children’s parents or guardians are away, including the following:

- A. Small Family Daycare Home. A home providing family daycare to seven or fewer children, including children under the age of 10 years who reside at the home in compliance with California Health and Safety Code Section 1597.44, as amended;
- B. Large Family Daycare Home. A home providing family daycare to eight to 14 children, inclusive, including children under the age of 10 years who reside at the home in compliance with California Health and Safety Code

Section 1597.465, as amended. (Ord. 2120 § 1, 2015; Ord. 1880, 2003; Ord. 1126 § 1, 1984; prior code § 2-5.19(f))

**18.08.175 Firearm.**

“Firearm” means a gun, pistol, revolver, rifle or any device, designed or modified to be used as a weapon, from which is expelled through a barrel a projectile by the force of explosion or other form of combustion. (Ord. 1738 § 1, 1998)

**18.08.180 Firearm sales.**

“Firearm sales” or “sale of firearms” means the sale, transfer, lease, offer, registration, or advertising for sale, transfer, lease, offer or registration of a firearm. (Ord. 1738 § 1, 1998)

**18.08.185 Firearm sales, antique.**

“Antique firearm sales” means the sale of any firearm not designed or redesigned for using rimfire or conventional center fire ignition with fixed ammunition and manufactured in or before 1898 (including any matchlock, flintlock, percussion cap, or similar type of ignition system or replica thereof, whether actually manufactured before or after the year 1898), and also any firearm using fixed ammunition manufactured in or before 1898, for which the ammunition is no longer manufactured in the United States and is not readily available in the ordinary channels of commercial trade. (Ord. 1738 § 1, 1998)

**18.08.190 Floor area, basic.**

“Basic floor area” means the total amount of gross floor area a building contains, expressed as a percentage of the total area of the lot. (Prior code § 2-5.20(a))

**18.08.195 Floor area, gross.**

“Gross floor area” means the sum of the gross horizontal area of the several floors of a building and its accessory buildings on the same site excluding: basement or cellar areas used only for storage; space used for off-street parking or loading; steps, patios, decks, terraces, porches, and exterior balconies, if not enclosed on more than three sides. Unless excepted above, floor area includes, but is not limited to, both residential and non-residential uses in a building, elevator shafts and stairwells measured at each floor (but not mechanical shafts), penthouses, enclosed porches, interior balconies and mezzanines. (Ord. 2194 § 2, 2019; prior code § 2-5.20(b))

**18.08.200 Frontage.**

“Frontage” means the property line of a site abutting on a street, other than the side line of a corner lot. “Frontage” shall be measured as the shortest distance between the points at which the side property lines intersect the street property line. (Prior code § 2-5.20(c))

**18.08.205 Fuel cell facility.**

“Fuel cell facility” means one or more electrical power generators which convert either hydrogen or a hydrocarbon based fuel into electricity through an electrochemical reaction, and which is further defined as follows:

- A. “Large.” Eleven to less than 50 megawatts in combined total size, and for which some or all of the electricity produced is exported off site.
- B. “Medium.” Either: (1) one to 10 megawatts in combined total size; or (2) 11 to less than 50 megawatts in combined total size, if no electricity is exported off-site.
- C. “Small.” Less than one megawatt in combined total size.

The size of a fuel cell facility does not pertain to emergency standby fuel cell facilities, as defined by this chapter.  
(Ord. 1880, 2003)



entrances, sink, cooking appliance, counter surface, and storage cabinets that meet minimum building code standards. The cooking facility shall have appliances that do not require electrical service greater than 120 volts, or natural or propane gas. The junior accessory unit may share a bathroom with the existing residential dwelling unit or may have its own bathroom. (Ord. 2161 § 1, 2017)

**18.08.270 Junkyard.**

“Junkyard” means a site or portion of a site on which waste, discarded or salvaged materials are bought, sold, exchanged, stored, baled, cleaned, packed, disassembled, or handled, including used furniture and household equipment yards, house wrecking yards, used lumberyards and similar uses; excepting a site on which such uses are conducted within a completely enclosed structure and excepting “motor vehicle wrecking yards,” as defined in this chapter. An establishment for the sale, purchase or storage of used cars or salvaged machinery in operable condition and the processing of used or salvaged materials as part of a manufacturing operation shall not be deemed a junkyard. (Prior code § 2-5.22(b))

**18.08.275 Kennel.**

“Kennel” means any premises, except where accessory to a permitted or conditional agricultural use, where any combination of dogs or cats totaling four or more animals four months of age or older are kept. (Prior code § 2-5.22(c))

**18.08.278 Live-work unit.**

“Live-work” unit means a single unit consisting of a commercial or office use containing a residential component that is occupied by an owner or employee of the commercial or office use. The live-work unit shall be the primary dwelling of the occupant. (Ord. 2194 § 2, 2019)

**18.08.280 Living room.**

“Living room” means the principal room designed for general living purposes in a dwelling unit. Each dwelling unit shall have a living room. (Prior code § 2-5.22(d))

**18.08.285 Lodging house.**

“Lodging house” means a dwelling in which lodging or lodging and meals are provided for compensation for more than three but not more than 15 persons other than members of the resident family, excepting a “nursing home,” as defined in this chapter. (Prior code § 2-5.22(e))

**18.08.290 Lot.**

See definition of Site or Lot. (Prior code § 2-5.23(a))

**18.08.295 Lot, corner.**

“Corner lot” means a site bounded by two or more adjacent street lines which have an angle of intersection of not more than 135 degrees. (Prior code § 2-5.23(b))

**18.08.300 Lot, double frontage.**

“Double frontage lot” means an interior lot having frontage on two parallel or approximately parallel streets. For the purpose of determining front yard requirements, each frontage from which access is permitted shall be deemed a front lot line. (Prior code § 2-5.23(c))

**18.08.305 Lot, interior.**

“Interior lot” means a lot other than a corner lot. (Prior code § 2-5.23(d))

18.08.310

**18.08.310 Lot, key.**

“Key lot” means the first interior lot to the rear of a reversed corner lot. (Prior code § 2-5.23(e))

**18.08.315 Lot line, front.**

“Front lot line” means a line separating an interior lot from a street, or a line separating either the narrower or the wider street frontage of a corner lot from a street at the option of the owner. (Prior code § 2-5.24(b))

**18.08.320 Lot line, rear.**

“Rear lot line” means a lot line, not a front or side lot line, which is generally opposite the front lot line, and not necessarily a straight line. (Prior code § 2-5.24(c))

**18.08.325 Lot line, side.**

“Side lot line” means any lot line which is not a front lot line or a rear lot line. (Prior code § 2-5.24(d))

**18.08.330 Lot, reversed corner.**

“Reversed corner lot” means a corner lot the side line of which is substantially a continuation of the front property line of the first lot to its rear. (Prior code § 2-5.24(a))

**18.08.335 Megawatt.**

“Megawatt” means 1,000 kilowatts or 1,000,000 watts. (Ord. 1880, 2003)

**18.08.337 Microbrewery.**

“Microbrewery” means a business taking up no more than 10,000 square feet in area that brews beer primarily for retail sales. Ancillary wholesale sales are also permitted. No on site consumption of beer is permitted except as part of quality testing and/or tours. A business where customers brew beer on site for their personal use shall be classified as a microbrewery for purposes of this zoning code. (Ord. 1880, 2003; Ord. 1665 § 1, 1995)

**18.08.338 Mixed-use development.**

“Mixed-use development” means a project that integrates two or more of the following land uses in a single building or on a single site: office, commercial, residential, or other use determined by the director of community development. (Ord. 2194 § 2, 2019; Ord. 2155 § 3, 2017)

**18.08.340 Motel or hotel.**

“Motel” or “hotel” means a structure or portion thereof or a group of attached or detached structures containing completely furnished individual guestrooms or suites, occupied on a transient basis for compensation, and in which more than 60 percent of the individual guestrooms and suites are without kitchens or cooking facilities. (Prior code § 2-5.24(e))

**18.08.345 Motor vehicle wrecking yard.**

“Motor vehicle wrecking yard” means a site or portion of a site on which the dismantling or wrecking of used vehicles, whether self-propelled or not, or the storage, sale or dumping of dismantled or wrecked vehicles or their parts is conducted. The presence outside a fully enclosed structure of three or more used motor vehicles which are not capable of operating under their own power shall constitute prima facie evidence of a motor vehicle wrecking yard. (Prior code § 2-5.25(a))

**18.08.350 Multi-family dwelling.**

“Multi-family dwelling” means a structure containing more than one dwelling unit, designed for occupancy or occupied by more than one family. (Prior code § 2-5.25(b))

**18.08.355 Nonconforming sign.**

“Nonconforming sign” means a sign, outdoor advertising structure, or display of any character, which was lawfully erected or displayed, but which does not conform with standards for location, size or illumination for the district in which it is located by reason of adoption or amendment of this chapter, or by reason of annexation of territory to the city. (Prior code § 2-5.25(c))

**18.08.360 Nonconforming structure.**

“Nonconforming structure” means a structure which was lawfully erected, but which does not conform with the standards for yard spaces, height of structures, or distances between structures prescribed in the regulations for the district in which the structure is located, by reason of adoption or amendment of this chapter, or by reason of annexation of territory to the city. (Prior code § 2-5.25(d))

**18.08.365 Nonconforming use.**

“Nonconforming use” means a use of a structure or land which was lawfully established and maintained, but which does not conform with the use regulations or required conditions for the district in which it is located, by reason of adoption or amendment of this chapter, or by reason of annexation of territory to the city. (Prior code § 2-5.25(e))

**18.08.370 Nuclear power facility.**

“Nuclear power facility” means one or more electrical power generators that convert heat produced in a reactor by the fissioning of nuclear fuel into electricity by using the heat created to drive an engine or turbine. (Ord. 1880, 2003)

**18.08.372 Nursery.**

“Nursery” means a site or structure where only plants, plant materials, or garden supplies (such as fertilizer, pesticides, herbicides, small garden tools, etc.) are offered for sale; plants are raised or stored; and landscape design services may be offered. (Ord. 1880, 2003; prior code § 2-5.25(f))

**18.08.375 Nursery school.**

“Nursery school” means a school for preelementary school-age children, or use of a site or portion of a site for a group daycare program (including, but not limited to, a day nursery, play group, after school group or childcare center) for children when not located in the provider’s own home, and a school and/or group daycare program for 13 or more children when located in the provider’s own home. (Ord. 2155 § 3, 2017; Ord. 1126 § 2, 1984; prior code § 2-5.26(a))

**18.08.380 Nursing home.**

“Nursing home” means a structure operated as a lodging house in which nursing, dietary and other personal services are rendered to convalescents, invalids or aged persons, not including persons suffering from contagious or mental diseases, alcoholism or drug addiction, and in which surgery is not performed and primary treatment, such as customarily is given in hospitals or sanitariums, is not provided. A convalescent home or a rest home shall be deemed a nursing home. (Prior code § 2-5.26(b))

**18.08.382 Office, business, professional, or administrative.**

“Business, professional, or administrative office” means a space used for conducting the affairs of a business, profession, service industry, or government, where the activities are primarily mental or intellectual. Examples of such

uses would include, but not be limited to, the offices of lawyers, accountants, brokers, insurance agents, counselors, realtors, title companies, mortgage companies, and contractors. (Ord. 2194 § 2, 2019; Ord. 2155 § 3, 2017)

**18.08.383 Office, medical.**

“Medical office” means an office or clinic used exclusively by physicians, dentists, chiropractors, acupuncturists, physical therapists, and other health-related offices. No overnight patients occupy the premises. (Ord. 2155 § 3, 2017)

**18.08.385 Off-street loading facilities.**

“Off-street loading facilities” means a site or portion of a site devoted to the loading or unloading of motor vehicles or trailers, including loading berths, aisles, access drives, and landscaped areas. (Prior code § 2-5.26(c))

**18.08.390 Off-street parking facilities.**

“Off-street parking facilities” means a site or portion of a site devoted to the off-street parking of motor vehicles, including parking spaces, aisles, access drives and landscaped areas. (Prior code § 2-5.26(d))

**18.08.395 Oriel window.**

“Oriel window” means a window which projects from the main line of an enclosing wall of a building and is carried on brackets or corbels. (Prior code § 2-5.26(e))

**18.08.400 Outdoor advertising structure.**

“Outdoor advertising structure” means a structure of any kind or character erected or maintained for outdoor advertising purposes, upon which any advertising sign may be placed. (Prior code § 2-5.27(a))

**18.08.405 Patio, covered.**

“Covered patio” means an attached or detached structure not exceeding 14 feet in height, and enclosed on not more than three sides, except for posts necessary for roof support. (Prior code § 2-5.27(b))

**18.08.407 Personal service.**

“Personal services” means a use that provides individual services generally related to personal, non-medical needs, including, but not limited to, barbers, beauty salons, day spas, holistic healing centers, nail salons, hair removal and/or replacement, massage establishments, acupressure services, tailors, and other services of a similar nature. Accessory retail sales of related products may also be sold. (Ord. 2155 § 3, 2017)

**18.08.410 Personal wireless service.**

“Personal wireless service” means commercial mobile services and unlicensed wireless service. For the purpose of this definition, radio towers and television towers are not considered personal wireless services. Common examples of personal wireless services are personal communications service (PCS), cellular radiotelephone service, and paging. (Ord. 1743, 1998)

**18.08.415 Personal wireless service facility.**

“Personal wireless service facility” means an unstaffed facility, generally consisting of transmitters, antenna structures, and other types of installations which receive and transmit radio frequency signals for the provision of personal wireless services including support structure, ancillary equipment cabinet or structure, and related equipment. (Ord. 1743, 1998)



**18.08.420 Personal wireless service facility tower.**

“Personal wireless service facility tower” means a monopole, lattice tower, freestanding tower, antennas (including building-mounted antennas) or other structure designed to support antennas. (Ord. 2038 § 1, 2012; Ord. 1743, 1998)



allowed by the zoning administrator upon making the finding that such displays are not detrimental to the public health, safety or general welfare. Such displays shall not contain signing (unless they are submitted as a sign). The zoning administrator’s decision with regard to what constitutes a decorative display may be appealed to the planning commission by the affected merchant or property owner. The requirements of Section 18.144.030 of this title shall not govern such an appeal.

- C. In a C-N and C-C district all products shall be sold primarily at the retail site.
- D. No use shall be permitted, and no process, equipment, or material shall be employed which is found by the zoning administrator or planning commission, as applicable, to be objectionable to persons residing or working in the vicinity or injurious to property located in the vicinity by reason of odor, insect nuisance, fumes, dust, smoke, cinders, dirt, refuse, water-carried wastes, noise, vibration, illumination, glare, unsightliness, or heavy truck traffic, or to involve any hazard of fire or explosion. No exterior illumination closer than 200 feet to the boundaries of a site or interior illumination closer than 10 feet to a window within 200 feet of the boundary of a site and visible beyond the boundary of a site, whether related to a sign or not, shall exceed the intensity permitted by Chapter 18.96 of this title regarding illumination. (Ord. 2155 § 3, 2017; Ord. 2055 § 2, 2012; Ord. 1656 § 1, 1995; Ord. 1104 § 1, 1983; prior code § 2-7.07)

**18.44.080 Permitted and conditional uses.**

- A. Permitted uses and uses subject to a minor conditional use permit or conditional use permit in a C district are provided in Table 18.44.080 at the end of this section.
- B. Multi-family dwellings and mixed-use development shall be permitted in the C-C district provided that there shall be not less than 1,000 square feet of site area per dwelling unit, and provided that dwelling units not located above a permitted nonresidential use shall be subjected to the requirements for usable open space per dwelling unit of the RM-1,500 district, or, if applicable, the Core Area Overlay district.  
  
Yards and courts at and above the first level occupied by dwelling units shall be as required by Section 18.84.100 of this title, except that where no side or rear yard is required for a nonresidential use on the site, no side or rear yard need be provided except when required by the Building Code for adjoining walls with openings.
- C. Any other use which is determined by the zoning administrator or planning commission, as applicable, as provided in Chapter 18.128 of this title, to be similar to the uses listed in this section shall be a permitted use or a conditional use in the districts in which the uses to which it is similar are permitted uses or conditional uses.

**Table 18.44.080**

**PERMITTED AND CONDITIONAL USES**

The following uses shall be permitted uses or conditional uses in a commercial, mixed-use, office, or industrial district according to the following legend:			
P	Permitted Use	MU-T	Mixed Use Transitional
C	Conditional Use	CR	Regional Commercial District
MCUP	Minor Conditional Use	CS	Service Commercial District
TC	Temporary Conditional Use	CF	Freeway Interchange Commercial District
CN	Neighborhood Commercial District	O	Office District
CC	Central Commercial District	IP	Industrial Park District
MU-D	Mixed Use Downtown	IG	General Industrial District
If a property is zoned PUD, then the PUD shall be consulted for permitted and conditionally permitted uses before consulting this table. Where there is a conflict between Table 18.44.080 and the PUD, the PUD shall govern.			

	CN	CC	CR (m <sup>1</sup> )	CR (p <sup>2</sup> )	CS	CF	O	I-P	I-G	CC	MU-D	MU-T <sup>35</sup>
<b>CULTURAL AND ENTERTAINMENT</b>												
Adult entertainment establishments <sup>3</sup>		P	P	P	P					P <sup>18</sup>	P <sup>18</sup>	P
Art galleries	P	P	P	P						P	P	P
Auction rooms		C			C	C				C <sup>18</sup>		
Bowling alleys, pool halls, indoor bocce court, and other similar uses		C	P	C	C					C	C	
Game arcades	C	C	C	C						C	C	
Regional attraction, including amusement parks, automobile racing stadiums, drive-in theater, miniature golf, indoor skating rinks, sports arenas, or stadiums			C	C	C	C						
Theaters and auditoriums	C	P	P	P	C					P	P	
<b>EDUCATIONAL</b>												
Nursery schools <sup>4,5</sup>	C		C	C								
Private schools with no more than 20 students at any one time <sup>5</sup>	C		C	C			P					
Private schools with more than 20 students at any one time <sup>5</sup>	C		C	C			C					
Schools and colleges with no more than 20 students in the facility at any one time. This category includes trade schools, business schools, heritage schools, music and art schools, tutoring, but does not include general purpose schools <sup>5,6</sup>	P	P	P	P	P	P	MCUP		P	P <sup>18</sup>	P <sup>18</sup>	MCUP
Schools and colleges with more than 20 students in the facility at any one time. This category includes trade schools, business schools, heritage schools, music and art schools, tutoring, but does not include general purpose schools <sup>5,6</sup>	MCUP	MCUP	MCUP	MCUP	MCUP	MCUP	C		MCUP	MCU P18	MCUP18	C
<b>ENERGY/ACCESSORY USES</b>												
Accessory uses and structures, not including warehouses, located on the same site as a permitted use and the following accessory structures and uses located on the same site with a permitted use or with a conditional use which has been granted a use permit in accord with the provisions of Chapter 18.124 of this title:												
Emergency standby electricity generator, fuel cell, and/or battery facilities <sup>7</sup> , photovoltaic facilities, small electricity generator facilities <sup>8</sup> , and small fuel cell facilities <sup>9</sup>	P	P	P	P	P	P	P	P	P	P	P	P

	CN	CC	CR (m <sup>1</sup> )	CR (p <sup>2</sup> )	CS	CF	O	I-P	I-G	CC	MU-D	MU-T <sup>35</sup>
Special downtown accessory entertainment uses, as defined in Chapter 18.08 of this title <sup>10</sup>		p <sup>11</sup>								p <sup>11</sup>	p <sup>11</sup>	
Special downtown accessory entertainment uses, as defined in Chapter 18.08 of this title, and the use does not comply with the hour restrictions for the use to be a permitted use. Temporary special downtown accessory entertainment uses shall be subject to the requirements of Section 18.116.060 of this title		TC <sup>11</sup>								TC <sup>11</sup>	TC <sup>11</sup>	
Accessory uses and structures located on the same site as a conditional use and the following accessory structures and uses located on the same site as a permitted use or a conditional use that has been granted a use permit:												
Medium electricity generator facilities that meet the applicable standards of Section 18.124.420 of this title, or medium fuel cell facilities that meet the applicable standards of Section 18.124.420 of this title	C	C	C	C	C	C	C	C	C	C	C	C
Large electricity generator facilities or large fuel cell facilities <sup>12</sup>									C			
Wind energy facilities									C <sup>13, 14</sup>			
<b>GOVERNMENTAL</b>												
Governmental facility, no outdoor storage <sup>15</sup>	C	P	P	P						P	P	P
<b>INDUSTRIAL</b>												
Heavy industrial								C <sup>13</sup>	C <sup>13</sup>			
Light industrial <sup>33</sup>					P			P	P			
Microbreweries <sup>16</sup>		P	P	P	P			P	P	P	P	
“Radioactive materials uses” as defined in Section 18.08.445 of this title					C				C <sup>13</sup>			
Rental yards, including the rental of hand tools, garden tools, power tools, trucks and trailers and other similar equipment					C							
Warehousing, not including storage of fuel or flammable liquids <sup>33</sup>		p <sup>17</sup>			MCUP			MCUP	P	p <sup>11, 17, 18</sup>		
Wineries <sup>16</sup>		P	P	P	P			P	P	P	P	
<b>OFFICE/BUSINESS SERVICE</b>												
Financial institutions	P	p <sup>18</sup>	P	P	P					p <sup>18</sup>	p <sup>18</sup>	P
Medical offices <sup>19</sup>	P	P	P	P			P	P	P	p <sup>18</sup>	p <sup>18</sup>	P

	CN	CC	CR (m <sup>1</sup> )	CR (p <sup>2</sup> )	CS	CF	O	I-P	I-G	CC	MU-D	MU-T <sup>35</sup>
Offices, including, but not limited to, business, professional and administrative offices	P	P	P	P			P	P	P	P <sup>18</sup>	P <sup>18</sup>	P
Radio and television broadcasting studios	P	C		P	P	P				C <sup>18</sup>	C <sup>18</sup>	
<b>OUTDOOR USES<sup>20</sup></b>												
Airports and heliports									C <sup>17</sup>			
Beekeeping meeting the requirements of Chapter 18.103 of this title for detached, single-family homes located in the Downtown Specific Plan Area		P			P					P	P	P
Bus depots <sup>21</sup>		P		P	P	P				P <sup>18</sup>		
Car wash:												
Full service				C	C	C						
Self-service		C								C <sup>18</sup>		
Seasonal sales lots	TC	TC	P	TC	TC	TC				TC	TC	
Circuses, carnivals and other transient amusement enterprises	TC	TC	P	TC	TC	TC				TC	TC	
Commercial radio and television aerials, antennas, and transmission towers with design review approval specified under Chapter 18.20 of this title <sup>22</sup>		P	P		P			P	P	P	P	P
Farmer's markets	TC	TC	TC	TC	TC	TC				TC	TC	
Freight forwarding terminals					C							
Full-service, self-service and quick-service stations: <sup>23</sup>	C	C	C	C	C	C		C	C	C <sup>18</sup>		
With truck and trailer rental					C	C						
With a convenience market, excluding the sale of alcoholic beverages					C	C						
With a drive-through car wash					C	C						
Garden centers, including plant nurseries			P	C	C	C			C			
Lumberyards <sup>24</sup>					C							
Mobile food trucks on private construction, office sites, and other places of employment for not more than one hour per meal period and with permission of the property owners	P	P	P	P	P	P	P	P	P	P	P	P
Newsstands	P	P	P	P	P					P	P	P
Outdoor art and craft shows	TC	TC		TC						TC	TC	
Parking facilities, including required off-street parking facilities located on a site separated from the uses which the facilities serve and fee parking in accordance with the standards and requirements of Chapter 18.88 of this title		C								C	C	

	CN	CC	CR (m <sup>1</sup> )	CR (p <sup>2</sup> )	CS	CF	O	I-P	I-G	CC	MU-D	MU-T <sup>35</sup>
Parking lots								P	P			
Public utility and public service facilities including pumping stations, power transmission stations, power distribution stations, equipment buildings, service yards, drainageways and structures, water reservoirs, percolation basins, well fields, and storage tanks. These facilities must be found by the planning commission to be necessary for the public health, safety, or welfare	C	C		C	C	C	C	C	C	C	C	C
Recreation and sports facilities, outdoor, including racetracks, golf driving ranges, skateboard parks, riding stables					C	C						
Recycling collection facilities, large								C	C			
Recycling collection facilities, small	TC	TC	TC	TC	TC	TC		TC	TC	TC	TC	
Recycling processing facilities, large									C			
Recycling processing facilities, small									C			
Rifle and pistol ranges, outdoor, with or without firearm sales <sup>27</sup>									C			
Stone and monument yards					P							
Storage yards for commercial goods, supplies and equipment including fuel storage, no less than 300 feet from any R or O district					C			C	C			
Taxicab stands	P	P		P	P	P				P		
Transportation dispatch facilities for ambulances, taxicabs, limousine services, airport shuttles, tow trucks, and similar dispatch, without storage, not including truck terminals <sup>15</sup>					P				P			
Truck scales					P	C						
Trucking terminals, not less than 300 feet from an R or O district					C				P			
Vehicle towing (with all vehicle storage inside a building, with outside storage, or both)				P	C	C						
<b>PERSONAL AND GENERAL SERVICE</b>												
Art and craft studios, with no more than 20 students in the facility at any one time. This category includes pottery, jewelry, painting, scrapbook-making, photography, sculpture, and similar studios, with or without retail sales, art/craft classes and walk-in activities for the general public <sup>5</sup>	P	P	P	P						P	P	P

	CN	CC	CR (m <sup>1</sup> )	CR (p <sup>2</sup> )	CS	CF	O	I-P	I-G	CC	MU-D	MU-T <sup>35</sup>
Art and craft studios, with more than 20 students in the facility at any one time. This category includes pottery, jewelry, painting, scrapbook-making, photography, sculpture, and similar studios, with or without retail sales, art/craft classes and walk-in activities for the general public <sup>5</sup>	MCUP	MCUP	MCUP	MCUP						MCUP	MCUP	MCUP
Carpet and rug cleaning and dyeing					C							
Crematoriums, mortuaries, and columbariums, not less than 300 feet from an R district					C		C					
Fortune telling, palmistry, augury, and related uses								C	C			
Furniture upholstery shops					C	C						
Glass replacement and repair shops					P	P						
Interior decorating shops	P	P	P	P						P <sup>18</sup>	P <sup>18</sup>	P
Kennels, and other boarding facilities for small animals <sup>25</sup>					MCUP				MCUP			
Laundry:												
Laundries and dry cleaners	P	P	P	P	P					P <sup>18</sup>	P <sup>18</sup>	
Linen supply services					P							
Music and dance facilities with no more than 20 students in the facility at any one time <sup>5</sup>	P	P	P	P	P	P				P <sup>18</sup>	P <sup>18</sup>	MCUP
Music and dance facilities with more than 20 students in the facility at any one time <sup>5</sup>	MCUP	MCUP	MCUP	MCUP	MCUP	MCUP				MCUP <sup>18</sup>	MCUP <sup>18</sup>	C
Personal services <sup>26</sup>	P	P	P	P			P			P <sup>18</sup>	P <sup>18</sup>	P
Recreation and sport facilities, gymnasiums, and health clubs, indoor, with no more than 20 students in the facility at any one time <sup>5, 26</sup>	P	P	P	P	P	P		P	P	P <sup>18</sup>	P <sup>18</sup>	MCUP
Recreation and sport facilities, gymnasiums, and health clubs, indoor, with more than 20 students in the facility at any one time <sup>5, 26</sup>	MCUP	MCUP	MCUP	MCUP	MCUP	MCUP		MCUP	MCUP	MCUP <sup>18</sup>	MCUP <sup>18</sup>	C
Rifle and pistol ranges, indoor, with or without firearm sales <sup>27</sup>			P		P				C			
Taxidermists		P		P	P				P	P <sup>18</sup>		
Veterinarian's offices:												
And/or outpatient clinics excluding any overnight boarding of animals <sup>28</sup>	MCUP	P			P					P <sup>18</sup>	P <sup>18</sup>	P
Including outpatient clinics, small animal hospitals and/or short-term overnight boarding of animals <sup>28</sup>		MCUP			P					MCUP <sup>18</sup>		



	CN	CC	CR (m <sup>1</sup> )	CR (p <sup>2</sup> )	CS	CF	O	I-P	I-G	CC	MU-D	MU-T <sup>35</sup>
And/or small animal hospitals including operations not conducted within an entirely enclosed building <sup>25</sup>					MCUP							
<b>PLACES OF ASSEMBLY</b>												
Community facilities and conference centers with 100 or fewer attendees at any one time		MCUP					MCUP	MCUP	MCUP	MCU p <sup>18</sup>	MCUP <sup>18</sup>	C
Community facilities and conference centers with more than 100 attendees at any one time		C					C	C	C	C <sup>18</sup>	C <sup>18</sup>	
Meeting halls for concerts, lectures, meetings, and conferences		C	P	C	C	C				C <sup>18</sup>	C <sup>18</sup>	
Private clubs and lodges		C			C		C			C <sup>18</sup>	C <sup>18</sup>	
<b>RESIDENTIAL</b>												
Nursing homes and senior care/assisted living facilities							C					
Supportive housing that provides shelter for six or fewer persons in a dwelling unit, and that meets the standards of Chapter 18.107		P								P <sup>18</sup>	P <sup>18</sup>	P
Watchman's living quarters only when incidental to and on the same site as a permitted use								P	P			
<b>RETAIL</b>												
Bars and brew pubs		C	C	C		C				C	C	
Feed and fuel stores					C							
Restaurants and catering establishments <sup>29</sup>	P	P	P	P	C	P	C	C	C	P	P	p <sup>34</sup>
Retail: <sup>27, 29, 30</sup>												
Gross floor area of tenant space is up to 55,000 square feet <sup>31</sup>	P	P	P	P	P	P				P	P	P
Gross floor area of tenant space is greater than 55,000 square feet <sup>31</sup>		C	C	C	C	C				C		
Sales, rental, and/or leasing of automobiles, motorcycles, and boats:												
No service		P	P	P	MCUP	C				P <sup>18</sup>		
With service				P	C	C						
Sales and service of one-ton or greater trucks, trailers, and/or RVs												
Service of automobiles, motorcycles, and boats:												
Department store tire, battery and accessory shops			P	P								
Repair, overhauling, and painting				C	C							
Upholstery and top shops						C						
Tire sales and service, not including retreading and recapping or mounting of heavy truck tires				C	P							
Tires, batteries, and accessories				P	P							

	CN	CC	CR (m <sup>1</sup> )	CR (p <sup>2</sup> )	CS	CF	O	I-P	I-G	CC	MU-D	MU-T <sup>35</sup>
Wholesale establishments					C				P			
Wholesale establishments without stocks		P		P						P18	P <sup>18</sup>	
<b>TEMPORARY LODGING</b>												
Bed and breakfast inns		C								C	C	MCUP
Guard's living quarters					C							
Homeless shelters <sup>32</sup>					C							
Hotels and motels		P		C		P				P	MCUP	
Trailers and mobilehome parks in accordance with the regulations prescribed in Chapter 18.108 of this title					C	C						
Transitional housing that provides shelter for six or fewer persons in a dwelling unit, and that meets the standards of Chapter 18.107		P								P18	P <sup>18</sup>	P

**Notes:**

- 1 Uses which are part of a completely enclosed mall complex, except where specifically allowed outside of the mall, all activities take place entirely indoors.
- 2 Uses on peripheral sites physically separated from a central enclosed mall.
- 3 See Chapter 18.114 of this title.
- 4 State-mandated outdoor play areas shall face new or existing landscaping sufficient to buffer the play area from view, shall be separated from customer parking areas by a heavy wood fence or comparable barrier, shall be isolated from loading docks and associated delivery truck circulation areas, and shall contain landscaping for outdoor children's activities. The standard city noise ordinance applies.
- 5 The use is subject to the following conditions: (1) The facility shall adhere to all occupancy, ADA, California Building Code, and exiting requirements; (2) The zoning administrator finds that adequate parking is available for the said use, and the proposal has an effective traffic circulation system including pick-up and drop-off for business patrons; (3) The standard city noise ordinance applies; (4) If applicable, an outdoor play area proposed would not cause the ambient noise levels at the property plane to increase by 4 dB Ldn. The zoning administrator may request a noise study or other professional study in order to determine whether the use meets or exceeds this threshold.  
A use is specifically subject to a conditional use permit shall be processed as such. A use not specifically subject to a conditional use permit that cannot meet condition 4 shall be subject to a conditional use permit.
- 6 Music and art schools shall be at least 150 feet from an R district.
- 7 The facilities shall be tested from 8:00 a.m. to 5:00 p.m. Monday through Friday or from 10:00 a.m. to 12:00 noon on Saturday or Sunday only, the facilities shall not be tested for more than one hour during any day, testing shall occur a maximum of once a month, and no testing shall be on "Spare the Air Days" in Alameda County.
- 8 Small electricity generator facilities shall meet the following criteria: (1) The fuel source for the generators shall be natural gas, biodiesel, or the byproduct of an approved cogeneration or combined cycle facility; (2) The facilities shall use the best available control technology to reduce air pollution; (3) The facilities shall not create any objectionable odors at any point outside of the property plane where the facilities are located; (4) The facilities shall not exceed a noise level of 45 dBA at any point on a residentially zoned property outside of the property plane where the facilities are located; (5) On a site with fuel cell facilities, small electricity generator facilities shall not be permitted unless the aggregate wattage of the two facilities is less than one megawatt. If the aggregate wattage of the two facilities is one megawatt or greater, the small electricity generator facilities shall be subject to all requirements and processes prescribed in this title for medium or large electricity generator facilities, whichever is the most applicable, in the subject zoning district; (6) The facilities shall be cogeneration or combined cycle facilities, if feasible.
- 9 Small fuel cell facilities shall meet the following criteria: (1) The facilities shall not create any objectionable odors at any point outside of the property plane where the facilities are located; (2) The fuel cell facilities shall not exceed a noise level of 45 dBA at any point on any residentially zoned property outside of the property plane where the facilities are located; (3) On a site with electricity generator facilities, small fuel cell facilities shall not be permitted unless the aggregate wattage of the two facilities is less than one megawatt. If the aggregate wattage of the two facilities is one megawatt or greater, the small fuel cell facilities shall be subject to all requirements and processes prescribed in this title for medium or large fuel cell facilities, whichever is the most applicable, in the applicable subject district; Small fuel cell facilities are encouraged to be cogeneration or combined cycle facilities.
- 10 These uses include:
  - a. Indoor special downtown accessory entertainment uses with non-amplified or amplified sound in the downtown hospitality central core area and non-amplified sound in the downtown hospitality transition area (hours: 8:00 a.m.—11:00 p.m.);
  - b. Indoor special downtown accessory entertainment uses with amplified sound in the downtown hospitality transition area (hours: 8:00 a.m.—9:00 p.m.);
  - c. Outdoor special downtown accessory entertainment uses (hours: 8:00 a.m.—9:00 p.m.).

These uses shall meet all four of the following parameters:

- i. The use is in compliance with all applicable requirements of Chapter 9.04 (Noise Regulations). The applicant may be required to install noise mitigating measures to ensure compliance with the noise regulations.
  - ii. For indoor music and entertainment, the exterior doors of the establishment shall remain closed when not being used for ingress/egress and self-closing mechanisms shall be installed on all exterior doors.
  - iii. For indoor music and entertainment, the establishment's windows shall remain closed when music/entertainment activities are taking place.
  - iv. The use is in compliance with all applicable requirements of the Pleasanton Municipal Code and all other applicable laws, particularly pertaining to noise, public disturbance, littering, and parking.
- 11 A conditional use permit shall be required for special downtown accessory entertainment uses, as defined in Chapter 18.08 of this title, and the use does not comply with the hour restrictions and/or conditions required for the use to be a permitted use or a temporary conditional use.
  - 12 The use shall be in accord with the provisions of Chapter 18.124 of this title.
  - 13 The city planning commission shall make a specific finding that the use will conform with each of the required conditions prescribed in Sections 18.48.040 through 18.48.120 of this chapter, in addition to the findings prescribed in Section 18.48.060.
  - 14 Wind energy facilities shall meet the following criteria: (1) The facilities shall not exceed a noise level of 45 dBA at any point on any residentially zoned property outside of the property plane where the facilities are located; and (2) The design of the facilities shall be streamlined (without ladders and extra appurtenances) to discourage birds from roosting on the facilities; and (3) Facilities on hillsides or ridges shall not be visible from a public right-of-way.
  - 15 This use with outdoor storage shall be subject to a conditional use permit as prescribed in Chapter 18.124.
  - 16 The following conditions shall apply to microbreweries and wineries: (1) The zoning administrator finds that adequate parking is available for said use; (2) If the zoning administrator determines that the use will be or is creating odor problems, an odor abatement device determined to be appropriate by the zoning administrator shall be installed within the exhaust ventilation system to mitigate brewery odors; (3) The applicant is in compliance with all applicable requirements of Chapter 9.04 of this code; (4) If operation of the use results in conflicts pertaining to parking, noise, odors, traffic, or other factors, the zoning administrator may modify or add conditions to mitigate such impacts, or may revoke the zoning certificate for the use.
  - 17 Basement storage as defined in Section 18.08.057 shall be permitted as warehousing in the central commercial (C-C) zoning district, subject to meeting all of the following criteria:
    - a. Basement storage shall be limited to the C-C zoning district within the downtown specific plan area and limited to commercial buildings only;
    - b. Basement storage shall be limited to nontoxic, nonhazardous 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;
    - c. 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;
    - d. 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;
    - e. 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;
    - f. 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: (1) The defined area(s) and square-footage in which storage will take place; (2) How the individual storage areas will be delineated (e.g., cages, walls, etc.); (3) Access and ADA accessibility.
  - 18 Use is not permitted on the ground floor when the property is also located in the Active Ground-Floor Overlay District, except where an exemption is granted as set forth in Chapter 18.81.
  - 19 Medical offices shall be subject to parking requirements identified in Chapter 18.88.
  - 20 A temporary outdoor use may be permitted pursuant to Section 18.116.040.
  - 21 All buses shall not be stored on site and no repair work shall be conducted on-site.
  - 22 Commercial radio and television aerials, antennas, and transmission towers shall be a minimum distance of 300 feet from the property lines of all of the following:
    - a. Existing or approved residences or agricultural zoning districts or in planned unit developments with a residential or agricultural zoning designation.
    - b. Undeveloped residential or agricultural zoning districts or undeveloped planned unit developments with a residential or agricultural zoning designation and without an approved development plan, unless designated as a public and institutional land use in the general plan.
    - c. Existing or approved public schools, private schools, and childcare centers, not including schools which only provide tutorial services.
    - d. Neighborhood parks, community parks, or regional parks, as designated in the general plan.
    - e. Existing or approved senior care/assisted living facilities, including nursing homes.

All commercial radio and television aerials, antennas, and transmission towers shall be located so as to minimize their visibility and, unless determined by the zoning administrator to be significantly hidden from view, designed to ensure that they will not appear as an aerial, antenna, and/or transmission tower. All such facilities determined by the zoning administrator to be visible from residential land uses, the I-580 and/or I-680 rights-of-way, or other sensitive land uses such as parks, schools, or major streets, shall incorporate appropriate stealth techniques to camou-

flage, disguise, and/or blend them into the surrounding environment, and shall be in scale and architecturally integrated with their surroundings in such a manner as to be visually unobtrusive. All applications for commercial radio and/or television aerials, antennas, and transmission towers shall include engineering analyses completed to the satisfaction of the zoning administrator. Said analyses shall be peer-reviewed by an outside consultant.

If mounted on structures or on architectural details of a building, these facilities shall be treated to match the existing architectural features and colors found on the building's architecture through design, color, texture, or other measures deemed to be necessary by the zoning administrator. Roof-mounted aerials and antennas shall be located in an area of the roof where the visual impact is minimized. Roof-mounted and ground-mounted aerials, antennas, and transmission towers shall not be allowed in the direct sightline(s) or sensitive view corridors, or where they would adversely affect scenic vistas, unless the facilities incorporate the appropriate, creative techniques to camouflage, disguise, and/or blend them into the surrounding environment, as determined to be necessary by the zoning administrator.

All commercial radio and television aerials, antennas, and transmission towers shall conform to the applicable requirements of Cal-OSHA and/or the FCC before commencement of, and during operation. Evidence of conformance shall be provided to the zoning administrator before final inspection of the facility by the chief building official.

If the zoning administrator finds that an approved aerial, antenna, or transmission tower is not in compliance with this title, that conditions have not been fulfilled, or that there is a compelling public safety and welfare necessity, the zoning administrator shall notify the owner/operator of the aerial/antenna/transmission tower in writing of the concern, and state the actions necessary to cure. After 30 days from the date of notification, if compliance with this title is not achieved, the conditions of approval have not been fulfilled, or there is still a compelling public safety and welfare necessity, the zoning administrator shall refer the use to the planning commission for review. Such reviews shall occur at a noticed public hearing where the owner/operator of the aerial/antenna/transmission tower may present relevant evidence. If, upon such review, the planning commission finds that any of the above have occurred, the planning commission may modify or revoke all approvals and/or permits.

- 23 The service station shall be at least 60 feet from residentially planned or zoned property. All operations except the sale of gasoline and oil shall be conducted within a building enclosed on at least three sides, and the minimum site area shall be 20,000 square feet. Direct sales to the public shall be limited to petroleum products, automotive accessories, tobacco, food products, and limited household goods.
- 24 Lumberyards shall not include planing mills or sawmills and shall be at least 300 feet from an R or O district.
- 25 The use shall be at least 300 feet from an R or O district.
- 26 Any use not in conjunction with a medical use that includes massage service of four or more technicians at any one time shall be subject to a minor conditional use permit as prescribed in Chapter 18.124. Massage establishments shall meet the requirements of Chapter 6.24.
- 27 Any retail use in the C-R(m), C-R(p), and C-C Districts that includes firearm sales shall be subject to a conditional use permit as prescribed in Chapter 18.124. Firearm sales are prohibited in the C-N, C-F, MU-T, and MU-D Districts. Firearm sales in which no more than 10 firearms are stored on-site at any one time and the majority of firearms are sold through catalogs, mail order, or at trade shows are subject to a conditional use permit in the C-S District.
- 28 The use may include incidental care such as bathing and trimming, provided that all operations are conducted entirely within a completely enclosed building which complies with specifications for soundproof construction prescribed by the chief building official.
- 29 Any use that includes a drive-through shall be subject to a conditional use permit as prescribed in Chapter 18.124.
- 30 Liquor stores and convenience markets shall only be permitted in the C-R(m) and C-R(p) districts, and shall be subject to a conditional use permit as prescribed in Chapter 18.124 in the C-N, C-C and MU-D districts.  
Secondhand stores and/or pawn shops shall be subject to a conditional use permit as prescribed in Chapter 18.124 in the C-C and MU-D districts.  
Tobacco stores shall be subject to a conditional use permit as prescribed in Chapter 18.124 in the C-R(m), C-R(p), and C-N, districts. Tobacco stores are prohibited within the Downtown Specific Plan area.
- 31 Where: (1) the subject tenant space is located within the Downtown Specific Plan area; and (2) the subject tenant space exceeds 7,500 gross square feet, a retail use shall be subject to a conditional use permit as prescribed in Chapter 18.124.
- 32 Homeless shelters within the SF service facilities overlay district that meet the requirements set forth in Chapter 18.82 shall be a permitted use.
- 33 If the subject tenant space exceeds 75,000 gross square feet, the use shall be subject to a conditional use permit as prescribed in Chapter 18.124. This requirement does not apply to light industrial uses located in Hacienda, an area defined by Ordinance 1325 and as subsequently amended.
- 34 Restaurants and catering establishments with outdoor dining shall be subject to a conditional use permit as prescribed in Chapter 18.124.
- 35 Any use shall operate only between the hours of 6:00 a.m. and 11:00 p.m.

(Ord. 2194 § 2, 2019; Ord. 2155 § 3, 2017; Ord. 2113 § 1, 2015; Ord. 2086 § 2, 2014; Ord. 2061 § 2, 2013; Ord. 2055 § 2, 2012; Ord. 2039 § 2, 2012; 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)

#### **18.44.090 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. 2155 § 3, 2017; 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 Chapters 18.20 and 18.74, as applicable, of this title. (Ord. 2155 § 3, 2017; Ord. 1591 § 2, 1993; prior code § 2-7.11)

**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 Chapters 18.96 and 18.74, as applicable, of this title. (Ord. 2155 § 3, 2017; prior code § 2-7.12)

**18.44.140 Design review.**

All uses in the C districts involving exterior changes, uses, or improvements 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. (Ord. 2155 § 3, 2017; prior code § 2-7.13)

## Chapter 18.46

### MU MIXED USE DISTRICTS

#### Sections:

- 18.46.010 Purpose.**
- 18.46.020 Required conditions.**
- 18.46.030 Permitted and conditional uses.**
- 18.46.040 Prohibited uses.**
- 18.46.050 Underground utilities.**
- 18.46.060 Off-street parking.**
- 18.46.070 Off-street loading.**
- 18.46.080 Signs.**
- 18.46.090 Design review.**

#### **18.46.010 Purpose.**

- A. In addition to the objectives prescribed in Section 18.04.010 of this title, the mixed use districts are included in this title to:
  - 1. Provide opportunities for a diversity of compatible and complementary commercial and residential uses within close proximity to one another, including uses that may be located on the same site, in the same building, or on adjacent sites.
  - 2. Encourage convenient access for downtown residents to services, entertainment, shopping and dining, within a short walking or bicycling distance.
- B. In addition to the purposes set forth above:
  - 1. The mixed use-downtown district is intended to foster a dynamic mixed use destination at the southern end of the downtown, that complements and extends the vitality of the existing central-commercial district. This district supports a balanced mix of uses including commercial, hotel, entertainment, office, food halls, live/work and residential uses, and public-serving uses including public parking facilities to serve the needs of the broader downtown area; and
  - 2. The mixed use-transitional district is intended to accommodate a range of lower-intensity commercial uses than allowed in the mixed use-downtown and downtown commercial districts, including retail, office, personal services, food services and, that are compatible with residential uses located both within and adjacent to the district. (Ord. 2194 § 2, 2019)

#### **18.46.020 Required conditions.**

- A. All uses shall comply with the regulations prescribed in Chapter 18.84 of this title, except as otherwise specified in this chapter;
- B. All uses shall be conducted entirely within a completely enclosed structure, except for outdoor dining, and outdoor displays for retail shops that are located immediately in front of the shop and do not impede pedestrian traffic;
- C. No use shall be permitted, and no process, equipment or material shall be employed which is found by the zoning administrator or planning commission, as applicable, to be objectionable to persons residing or working in the vicinity or injurious to property located in the vicinity by reason of odor, insect nuisance, fumes, dust, smoke, cinders, dirt, refuse, water-carried wastes, noise, vibration, illumination, glare, unsightliness or truck traffic, or to involve any hazard of fire or explosion;
- D. Development in the MU-D district shall be subject to planned unit development review and approval by city council. (Ord. 2194 § 2, 2019)

**18.46.030 Permitted and conditional uses.**

Permitted and conditional uses in the MU-D and MU-T districts as provided in Table 18.44.080. (Ord. 2194 § 2, 2019)

**18.46.040 Prohibited uses.**

Any use not specifically permitted or conditionally permitted in Table 18.44.080, unless a determination is made under Chapter 18.128 of this title. (Ord. 2194 § 2, 2019)

**18.46.050 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, 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. 2194 § 2, 2019)

**18.46.060 Off-street parking.**

- A. Off-street parking facilities shall be provided for each use in the MU districts as prescribed in Chapter 18.74 and 18.88.020D of this title.
- B. In the mixed use districts, the planning commission or city council may allow shared parking:
  - 1. Parking facilities may be used jointly with parking facilities for other uses when operations are not normally conducted during the same hours, or when hours of peak use vary. Requests for use of shared parking are subject to the following conditions:
    - a. A parking study shall be presented demonstrating that substantial conflict will not exist in the principal hours or periods of peak demand for the uses which the joint use is proposed.
    - b. A restrictive covenant, easement, or other document acceptable to the city attorney shall be drawn and recorded by the applicant to the satisfaction of the city and executed by all parties concerned assuring the continued availability of the number of stalls designated for joint use. (Ord. 2194 § 2, 2019)

**18.46.070 Off-street loading.**

Off-street loading facilities shall generally be provided for each use as prescribed in Chapter 18.92 of this title, except that the zoning administrator or planning commission may establish regulations on a case-by-case basis in accordance with the purposes of Chapter 18.74 of this title where it is determined infeasible to provide off-street loading facilities in strict conformance with Chapter 18.92. (Ord. 2194 § 2, 2019)

**18.46.080 Signs.**

No sign, outdoor advertising structure or display of any character shall be permitted in the MU districts except as prescribed in Chapters 18.74 and 18.96, as applicable, of this title. (Ord. 2194 § 2, 2019)

**18.46.090 Design review.**

All exterior modifications (e.g., signs, landscape, additions, and other exterior building modifications) in the MU districts shall be subject to design review as prescribed in Chapters 18.20 and 18.74 of this title. (Ord. 2194 § 2, 2019)

## Chapter 18.48

### I INDUSTRIAL DISTRICTS

#### Sections:

<b>18.48.010</b>	<b>Purpose.</b>
<b>18.48.020</b>	<b>Special purpose—I-P industrial park district.</b>
<b>18.48.030</b>	<b>Special purpose—I-G general industrial district.</b>
<b>18.48.040</b>	<b>Required conditions generally.</b>
<b>18.48.050</b>	<b>Noise restrictions.</b>
<b>18.48.060</b>	<b>Emissions.</b>
<b>18.48.070</b>	<b>Odor.</b>
<b>18.48.080</b>	<b>Vibration.</b>
<b>18.48.090</b>	<b>Heat and cold, glare and electrical disturbance.</b>
<b>18.48.100</b>	<b>Radiation.</b>
<b>18.48.110</b>	<b>Insect nuisance.</b>
<b>18.48.120</b>	<b>Disposal of industrial waste.</b>
<b>18.48.130</b>	<b>Permitted and conditional uses—I-P district.</b>
<b>18.48.140</b>	<b>Permitted and conditional uses—I-G district.</b>
<b>18.48.150</b>	<b>Prohibited uses.</b>
<b>18.48.160</b>	<b>Underground utilities.</b>
<b>18.48.170</b>	<b>Off-street parking.</b>
<b>18.48.180</b>	<b>Off-street loading.</b>
<b>18.48.190</b>	<b>Signs.</b>
<b>18.48.200</b>	<b>Design review.</b>

#### **18.48.010 Purpose.**

In addition to the objectives prescribed in Section 18.04.010 of this title, the I industrial districts are included in this title to achieve the following purposes:

- A. The provisions of this chapter shall be administered and enforced in a manner to clearly establish the objectives and to express the desire of the city, community organizations and civic groups to locate industrial development in the Pleasanton area;
- B. To reserve appropriately located areas for industrial plants and related activities;
- C. To protect areas appropriate for industrial use from intrusion by dwellings and other inharmonious uses;
- D. To protect residential and commercial properties and to protect nuisance free, nonhazardous industrial uses from noise, odor, insect nuisance, dust, dirt, smoke, vibration, heat and cold, glare, truck and rail traffic and other objectionable influences, and from fire, explosion, noxious fumes, radiation and other hazards incidental to certain industrial uses;
- E. To provide opportunities for certain types of industrial plants to concentrate in mutually beneficial relationship to each other;
- F. To provide adequate space to meet the needs of modern industrial development, including off-street parking and truck loading areas and landscaping;
- G. To provide sufficient open space around industrial structures to protect them from the hazard of fire and to minimize the impact of industrial plants on nearby residential and agricultural districts;
- H. To minimize traffic congestion and to avoid the overloading of utilities by preventing the construction of buildings of excessive size in relation to the amount of land around them. (Prior code § 2-7.17)



## Chapter 18.56

### P PUBLIC AND INSTITUTIONAL DISTRICT

#### Sections:

<b>18.56.010</b>	<b>Purpose.</b>
<b>18.56.020</b>	<b>Required conditions.</b>
<b>18.56.030</b>	<b>Permitted uses.</b>
<b>18.56.040</b>	<b>Conditional uses.</b>
<b>18.56.050</b>	<b>Temporary conditional use.</b>
<b>18.56.060</b>	<b>Prohibited uses.</b>
<b>18.56.070</b>	<b>Underground utilities.</b>
<b>18.56.080</b>	<b>Off-street parking.</b>
<b>18.56.090</b>	<b>Off-street loading.</b>
<b>18.56.100</b>	<b>Signs.</b>
<b>18.56.110</b>	<b>Design review.</b>

#### **18.56.010 Purpose.**

In addition to the objectives prescribed in Section 18.04.010 of this title, the P public and institutional district is included in the zoning ordinance to provide a procedure for the orderly establishment of public facilities, expansion of their operations, or change in the use of lands owned by governmental agencies and for the orderly establishment of quasi-public institutional uses. (Prior code § 2-7.41)

#### **18.56.020 Required conditions.**

- A. All uses shall comply with the regulations prescribed in Chapter 18.84 of this title. Each yard space shall be not less than the yard required in the district adjoining or directly across a street from each property line, but the planning commission may require larger yards and may prescribe limits to height, bulk or coverage as a condition of a use permit in order to ensure compatibility with adjoining uses.
- B. No use shall be permitted, and no process, equipment or material shall be employed which is found by the commission to be objectionable to persons residing or working in the vicinity or injurious to property located in the vicinity by reason of odor, insect nuisance, fumes, dust, smoke, cinders, dirt, refuse, water carried wastes, noise, vibration, illumination, glare, unsightliness, or truck traffic, or to involve any hazard of fire or explosion. (Prior code § 2-7.42)

#### **18.56.030 Permitted uses.**

The following uses shall be permitted in the P district:

- A. Each use and structure existing in the P district at the time of adoption of the ordinance codified in this chapter, May 3, 1960, is declared to be a conforming use and structure.
- B. Surface parking on the city-owned transportation corridor
- C. Accessory structures and uses located on the same site as a permitted use and the following accessory structures and uses located on the same site with a permitted use or with a conditional use which has been granted a use permit in accord with the provisions of Chapter 18.124 of this title. (Ord. 2194 § 2, 2019; Ord. 1880, 2003; prior code § 2-7.43)

#### **18.56.040 Conditional uses.**

The following conditional uses shall be permitted upon the granting of a use permit, in accord with the provisions of Chapter 18.124 of this title:

- A. Accessory structures and uses located on the same site as a conditional use and the following accessory structures and uses located on the same site as a permitted use or a conditional use that has been granted a use permit:
  - 1. Medium electricity generator facilities that meet the applicable standards of Section 18.124.290 of this title.
  - 2. Medium fuel cell facilities that meet the applicable standards of Section 18.124.290 of this title.
- B. Agricultural experiment facilities.
- C. Airports.
- D. Animal shelters.
- E. Churches, convents, monasteries, parish houses, parsonages, and other religious institutions.
- F. Fairgrounds.
- G. Hospitals.
- H. Parks, playgrounds, golf courses, zoos, and other public recreation facilities.
- I. Public buildings and grounds.
- J. Public schools, including nursery schools, elementary schools, junior high schools, high schools, and colleges.
- K. Private schools, private nursery schools, tutorial schools, and colleges.

**Chapter 18.72**

**C-O CIVIC OVERLAY DISTRICT  
(Rep. by Ord. 1718 § 1, 1997)**

## Chapter 18.74

### DOWNTOWN REVITALIZATION DISTRICT

#### Sections:

- 18.74.010 Purpose.**
- 18.74.020 Creation of district.**
- 18.74.030 Adoption of guidelines.**
- 18.74.040 Improvements subject to design review.**
- 18.74.050 Application for design review.**
- 18.74.060 Architectural plan for sign permit only.**
- 18.74.070 Final architectural plan approval.**
- 18.74.080 Evaluation and criteria.**
- 18.74.090 All signs require a permit—Exemptions.**
- 18.74.100 Prohibited signs.**
- 18.74.110 Sign inventory.**
- 18.74.120 Existing nonconforming signs.**
- 18.74.130 Permitted signs.**
- 18.74.140 Limitations on sign types.**
- 18.74.150 Removal of temporary signs—Presumption.**
- 18.74.160 Alteration or change prohibited without certificate of appropriateness.**
- 18.74.170 Certificate of appropriateness required for demolition or removal.**
- 18.74.180 Procedure.**
- 18.74.190 Standards for review for demolition.**
- 18.74.200 Duty to maintain structures and premises—Demolition by neglect prohibited.**
- 18.74.210 Certain vehicular use along main street prohibited.**
- 18.74.220 Setbacks prohibited on Main Street—Required elsewhere.**
- 18.74.230 Projections prohibited—Exceptions.**
- 18.74.240 Prohibitions—Void permits.**

#### **18.74.010 Purpose.**

The purpose of this chapter is to create a zoning overlay district and strict regulations applicable to this district which will implement the general plan by assuring appropriate development consistent with the goals and policies of the general plan; deter the inappropriate demolition, destruction, alteration, misuse and neglect of architecturally interesting and significant structures in and the built context of the district; revitalize the economic growth and health of and foster civic pride in downtown Pleasanton; stabilize and enhance the value of property; create and renew proper relationships between tax revenues of real property and the cost of municipal services; implement the downtown hospitality guidelines by assuring special downtown accessory entertainment uses located in the downtown operate in a manner consistent with the intent of the downtown hospitality guidelines; and thereby promote and protect the health, safety, comfort, appearance and general welfare of the community. (Ord. 2055 § 2, 2012; Ord. 1225 § 1, 1985; prior code § 2-2.3401)

#### **18.74.020 Creation of district.**

There is hereby created a zoning overlay district known as the Downtown Pleasanton Revitalization district (hereinafter referred to as “district”) the boundaries of which are as shown on Figure 18.74.020 at the end of this chapter.

Within this district are two overlay areas, the downtown hospitality central core area and the downtown hospitality transition area as designated on the downtown hospitality area map following this chapter. The downtown hospitality transition area overlay includes the public park, Civic Park, at the intersection of Main Street and Bernal Avenue. (Ord. 2194 § 2, 2019; Ord. 2055 § 2, 2012; Ord. 1225 § 1, 1985; prior code § 2-2.3402)



## Chapter 18.81

### ACTIVE GROUND-FLOOR OVERLAY DISTRICT

#### Sections:

- 18.81.010 Purpose.**
- 18.81.020 Applicability.**
- 18.81.030 Underlying zoning.**
- 18.81.040 Procedure for granting exceptions.**

#### **18.81.010 Purpose.**

In addition to the objectives prescribed in the underlying district, the active ground-floor overlay district is included in this title to achieve the following purposes:

- A. To provide a balanced physical environment conducive to pedestrian activity and a walkable street network; and
- B. To enable uses that support a vibrant, pedestrian-oriented experience throughout much of the day and evening and are a defining component of downtown Pleasanton. (Ord. 2194 § 2, 2019)

#### **18.81.020 Applicability.**

This district shall apply to all properties within the areas designated as active ground-floor overlay district within the downtown specific plan, except as modified by the following:

- A. The overlay shall not apply to tenant spaces with a storefront whose primary access is not from Main Street or another street designated with the overlay (as depicted in the Downtown Specific Plan Land Use Diagram).
- B. For buildings that have multiple tenant spaces, the requirements of the overlay shall only apply to the tenant spaces with frontage on Main Street or a street designated with the overlay (as depicted in the Downtown Specific Plan Land Use Diagram).
- C. For tenant spaces accommodating multiple uses, a minimum of the first 25-percent of the depth of tenant space (measured perpendicular to the façade fronting a designated active street) must be occupied with an active use.
- D. The overlay shall not apply to buildings containing banks or financial institutions existing as of the date of adoption of this chapter, and purpose-built for such uses. (Ord. 2194 § 2, 2019)

#### **18.81.030 Underlying zoning.**

All uses shall comply with the regulations prescribed in Chapter 18.44 of this title and the underlying district, except as otherwise described by this chapter. (Ord. 2194 § 2, 2019)

#### **18.81.040 Procedure for granting exceptions.**

- A. The director of community development or his/her designee may grant an exception to allow a non-active ground floor use within a tenant space or building, based on any of the following criteria:
  - 1. The tenant space has been vacant for a period of at least six months. Evidence of attempts to lease space shall be provided to the director of community development upon request.
  - 2. The configuration of the tenant space is such that it would have a storefront frontage of less than 10 feet (as determined by the director of community development) on a designated active street.
  - 3. The tenant is located in an existing, purpose-built building containing a bank or financial institution as its primary tenant/occupant.
- B. Notice of the director of community development's decision shall be provided to the planning commission. Such decision is subject to appeal in accordance with the provisions of Chapter 18.144. (Ord. 2194 § 2, 2019)

## Chapter 18.82

### SF SERVICE FACILITIES OVERLAY DISTRICT

#### Sections:

- 18.82.010 Purposes.**
- 18.82.020 Area designation.**
- 18.82.030 Applicability.**
- 18.82.040 Permitting procedures and standards.**

#### **18.82.010 Purposes.**

The purpose of this chapter is to provide locations, procedures and standards to facilitate the establishment of homeless shelters within the SF service facilities overlay district area.

The further purpose of this chapter is to comply with the requirements of Senate Bill 02 (2007) codified in California Government Code Sections 65582, 65583 and 65589.5. (Ord. 2061 § 2, 2013)

#### **18.82.020 Area designation.**

The SF service facilities overlay district shall include the area designated on the map in Exhibit A at the end of this chapter. (Ord. 2061 § 2, 2013)

#### **18.82.030 Applicability.**

Within the SF service facilities overlay district all homeless shelters as defined in this title and that conform to the standards specified in this chapter, shall be a permitted use without a conditional use permit or other discretionary permit. Otherwise, all regulations of the underlying base district shall apply. For properties within the SF overlay district that have an approved PUD development plan, the uses and standards of the PUD shall apply, except that homeless shelters shall be a permitted use without a conditional use permit, or other discretionary permit. (Ord. 2061 § 2, 2013)

#### **18.82.040 Permitting procedures and standards.**

- A. Permitted Use. Within the SF overlay district a homeless shelter that meets all of the standards provided in subsection B shall be approved ministerially with a zoning certificate, without discretionary review or a public hearing.
  - 1. The application for a zoning certificate for a homeless shelter shall be submitted to the planning division and shall include:
    - a. Plot plan (drawn to scale) showing the dimensions of the lot on which the homeless shelter will be located; the location and dimension of setbacks of all existing and proposed structures on the proposed site; all easements; building envelopes; and parking for the project site; and
    - b. Floor plans of the entire structure or structures with each room dimensioned, the resulting floor area calculated for each room, and calculation of the total floor area. The use of each room shall be identified; and
    - c. A homeless shelter management plan as required in subsection B of this section; and
    - d. Any additional drawings or statements demonstrating compliance with the standards required by subsection B of this section.
  - 2. The zoning certificate shall document compliance of the homeless shelter with this chapter and shall be kept on file in the community development department for the duration of the operation of the homeless shelter.
- B. Required Standards for Homeless Shelters.





## Chapter 18.84

### SITE, YARD, BULK, USABLE OPEN SPACE AND LANDSCAPING REGULATIONS

#### Sections:

- 18.84.010** Basic requirements for all sections.
- 18.84.020** Modifications to requirements of PUD, C, MU, O and I districts.
- 18.84.030** Site area and dimensions—Measurement.
- 18.84.040** Hillside sites in R-1 districts.
- 18.84.050** Width of corner lots.
- 18.84.060** Depth adjoining freeway or railroad in R districts.
- 18.84.070** Nonconforming sites.
- 18.84.080** Front yards—Requirements and exceptions.
- 18.84.090** Side and rear yards—Requirements and exceptions.
- 18.84.100** Yards and courts related to height of a structure.
- 18.84.110** Traffic sight obstructions.
- 18.84.120** Projections into yards.
- 18.84.130** Projections over public property.
- 18.84.140** Height limits—Measurement.
- 18.84.150** Height limits—Exceptions.
- 18.84.160** Accessory structures—Location and yards.
- 18.84.170** Usable open space.
- 18.84.180** Screening and landscaping—Materials and maintenance.
- 18.84.190** Screening of parking and loading facilities adjoining or opposite R district.
- 18.84.200** Screening of uses adjoining R-1 district.
- 18.84.210** Screening of uses adjoining RM districts.
- 18.84.220** Screening of open uses.
- 18.84.230** Landscaping of parking facilities.
- 18.84.240** Landscaping of trailer parks.
- 18.84.250** Additional landscaping in O and I-P districts.
- 18.84.260** Landscaping of buffers in Q district.
- 18.84.270** Types of vehicles and parking locations permitted in R district.

#### **18.84.010** Basic requirements for all sections.

The zoning schedule provided in Table 18.84.010 located at the end of this chapter prescribes the basic site, yard, bulk, usable open space and screening and landscaping regulations that shall apply in the districts as indicated in the schedule. These basic requirements are defined and supplemented by additional requirements and exceptions prescribed in subsequent sections of this chapter. (Ord. 2161 § 1, 2017; Ord. 2155 § 3, 2017; Ord. 2080 § 2, 2013; Ord. 1250 § 1, 1986; prior code § 2-5.34(a))

#### **18.84.020** Modifications to requirements of PUD, C, MU, O and I districts.

- A. For properties zoned PUD, the basic site requirements shall be established in conjunction with the approval of the final development plan as set forth in Chapter 18.68.
- B. Properties in the C, MU, O and I districts may be subdivided for purposes of lease, sale or finance without regard to the basic site requirements for the applicable district when all of the following are met:
  - 1. The property either has been developed previously or has had project approval granted by the city;
  - 2. The development as built or as approved meets the basic requirements of this chapter, Chapters 18.88 and 18.92 of this title, as required by the applicable zoning district or as modified by appropriate city action;

3. Appropriate access, off-street parking, and loading berths are provided to each lot in the subdivision through easements or other devices, said appropriateness to be determined by the city;
4. Provision has been made to ensure maintenance of the access ways and other “public” areas in a manner acceptable to the city; and
5. All buildings either proposed to be built or existing, shall meet the applicable provisions of the building and fire codes as determined by the city.

Any other conditions may be placed on such commercial or industrial subdivisions as may be necessary to protect the public health, safety and welfare. (Ord. 2194 § 2, 2019; prior code § 2-5.35(b))

**18.84.030 Site area and dimensions—Measurement.**

- A. Required front, side and rear yards shall be measured as the minimum horizontal distance from the property line of the site or street right-of-way line to a line parallel thereto on the site; provided that where a specific street plan has been adopted by the city council, site area and required yards shall be measured from the plan line, and no provision of this chapter shall be construed to permit a structure or use to extend beyond such line; and provided further, that where a site abuts on a street having only a portion of its required width dedicated or reserved for street purposes, site area and required yards shall be measured from a line drawn on the boundary of the additional width required for street purposes abutting the site.
- B. No site shall have less than 35 feet of frontage.
- C. On an irregular site, required yards shall be measured in the manner prescribed by the zoning administrator.
- D. On a lot having a width that exceeds its depth and which is served by an access corridor, the longer dimension may be considered the depth for purposes of measuring front, side and rear yards.
- E. If, after dividing the area of a site in an RM, MU, or C-C district by the site area required per dwelling unit, a remainder equal to or greater than 90 percent of the area required for an additional dwelling unit is obtained, one additional dwelling unit may be located on the site, provided that all other applicable yard, open space, bulk, and parking regulations are met. (Ord. 2194 § 2, 2019; prior code § 2-5.36(1))

**18.84.040 Hillside sites in R-1 districts.**

- A. In the R-1-6,500, R-1-7,500, R-1-8,500 and R-1-10,000 districts, for each one-foot difference in elevation greater than 10 feet between points A and B as described in this chapter, the minimum required site area shall be increased by 10 percent except that a site in excess of 13,000 square feet shall not be required in the R-1-6,500 district, a site in excess of 15,000 square feet shall not be required in the R-1-7,500 district, a site in excess of seventeen thousand square feet shall not be required in the R-1-8,500 district, and a site in excess of 20,000 square feet shall not be required in the R-1-10,000 district.
- B. In the R-1-20,000 and R-1-40,000 districts, for each one-foot difference in elevation greater than 20 feet between points A and B, as described in this chapter, the minimum required site area shall be increased by 10 percent.
- C. On any lot point A is a point at which either projected side lot line intersects the edge of the street pavement as shown on a preliminary or tentative subdivision map or on plans approved by the city engineer or the existing pavement or traveled way. Point B is a point on the lot on an arc 100 feet distant from point A with the greatest difference in natural grade.
- D. On a site having a difference in elevation of more than 10 feet between points A and B as described in this chapter, the natural grade shall not be disturbed or natural vegetation removed on more than 5,000 square feet if the site is in the R-1-10,000 district or more than 7,000 square feet if the site is in the R-1-20,000 or R-1-40,000 districts, provided that vegetation other than trees more than six inches in diameter may be removed from additional area if replaced by planting of equal coverage and ground-holding ability, and provided that vegetation may be removed from additional area in accord with a plan approved by the board of design review to thin out excessively heavy growth in order to foster improved growth conditions, to remove diseased plant material, or to eliminate a hazardous condition.

- E. All properties placed in a hillside planned development (H-P-D) district shall be developed pursuant to the provisions of Chapter 18.76 of this title. (Ord. 2000 § 1, 2009; prior code § 2-5.36(2))

**18.84.050 Width of corner lots.**

Corner lots shall have extra width in addition to the width prescribed in the zoning schedule at least equal to the width of the minimum interior side yard prescribed for a main structure in the district and in no case shall the lot be less than 80 feet. (Prior code § 2-5.36(3))

**18.84.060 Depth adjoining freeway or railroad in R districts.**

In an R district, no site rearing on a freeway or railroad right-of-way shall have a depth of less than 130 feet. (Prior code § 2-5.36(4))

**18.84.070 Nonconforming sites.**

A site having an area, frontage, width or depth less than the minimum prescribed for the district in which the site is located, which is shown on a duly approved and valid tentative subdivision map or a recorded subdivision map, or for which a deed or valid contract of sale was of record prior to the effective date of the ordinance codified in this chapter, and which had a legal area, frontage, width and depth at the time that the subdivision map, deed or contract of sale was recorded, may be used for a permitted use or a conditional use in the district in which it is located but shall be subject to all other regulations for the district. (Prior code § 2-5.36(5))

**18.84.080 Front yards—Requirements and exceptions.**

In addition to the regulations prescribed in the zoning schedule of Section 18.84.010 of this chapter, the following regulations shall apply:

- A. The minimum front yard for a garage, carport or off-street parking space required to serve a dwelling in the R-1-6,500, R-1-7,500, R-1-8,500, R-1-10,000, and RM districts shall be 23 feet in order to accommodate a car outside the garage, carport or parking space without encroaching upon the sidewalk, provided that where a garage or carport entered parallel to the street from which it has access, the front yard for the garage or carport may be 15 feet.

In the R-1-6,500, R-1-7,500, R-1-8,500 and R-1-10,000 zoning districts, the front yard setback shall be a minimum of 20 feet for those properties where it can be shown through city records to the satisfaction of the community development director that the home was initially constructed with a minimum of 20-foot front yard setback.

- B. Where sites comprising 40 percent of the frontage in an R district on a block are improved with buildings, the minimum front yard shall be the average of the minimum front yard depths for structures other than garages or carports on each developed site in the district on the block. In computing the average, a depth 10 feet greater than the minimum required front yard shall be used for any site having a greater yard depth.
- C. No solid fence, brick and screen block walls, chainlink fence, hedge, or other screen planting in a required front yard in all zoning districts other than the R-1-20,000, R-1-40,000, and A districts shall exceed a height of 30 inches. Open fencing such as wrought iron, split rail, picket style, or other similar types of open fencing may be located in a required front yard, provided that the open fence maintains a maximum height of 42 inches. In conjunction with the open fence, a solid base of brick or split face block up to a height of 18 inches may be constructed so long as the total fence height does not exceed 42 inches, and decorative columns, caps, or pilasters up to a height of 48 inches, generally separated by a distance of six feet may be constructed. "Open picket style fencing" is defined as fencing which consists of narrow vertical boards, generally three inches to four inches in width, and with a minimum of 33 percent of the fence area being open.

Higher decorative structures or planting screens incorporated into an identifiable landscaping scheme may be located in a required front yard, provided that:

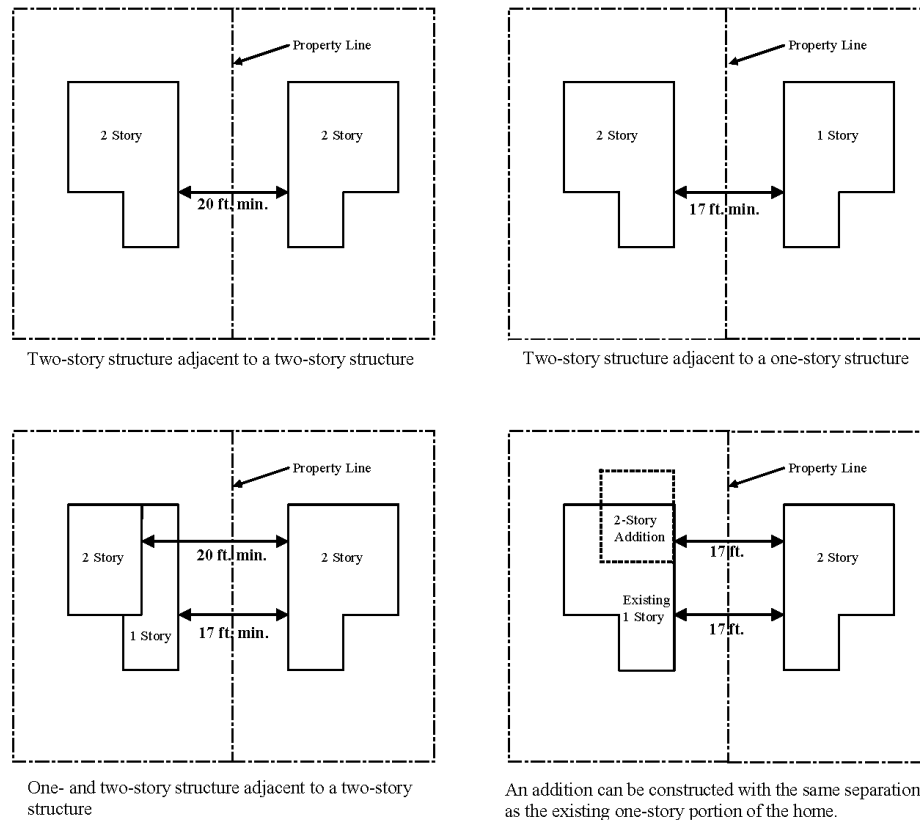
1. No such structure or screen shall exceed six feet in height except decorative arched gateways, which may be a maximum of eight feet in height;



**18.84.100 Yards and courts related to height of a structure.**

In addition to the yards prescribed in Section 18.84.010 of this chapter, the following regulations shall apply:

- A. In a R-1 district, at the time of initial construction, main structures two stories or greater in height shall be separated by a distance of at least 20 feet; provided, however, portions of two structures, only one of which is two stories or greater in height, shall be separated by at least 17 feet. For structures with upper floors set in or out from lower floors, separation shall be measured separately from each story. Additions to the main structure may be constructed with the same separation as the existing first floor, provided that the addition does not encroach any farther into the separation than the existing main structure. All additions to the main structure which exceed 10 feet in height shall be subject to design review pursuant to Section 18.20.010 of this title. Accessory structures two stories or greater in height shall be separated by a distance of at least 20 feet from any structure two stories or greater in height; accessory structures two stories or greater in height shall be separated by a distance of at least 17 feet from one-story structures. For purposes of this section, separation shall be measured from the wall of one structure to the wall of the other structure excluding architectural projections.
- B. In an RM district, no structure shall exceed the height of a sloping plane 15 feet in height at the interior of the minimum required side yard prescribed in Table 18.84.010 of this chapter, and sloping away from the side property line five feet for each additional 15 feet in height.
- C. In an R district, the distance between a main structure and an accessory structure on the same site shall not be less than six feet, except that accessory structures in the rear yards or in one side yard may be closer than six feet if all the requirements of the building and fire code are met and if such structures are not closer than three feet to any side or rear property line.



**Figure 18.84.100**

(Ord. 2038 § 1, 2012; Ord. 1249 § 1, 1986; Ord. 1240 § 1, 1986; prior code § 2-5.39)

**18.84.110 Traffic sight obstructions.**

Except in a C-C or MU district, on a corner lot, no solid fence, wall, hedge, or other obstruction, except the natural grade of a site, within a triangular area formed by the street property lines and a line connecting points on the property lines 25 feet from the street intersection shall exceed a height of 30 inches above established grade or an open fence up to a height of 42 inches above established grade at the edge of the street pavement or traveled way if plans have not been approved, provided that trees pruned up to eight feet above the street grade shall be permitted. (Ord. 2194 § 2, 2019; Ord. 1862 § 1, 2002; prior code § 2-5.40)

**18.84.120 Projections into yards.**

- A. Architectural Projections. Architectural projections, including eaves, awnings, louvers, and similar shading devices; sills, belt courses, cornices, and similar features; and flues and chimneys may project not more than four feet into a required front yard, rear yard, or side yard on the street side of a corner lot, and not more than two feet into any other required yard, provided that the distance between an architectural projection and side or rear property line shall not be less than three feet.
- B. Oriel or Bay Windows. Oriel or bay windows may project not more than three feet into a required front yard, rear yard, or side yard on the street side of a corner lot, provided that the aggregate width of oriel or bay windows shall not exceed 50 percent of the length of the wall in which they are located, and the width of any individual oriel or bay window shall not exceed 10 feet.
- C. Porches and Steps. Unroofed porches, steps, decks, and terraces may come to a point not closer than 12 feet to a front property line, or may project not more than eight feet into a required front yard or side yard on the street side of a corner lot, or to a point not closer than three feet to an interior side or rear property line, provided that the height, including railings, shall not exceed six feet above the grade of the ground at the property line.
- D. Balconies over Six Feet Aboveground. Balconies, decks, terraces, and other similar unroofed structures at a height, including railing, more than six feet above the level at which a yard must be provided, may project not more than eight feet into a required front yard or rear yard and five feet into any other required yard, provided that they shall not reduce any yard to less than five feet except on the street side of a corner lot. Such structures shall be cantilevered or supported only by necessary columns. A balcony or deck projecting from a higher story may extend over a lower balcony or deck.
- E. Open Stairways. Open, unenclosed fire escapes and fireproof outside stairways may project into any required yard not more than four feet, provided that no yard shall be reduced to less than three feet.
- F. Covered Front Porches And Covered Patios. Covered front porches attached to a main structure may come to a point not closer than 12 feet from the front property line, provided that the covered front porch is designed to be an integral part of the home, is open on three sides, has a minimum depth of eight feet, and has a minimum width of 10 feet. Porch eaves shall project no more than an additional 24 inches into the required front and/or side yard setback areas.  
  
Covered patios attached to a main structure and enclosed on more than one side may project not more than eight feet into a required rear yard and five feet into a required side yard within 35 feet of the rear lot line, provided that the required side yard shall not be reduced to less than five feet. Covered patios attached to a main structure and open on three sides may come to within five feet of the rear property line and three feet from the side property lines of the property within any residential zone.
- G. Underground Structures. Covered underground structures may project without limit into any required yard, provided that they shall not have a height of more than two and one-half feet and provided that their surfaces are landscaped. (Ord. 1876 § 1, 2003; Ord. 1244 § 1, 1986; prior code § 2-5.41)

**18.84.130 Projections over public property.**

Projections into public rights-of-way shall be regulated by the building code and by Chapter 18.96 of this title, except that in a C-C or MU district a balcony, oriel window, arcade, or other projection may extend over a sidewalk, provided that the horizontal distance between the curb and the nearest face of the structure shall be at least two feet, the

clear vertical height under the projection shall be at least 12 feet, and the clear horizontal distance between the property line and any supporting structure shall be at least seven feet. At least 85 percent of the area and 85 percent of the length of a vertical plane through a line of supporting columns shall be open and free of obstructions. Space over a public right-of-way permitted by this section may be enclosed and may be occupied by a permitted use or a conditional use and shall be included in computing basic floor area if enclosed. Supports located in a public right-of-way shall be subject to the provisions of Chapter 13.04 of this code. (Ord. 2194 § 2, 2019; prior code § 2-5.42)

**18.84.140 Height limits—Measurement.**

Except as otherwise noted in this chapter, the height of a structure shall be measured vertically from the average elevation of the natural grade or finished grade, whichever is lower, of the ground covered by the structure to the highest point of the structure including parapet or to the coping of a flat roof, to the deck line of a mansard roof, or to the mean height between eaves and ridges for a hip, gable, or gambrel roof. The height of an accessory structure shall be measured from the lowest grade adjacent to the structure to the highest ridge or top of the structure, including parapet. The height of a fence or a wall used as a fence shall be measured from the higher finished grade adjoining the fence or wall. The average height of a wall of a structure shall be deemed the height of the wall. (Ord. 2194 § 2, 2019; Ord. 2038 § 1, 2012; prior code § 2-5.43(1))

**18.84.150 Height limits—Exceptions.**

- A. Architectural building elements such as towers, cupolas, and similar structures, and appurtenances such as spires, chimneys, elevator and stairway enclosures, building-mounted flagpoles, screens for rooftop equipment, and similar structures covering not more than 10 percent of the ground area covered by the structure may be erected to a height of not more than 15 feet above the height limit prescribed by the regulations for the district in which the site is located, with design review approval specified under Chapter 18.20 of this title.
- B. Except as otherwise allowed by this title, subject to design review approval specified under Chapter 18.20 of this title, free-standing appurtenant structures such as water tanks, fire towers, flagpoles, monuments, and similar structures; residential radio and television aerials and antennas; receive-only antennas; may be erected to a height of not more than 65 feet or not more than 25 feet above the height limit prescribed by the regulations for the district in which the site is located, whichever is less.
- C. The height and location of commercial radio and television aerials, antennas, and transmission towers shall be subject to design review approval specified under Chapter 18.20 of this title, and shall be based on a visual analysis demonstrating that views of the aerial/antenna/tower are minimized or are substantially screened from residential land uses, the I-580 and/or I-680 rights-of-way, or other sensitive land uses such as parks, schools, or major streets, and shall be based on an engineering analysis justifying the height of the proposed aerial/antenna/tower.  
Any parabolic dish mounted on the aerial/antenna/tower shall be less than two feet in diameter. The base of the aerial/antenna/tower and any switching facility located at the base that is visible to the public shall be architecturally treated and/or screened from view utilizing on- and/or off-site vegetation or other approved screening mechanism.
- D. Wire-carrying power distribution poles and transmission towers and communication poles located in any zoning district shall not be subject to the height limits prescribed in the district regulations.
- E. In the R-1 district and the RM district, second units located above a garage may exceed the 15-foot height limit for accessory structures. Second units constructed above a detached garage in those districts may not exceed 25 feet in height as measured from the lowest grade adjacent to the structure to the highest ridge or top of the structure. (Ord. 2194 § 2, 2019; Ord. 2080 § 2, 2013; Ord. 1821 § 1, 2001; Ord. 1743, 1998; Ord. 1600 § 2, 1993; prior code § 2-5.43(2))

**18.84.160 Accessory structures—Location and yards.**

- A. In an R district, Class I and Class II accessory structures may be located in a required rear yard or a required interior side yard within 35 feet of the rear lot line, provided that the distances to lot lines shall not be less than prescribed in Section 18.84.010 of this chapter, except that Class II accessory structures may be constructed to the

property line, but not attached to the fence, and provided that in the aggregate no more than 500 square feet or 10 percent of the area of the required rear yard, whichever is greater, shall be covered by structures other than garages or carports in an RM-2,500, RM-2,000 or RM-1,500 district. Accessory structures located in required side or rear yards shall not be closer to a main structure or any other accessory structure than the distance prescribed in Section 18.84.100 of this chapter. The minimum distance between an accessory structure containing a habitable room and a side or rear lot line shall be the same as the minimum required side yard for a main structure on the same site.

- B. An accessory structure located not closer to a property line than the distance required for a main structure on the same site may adjoin or may be separated from a main structure, provided that if directly opposite walls in either structure have a main entrance to a dwelling unit or a window opening into a habitable room, the space between the structures shall be as prescribed in Section 18.84.100 of this chapter.
- C. No accessory structure shall be located either within a front yard or, unless adequately screened from view from the street as determined by the zoning administrator within the area between the front yard and the front of a structure in an R district.
- D. Swimming pools shall comply with the applicable Class II accessory structure regulations of this title and in addition shall be subject to the requirements of Chapter 20.55 of this code.
- E. Accessory dwelling units shall comply with the regulations in Chapter 18.106 of this title.
- F. Accessory structures exceeding 10 feet in height shall be subject to design review pursuant to Section 18.20.010 of this title.
- G. Location Standards for Pools and Spas.
  - 1. Pool water line shall not encroach into a required front yard or be placed closer than five feet to a rear or interior side property line or 10 feet to a street side property line, except that the pool water line for cord-connected, aboveground (portable) spas shall not encroach into a required front yard or be placed closer than three feet to a rear or interior side property line or 10 feet to a street side property line.
  - 2. Pool walls placed closer than five feet to a structure shall require investigation and written approval by a licensed civil engineer. A copy of this investigation and approval shall be furnished to the administrative authority prior to issuance of a pool permit.
  - 3. Pool equipment may be located within the boundaries of the site in which the pool is located without regard to setback except that equipment shall not be located within required front yards nor within the required side yard of the street side of a corner lot unless said equipment is located on the interior side of a fence as allowed in conformance with Title 18 of this code of the city. Where pool equipment is located within a required side yard adjacent to a main structure, a minimum three-foot clearance shall be maintained between said equipment installation and the corresponding side property line. (Ord. 2192 § 2, 2019; Ord. 2161 § 1, 2017; Ord. 2038 § 1, 2012; Ord. 1812, 2000; Ord. 1656 § 1, 1995; Ord. 1150 § 1, 1984; prior code § 2-5.44)

#### **18.84.170 Usable open space.**

- A. Each dwelling unit in the RM, C-C and MU districts shall have group or private usable open space as prescribed in the zoning schedule codified in Table 18.84.010 of this chapter, provided that in the RM district each dwelling unit shall have private usable open space of at least the minimum area specified by subsection C of this section. Group and private usable open space may be combined to meet the requirements. Each square foot of private usable open space shall be considered equivalent to two square feet of group usable open space and may be so substituted. All required usable open space shall be planted area, or shall have a dust-free surface, or shall be water surface, provided that not less than 10 percent of the required group usable open space at ground level shall be landscaped with trees and other plant materials suitable for ornamentation. No required usable open space shall be located in a parking area, driveway, service area, or required front yard, or shall have a slope greater than 10 percent.



- B. Group usable open space shall have a minimum area of 300 square feet and a rectangle inscribed within it shall have no dimension less than 15 feet. Required usable open space may be located on the roof of an attached garage or carport, but not more than 20 percent of the required space shall be located on the roof of a building containing habitable rooms.
- C. Private usable open space located at ground level shall have a minimum area of 150 square feet and a rectangle inscribed within it shall have no dimension less than 10 feet. The minimum area of aboveground-level space shall be 50 square feet and a rectangle inscribed within it shall have no dimension less than five feet. Private usable open space shall be adjacent to, and not more than four feet above or below the floor level of the dwelling unit served. Not more than 50 percent of ground-level space may be covered by an overhang, balcony, or patio roof. Aboveground-level space shall have at least one exterior side open above railing height.
- D. Private, ground-level, usable open space on the street side of a structure shall be screened from the street.
- E. Usable open space shall be permanently maintained by the owner in orderly condition. (Ord. 2194 § 2, 2019; prior code § 2-5.45)

**18.84.180 Screening and landscaping—Materials and maintenance.**

Except as otherwise required by the provisions of this chapter, screening shall consist of a solid wall or fence, vine-covered fence, or compact evergreen hedge. Hedge material used as screening shall be not less than three feet in height when planted and shall not be permitted to exceed the specified height by more than one and one-half feet. Where buffers or trees are required, they shall have a mature height of not less than 12 feet and shall be planted not more than 20 feet apart. All screening and landscaping shall be permanently maintained in orderly condition by the owner. Plant materials shall be watered, weeded, pruned and replaced as necessary to screen or ornament the site. A permanent irrigation system shall be provided. (Prior code § 2-5.46(1))

**18.84.190 Screening of parking and loading facilities adjoining or opposite R district.**

In an R district an open parking facility for more than five cars or a loading area shall be screened from properties in an R district adjoining or directly across a street or alley. In a district other than an R district an open parking facility or a loading area shall be screened from an R district adjoining or directly across a street or alley. Screening shall be six feet in height, except that screening to protect properties across a street may be not less than four feet in height. (Prior code § 2-5.46(2))

**18.84.200 Screening of uses adjoining R-1 district.**

Where the site of a dwelling other than one-family dwelling or a duplex adjoins an R-1 district, screening six feet in height shall be located adjoining the property line. Where the site of a use other than a dwelling adjoins an R-1 district, screening six feet in height shall be located adjoining the property line, and an area 10 feet in depth adjoining the property line shall be landscaped with plant materials, including a buffer of trees. (Prior code § 2-5.46(3))

**18.84.210 Screening of uses adjoining RM districts.**

Where the site of a use other than a dwelling adjoins an RM district screening six feet in height shall be located adjoining the property line and an area with plant materials, including a buffer of trees. (Prior code § 2-5.46(4))

**18.84.220 Screening of open uses.**

A use not conducted within a completely enclosed structure shall have screening of a height specified by the zoning administrator if located in an I-P district or in a C or I district adjoining or opposite across a street or alley from an R district or if located in C-S or I district adjoining or opposite across a street from an O, C-N, C-C, MU, C-R or P district, unless the zoning administrator finds that topographic or other physical conditions or the characteristics of the use make screening unnecessary or ineffective for protection of the adjoining or opposite district. (Ord. 2194 § 2, 2019; Ord. 1656 § 1, 1995; prior code § 2-5.46(5))

**18.84.230 Landscaping of parking facilities.**

In an O, C-N, C-C, MU, 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. (Ord. 2194 § 2, 2019; 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)

Table 18.84.010

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 I 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%	30 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%	30 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	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	Dwellings not permitted	30%	30 ft	15 ft	20 ft	10 ft

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
C-C	---	---	---	18.84.130	18.84.130	---	1,000 sq ft 18.44.080 18.84.030E	150 sq ft	300%	40 ft 18.84.150	40 ft 18.84.150	---	---
MU-D	---	---	---	18.84.130	18.84.130	---	1,000 sq ft 18.44.080 18.84.030E	150 sq ft	300%	46 ft 18.84.150	46 ft 18.84.150	---	---
MU-T	10,000 sq ft	80 ft	100 ft	20 ft	10 ft; 20 ft	10 ft	1,000 sq ft 18.44.080 18.84.030E	150 sq ft	125%	36 ft	15 ft	3 ft	3 ft
C-R	18.44.070A												
C-S	10,000 sq ft	80 ft	100 ft	10 ft	---	10 ft	Dwellings not permitted	Dwellings not permitted	100%	40 ft	40 ft	---	10 ft
C-F	30,000 sq ft	100 ft	130 ft	20 ft	20 ft; 40 ft	10 ft	Dwellings not permitted	Dwellings not permitted	40%	40 ft	40 ft	20 ft	10 ft
C-A	10 acre	300 ft	300 ft	20 ft	20 ft; 40 ft	10 ft	Dwellings not permitted	Dwellings not permitted	40%	40 ft	40 ft	20 ft	10 ft
I-P	20,000 sq ft	140 ft	140 ft	25 ft	20 ft; 40 ft	15 ft	Dwellings not permitted	Dwellings not permitted	50 %	40 ft	40 ft	20 ft	25 ft
I-G 20,000	20,000 sq ft	100 ft	150 ft	25 ft	10 ft; 20 ft	15 ft	Dwellings not permitted	Dwellings not permitted	100%	40 ft	40 ft	10 ft	25 ft
I-G 40,000	40,000 sq ft	150 ft	300 ft	25 ft	10 ft; 20 ft	15 ft	Dwellings not permitted	Dwellings not permitted	100%	18.84.150	18.84.150	10 ft	25 ft
I-G 3 acre	3 acre	200 ft	300 ft	25 ft	20 ft; 40 ft	50 ft	Dwellings not permitted	Dwellings not permitted	---	40 ft	40 ft	20 ft	50 ft
Q	50 acre	---	---	100 ft	100 ft; 200 ft	100 ft	---	---	---	40 ft 18.84.150	40 ft 18.84.150	100 ft 18.52.060— 18.52.100	100 ft
P	18.56.020(A)	PUD		18.84.020									
S	18.60.060	CO		18.72									
RO	18.64	CAO		18.80*									

NOTE: For further information, refer to the applicable sections of the Pleasanton Municipal Code (Shown in italics)

\* The standards of the Core Area Overlay (CAO) District apply to residential development in the downtown area.

\*\* In the R-1 and RM districts, accessory dwelling units constructed above a detached garage may exceed 15 feet in height and shall not exceed 25 feet in height as measured from the lowest grade adjacent to the structure to the highest ridge or top of the structure.

## Chapter 18.88

### OFF-STREET PARKING FACILITIES

#### Sections:

- 18.88.010 Purpose.**
- 18.88.020 Basic requirements.**
- 18.88.030 Schedule of off-street parking space requirements.**
- 18.88.035 Requirements for alternative vehicle parking.**
- 18.88.040 Standards.**
- 18.88.050 Location.**
- 18.88.060 More than one use on site or adjoining site.**
- 18.88.070 Off-street parking facilities to serve one use.**
- 18.88.080 Reduction of off-street parking.**
- 18.88.090 Joint use in C-C, MU and C-S districts.**
- 18.88.100 Parking assessment district.**
- 18.88.110 Existing uses.**
- 18.88.120 In lieu parking agreement for the downtown revitalization district.**
- 18.88.130 Designation of facilities.**

#### **18.88.010 Purpose.**

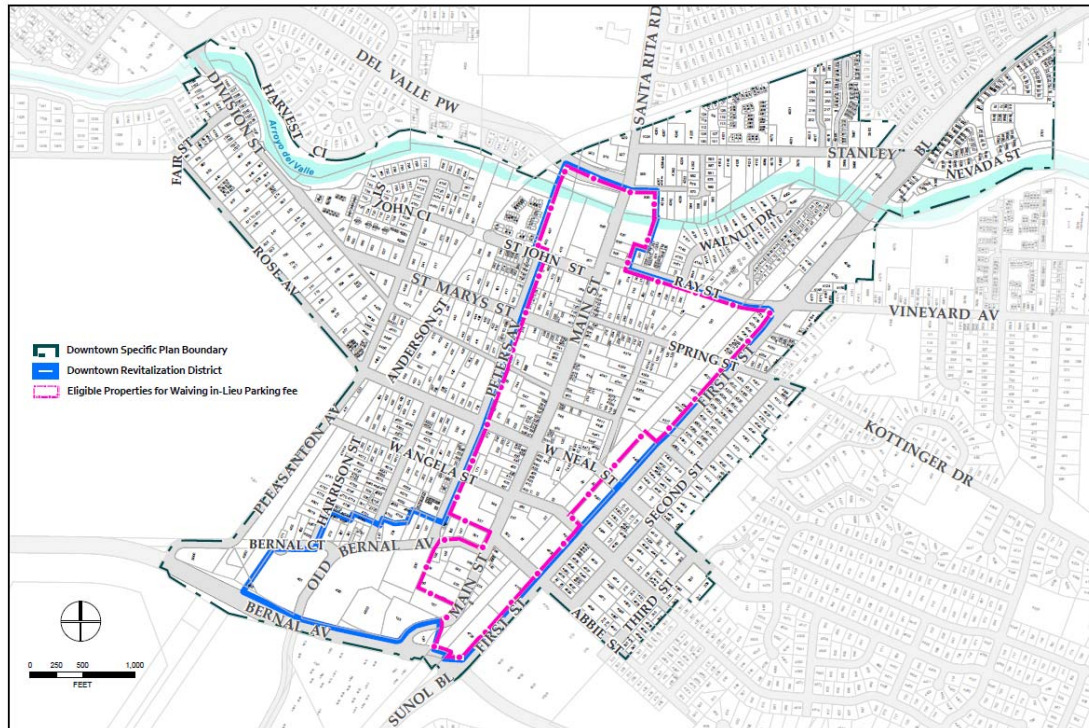
In order to alleviate progressively or to prevent traffic congestion and shortage of curb spaces, off-street parking facilities shall be provided incidental to new uses and major alterations and enlargements of existing uses. The number of parking spaces prescribed in this chapter or to be prescribed by the zoning administrator shall be in proportion to the need for such facilities created by the particular type of land use. Off-street parking areas are to be laid out in a manner that will ensure their usefulness, protect the public safety, and, where appropriate, insulate surrounding land uses from their impact. (Ord. 2089 § 2, 2014; prior code § 2-9.14)

#### **18.88.020 Basic requirements.**

- A. Unless otherwise provided for by this chapter, at the time of initial occupancy, major alteration, or enlargement of sites, or of completion of construction of a structure or of a major alteration or enlargement of a structure, there shall be provided off-street parking facilities for automobiles in accordance with the schedule of off-street parking space requirements prescribed in Section 18.88.030 of this chapter. Except as modified in subsection D of this section, the terms “major alteration” or “enlargement” shall mean a change of use or an addition which would increase the number of parking spaces required by not less than 10 percent of the total number required. The number of parking spaces provided for a major alteration or enlargement of a site or structure shall be in addition to the number existing prior to the alteration or enlargement, unless the preexisting number is greater than the number prescribed in Section 18.88.030 of this chapter, in which instance the number in excess of the prescribed minimum shall be counted in calculating the number provided to serve the major alteration or enlargement.
- B. If, in the application of the requirements of this chapter, a fractional number is obtained, one parking space shall be provided for a fraction of one-half or more, and no parking space shall be required for a fraction of less than one-half.
- C. For a use not specified in Section 18.88.030 of this chapter, the number of off-street parking spaces required shall be determined by the zoning administrator, based upon an analysis of other jurisdictions’ experiences with that type of use or upon an analysis of similar uses specified in Section 18.88.030 of this chapter.
- D. For property zoned C-C, MU, or O and located within the downtown revitalization district as shown in Chapter 18.74 of this title, the following requirements shall modify the basic requirements of subsection A of this section:
  - 1. A change of use shall not constitute a “major alteration” or “enlargement” if the age of the building in which the use is located is greater than five years, according to city records.

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. Eligible parcels within the downtown revitalization district, as shown in Figure 18.88.020, can provide an on-site amenity open to the general public subject to the approval of the city council per Section 18.88.120(B) in lieu of providing required off-street parking when in furtherance of the Downtown Specific Plan.

Figure 18.88.020



Data Source: Pleasanton Municipal Code (Title 18, Ch. 18.88, <http://qcode.us/codes/pleasanton/>)

- F. Property Zoned C-C, MU 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. 2194 § 2, 2019; Ord. 2089 § 2, 2014; 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. Accessory dwelling units shall adhere to the parking requirements in Section 18.106.
  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.



- 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, MU 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, MU 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. (Ord. 2194 § 2, 2019; 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, MU 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. (Ord. 2194 § 2, 2019; 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))

**18.88.080 Reduction of off-street parking.**

No off-street parking facility shall be reduced in capacity or in area without sufficient additional capacity or additional area being provided to comply with the regulations of this chapter. (Prior code § 2-9.19(3))

**18.88.090 Joint use in C-C, MU and C-S districts.**

Adjoining off-street parking facilities serving uses on two or more sites in separate ownership that provide shared parking through reciprocal parking easements may provide parking at the rate of one space for each 400 square feet of gross floor area where the zoning administrator determines that provision has been made for the joint development to function as a single parking facility, all parts of which are accessible to each use served. Parking spaces in such parking lots shall not be reserved or designated for the use of any one business. Off-street parking facilities provided in accord with this section shall be designated as prescribed in Section 18.88.130 of this chapter. (Ord. 2194 § 2, 2019; Ord. 1898 § 1, 2003; prior code § 2-9.19(4))

**18.88.100 Parking assessment district.**

The following parking requirements listed in subsections A through C of this section shall apply to properties located within the parking assessment district located within the block bounded by Peters Avenue, St. Mary Street, Division Street, and Main Street:

- A. Except for the uses listed in Section 18.88.030(A) of this chapter and restaurants, any parcel of real property which is located wholly or partially within the boundaries of a parking assessment district which provides public off-street parking facilities shall be permitted to construct a building the total square footage of which shall not exceed 80 percent of the buildable area of the lot not included within the public parking facility, without the need to provide additional parking. Any building erected or subsequent addition which exceeds 80 percent of the buildable area of the lot shall provide additional parking or pay a sum established pursuant to Section 18.88.120 of this chapter; additional parking shall be computed in accordance with Section 18.88.030 of this chapter, but shall not include that portion of the building which is exempt from parking requirements as indicated in this section and shall not include building additions which increase the number of required parking spaces by less than 10 percent.
- B. Any parcel of real property located wholly or partially within the boundaries of a parking assessment district referred to in subsection A of this section which is used for restaurant purposes shall be permitted to construct a building, the total square footage of which will not exceed 56 percent of the buildable area of the lot without the need to provide additional parking. Any building in excess of the limitation imposed in this section shall be subject to the same requirements for additional parking as set forth in subsection A of this section.
- C. Any building in existence at the time of the establishment of the parking assessment district within which it is located, which exceeds the buildable area provisions set forth in subsection A of this section shall be deemed nonconforming and shall not be subject to additional parking requirements in the following cases:

**18.92.080 Reduction of facilities.**

No off-street loading facility shall be reduced in capacity or in area without sufficient additional capacity or additional area being provided to comply with the regulations of this chapter. (Prior code § 2-9.32(3))

**18.92.090 Existing uses.**

No existing use of land or structure shall be deemed to be nonconforming solely because of the lack of off-street loading facilities prescribed in this chapter, provided that facilities being used for off-street loading on the effective date of the ordinance codified in this chapter, shall not be reduced in a capacity to less than the number of berths prescribed in this chapter or reduced in area to less than the minimum standards prescribed in this chapter. (Prior code § 2-9.33)

**18.92.100 Designation of facilities.**

When off-street loading facilities are provided in compliance with the requirements of this chapter, on a site other than the site on which the use to be served by the loading facilities is located, an indenture shall be recorded in the office of the county recorder designating the off-street loading facility and the use to be served, with legal descriptions of all sites involved, and certifying that the off-street loading facility shall not be used for any other purpose unless the restriction is removed by resolution of the city planning commission. An attested copy of the recorded indenture shall be filed with the zoning administrator. Upon submission of satisfactory evidence that other off-street loading facilities have been provided in compliance with the requirements of this chapter or that the use has ceased or has been altered so as no longer to require the off-street loading facility, the commission shall by resolution remove the restriction. (Prior code § 2-9.34)

## Chapter 18.96

### SIGNS

#### Sections:

- 18.96.010** Purpose.
- 18.96.020** General provisions and requirements.
- 18.96.030** Exempt signs.
- 18.96.040** Signs in A or R districts.
- 18.96.050** Signs in O districts.
- 18.96.060** Signs in C, MU and I districts.
- 18.96.070** Signs in Q districts.
- 18.96.080** Signs in P and S districts.
- 18.96.090** Temporary subdivision signs.
- 18.96.100** Temporary signs adjacent to freeways.
- 18.96.110** Signs adjoining state highways and freeways.
- 18.96.120** Signs in railroad rights-of-way.
- 18.96.130** Zoning certificate required.
- 18.96.140** Elimination of nonconforming signs.
- 18.96.150** Design review.
- 18.96.160** Temporary relaxation of sign regulations.

#### **18.96.010 Purpose.**

The location, height, size, and illumination of signs are regulated in order to maintain the attractiveness and orderliness of the city's appearance, to protect business sites from loss of prominence resulting from excessive signs on surrounding sites, and to protect the public safety and welfare. (Prior code § 2-9.38)

#### **18.96.020 General provisions and requirements.**

No sign or display of any character shall be permitted except in conformity with the following regulations:

##### A. Location, Height, and Size.

1. Except as permitted by Section 18.96.060(J) and (K) and Section 18.96.090 of this chapter, all signs shall be located on the same site as the use they identify, provide information about, or direct attention to.
2. Except in a C-C or MU district, no sign shall project beyond a property line. A sign projecting beyond the property line in a C-C or MU district shall be attached to a building and shall not project more than four feet from the building or closer than two feet to the curb line, and shall not exceed nine square feet in area. Projecting signs shall be limited to one for each ground floor establishment.
3. A projecting sign shall have a minimum clearance of eight feet above an area used by pedestrians, and a minimum clearance of 15 feet above an area used for vehicular movement.
4. No sign attached to a building shall project above the eaves or parapet line.
5. No sign other than a directional sign shall project more than 12 inches into a required interior side yard or a required rear yard or shall be closer to an interior side lot than the minimum width of a required side yard on the site minus 12 inches. Signs may be located in a required front yard.
6. No sign exceeding 24 square feet shall be visible from an R district unless it shall be more than 100 feet from the R district.
7. No sign shall be located so as to create a safety hazard by obstructing vision, or shall interfere with or resemble any authorized warning or traffic sign or signal.
8. No sign shall exceed 250 square feet in area.

- B. Illumination.
1. In an A, R, P or S district, illumination, where permitted, shall be indirect. In an O or MU-T district, illumination, where permitted, shall be indirect or diffused, provided that it shall be white and that the surface brightness of a sign shall not be greater than 100 foot-lamberts. In a C, MU-D or I district direct illumination shall be permitted, provided that if exterior illumination is closer than 200 feet to the boundary of a site or interior illumination is closer than 10 feet to a window within 200 feet of the boundary of a site, no fluorescent or mercury vapor tube, or incandescent illumination exceeding 120 milliamps shall be visible beyond the boundary of the site. In a C or I district diffused illumination closer than 200 feet to the boundary of a site and visible beyond the boundary of the site shall not have a surface brightness greater than 200 foot-lamberts.
  2. A sign within 100 feet of an R district from which the sign is visible shall have illumination, if any, that is white and is indirect or diffused and shall not have a surface brightness greater than 100 foot-lamberts.
  3. No sign shall have blinking, flashing or fluttering lights or any other illuminating device which has a changing light intensity, brightness or color.
  4. No illuminated sign shall be located so as to be confused with or to resemble any warning traffic-control device.
  5. Neither the direct nor reflected light from primary light sources shall create a traffic hazard to operators of motor vehicles.
- C. Movement. No sign that moves, has visible moving parts, or that simulates movement by means of fluttering, spinning, or reflecting devices shall be permitted. (Ord. 2194 § 2, 2019; prior code § 2-9.39)

**18.96.030 Exempt signs.**

The following signs are not subject to the regulations of this chapter:

- A. Signs used exclusively for the posting or display of official notices by a public agency or official, or by a person giving legal notice;
- B. Signs erected or maintained by a public agency or official or required by law to be displayed by a public utility for directional, warning or informational purposes;
- C. Traffic-control signs and devices including street name signs;
- D. The flag, pennant, or insignia of any nation or association of nations, or of any state, city, or other political unit or of any charitable, educational, philanthropic, civic, professional or religious organization;
- E. Nonilluminated, nonverbal religious symbols on the site of a religious institution;
- F. Signs not visible beyond the boundary of a site;
- G. Directional signs necessary to control and direct pedestrian traffic on a site;
- H. Emblems of civic or service clubs and area identification signs of sizes and at locations approved by the planning commission;
- I. A real estate sign designating an open house for an individual home for sale or lease, other than first-time sales of homes within new subdivisions; provided, however, that the signs:
  1. Shall be freestanding A-frame or sandwich board type,
  2. Shall not exceed an overall height of 36 inches from the ground and the face of the sign shall not exceed a horizontal dimension of 24 inches and a vertical dimension of 18 inches,
  3. Shall have no riders. There shall be no additions, tags, signs, streamers, balloons or other appurtenances added to the standard real estate open house sign, provided, however, that arrows may be incorporated into the design of the face of the sign but may not be added appurtenant to the sign,

4. May be displayed Monday through Sunday, 10:00 a.m. through 6:00 p.m. during Pacific Standard Time, and may be displayed Monday through Sunday, 10:00 a.m. to 8:00 p.m. during Pacific Daylight Savings Time,
5. Shall not exceed one on-site open house sign and three off-site open house signs with an aggregate total of four signs per open house, provided, however, that the standard real estate for sale sign posted at the site shall not be included as part of the aggregate total of signs allowable per open house,
6. Shall not be placed, used or maintained in any location upon public property, within rights-of-way or within public easements adjacent to streets, where such placement use or maintenance endangers the safety of persons or property, or unreasonably interferes with or impedes the flow of pedestrian or bicycle traffic, or the ingress into or egress from any residence or place of business,
7. Shall not be placed within a five foot radius of a hydrant, fire call box or mail box,
8. Shall not be placed on or within the median strip or center divider of a roadway or on or within any other roadway island or safety zone area,
9. Shall not be chained, bolted or otherwise attached to any property not owned by the owner of the sign, nor shall they be chained, bolted or otherwise attached to any tree, shrub or other plant. (Ord. 1656 § 1, 1995; Ord. 1492 § 1, 1990; Ord. 1362 § 2, 1988; prior code § 2-9.40)

#### **18.96.040 Signs in A or R districts.**

No sign or outdoor advertising structure shall be permitted in an A or R district except the following:

- A. One nameplate, which may give notice of the name, address and occupation of the resident not directly lighted, not exceeding one square foot or eight feet in height, on the site of a one-family dwelling;
- B. One identification sign, not directly lighted, not exceeding six square feet or eight feet in height, on the site of a multi-family dwelling or a lodginghouse;
- C. One identification sign, not directly lighted, not exceeding 12 square feet or 12 feet in height, for each main building on the site of a public building, a private institution, a church, a club or lodge, a unifier park, or a nursing home, provided that a general hospital may have an identification sign not exceeding 24 square feet;
- D. In addition to an identification sign, one bulletin board, not directly lighted, not exceeding 20 square feet or eight feet in height, on the site of a church;
- E. One directional sign, not directly lighted, not exceeding four square feet, at each entrance or exit to a parking lot;
- F. Signs pertaining to the sale, lease, rental or display of a structure or land:
  1. For properties located in the A district, one nonilluminated sign not exceeding 12 square feet,
  2. For properties located in the R districts one nonilluminated sign not exceeding six square feet,
  3. Shall be removed 30 days after the sale, lease, rental or display of the structure or land;
- G. One nonilluminated, temporary construction sign, not exceeding 12 square feet, on the site of a structure or group of structures, while under construction, except that one additional square foot shall be permitted for each dwelling unit under construction, provided that the sign shall not exceed 24 square feet;
- H. One business sign, not directly lighted, not exceeding 12 square feet or 12 feet in height, on the site of a permitted or conditional use other than a dwelling in an A district, provided that additional sign area may be specified in a use permit and shall be based on the identification needs of the use and the character of surrounding uses;
- I. Any sign proposed to be located in an R-1 district, or in any PUD district developed under R-1 standards, whether illuminated or nonilluminated, shall be subject to review by the planning commission, as provided in Chapter 18.20;
- J. One identification sign, not directly lighted, not exceeding six square feet or six feet in height, on the site of a small bed and breakfast or bed and breakfast inn. (Ord. 1656 § 1, 1995; Ord. 1636 § 8, 1994; Ord. 1520 § 3, 1991; Ord. 1492 § 1, 1990; prior code § 2-9.41)

**18.96.050 Signs in O districts.**

No sign or outdoor advertising structure shall be permitted in an O district except the following:

- A. Business signs not exceeding one-half square foot for each foot of street property line adjoining a portion of the site occupied by the uses to which the signs direct attention, provided that signs not exceeding 40 square feet shall be permitted on a site having less than 80 feet of street property line. Signs not located flat against the wall of a building shall not exceed 12 feet in height, and no sign in a required front yard shall exceed six feet in height;
- B. One directional sign, not directly lighted, not exceeding four square feet, at each entrance or exit to a parking lot;
- C. Signs pertaining to the sale, lease rental or display of a structure or land, diffused or indirectly illuminated, as provided below:
  - 1. For sites less than two acres in size, one sign not to exceed 12 square feet and a height of six feet. Said sign may be freestanding or mounted on the building. Freestanding signs must be located not less than 10 feet from the street property line or back of sidewalk, whichever distance is greater,
  - 2. For sites of two or more acres in size, one freestanding sign per street frontage, each sign not to exceed 32 square feet and a height of eight feet. Said sign shall be placed parallel to the street and shall be located not less than 10 feet from the street property line or back of sidewalk, whichever distance is greater. For corner lots, signs shall not be located within 50 feet of the intersection of the street property lines,
  - 3. Shall be removed 30 days after the sale, lease, rental or display of the structure or land;
- D. One temporary construction sign not exceeding 12 square feet or one-fourth of the maximum permitted area for permanent signs, whichever is greater, not directly lighted, on the site of a structure while under construction. (Ord. 1492 § 1, 1990; prior code § 2-9.42)

**18.96.060 Signs in C, MU and I districts.**

No sign or outdoor advertising structure shall be permitted in a C, MU or I district except the following:

- A. C-N District. In a C-N District, business signs not exceeding one-half square foot for each foot of property line adjoining a portion of the site occupied by uses to which the signs direct attention, provided that signs not exceeding 40 square feet shall be permitted on a site having less than 80 feet of street property line, and provided that signs on the site of a service station shall not exceed a total of 80 square feet. Business signs shall be attached to a building except that one freestanding sign not exceeding 50 square feet or 12 feet in height shall be permitted on a site having at least three acres occupied by uses to which the signs direct attention. On the site of a service station, all signs shall be attached to a building, except that one freestanding sign, not exceeding 36 square feet, which is included in the total sign area allowable for a service station, shall have direct or diffused illumination, and shall not exceed 12 feet in height;
- B. C-C and MU Districts. In a C-C or MU district, business signs not exceeding two square feet for each foot of street property line, provided that signs not exceeding 40 square feet shall be permitted on a site having less than 20 feet of street property line, and provided that signs on the site of a service station shall not exceed a total of 80 square feet. No site shall have business signs totaling more than 400 square feet for each acre in use. Except on the site of a service station, the total area of projecting and freestanding signs shall not exceed one-fourth of the sign area permitted on the site. Freestanding business signs shall not exceed 12 feet in height, provided that a service station may have one freestanding business sign not exceeding 36 square feet or 24 feet in height, and a site of at least one acre occupied by uses other than a service station may have one freestanding business sign not exceeding 50 square feet or 24 feet in height. On the site of a service station, not more than one sign, not exceeding 36 square feet, shall have direct or diffused illumination, and no sign shall project beyond the property line;
- C. C-R District. In a C-R district, business signs shall be regulated by the zoning administrator on a case-by-case basis in accordance with the purposes of Chapter 18.20 of this title;
- D. C-S or C-A District. In a C-S or C-A district, business signs not exceeding two square feet for each foot of street property line, provided that signs not exceeding 40 square feet shall be permitted on a site having less than 20 feet of street property line. Business signs may be freestanding, but shall not exceed 24 feet in height. The total

area of business signs shall not exceed 300 square feet on a site having less than one acre in the use to which the signs direct attention, and shall not exceed 500 square feet on any site;

- E. C-F District. In a C-F district, business signs not exceeding 80 square feet for each 20,000 square feet of site area in use, provided that signs on the site of a service station shall not exceed a total of 160 square feet. The total area of business signs shall not exceed 500 square feet on any site. Business signs may be freestanding, but freestanding or projecting signs shall not exceed 20 feet in height except on the site of a service station. On the site of a service station, not more than one sign, not exceeding 80 square feet, shall have direct or diffused illumination, or shall exceed 12 feet in height if freestanding, and no sign shall exceed 30 feet in height;
- F. I Districts. In an I district, business signs not exceeding 80 square feet for each 20,000 square feet of site area in use, provided that signs on the site of a service station shall not exceed a total of 80 square feet. The total area of business signs shall not exceed 600 square feet on a site in an I-P district or 1,000 square feet in an I-G district. Except on the site of a service station, the total area of projecting and freestanding signs shall not exceed one quarter of the sign area permitted on the site. Business signs may be freestanding, but freestanding or projecting signs shall not exceed 20 feet in height except on the site of a service station. On the site of a service station, not more than one sign, not exceeding 36 square feet, shall have direct or diffused illumination, or shall exceed 12 feet in height if freestanding, and no signs shall exceed 24 feet in height;
- G. Directional Signs Generally. Directional signs, diffused or indirectly lighted, not exceeding four square feet each, pertaining to off-street parking and loading facilities;
- H. Sale, Lease, Rental Signs. Signs pertaining to the sale, lease, rental or display of a structure or land, diffused or indirectly illuminated, as provided below:
1. For sites less than two acres in size, one sign not to exceed 12 square feet and a height of six feet. Said sign may be freestanding or mounted on the building. Freestanding signs must be located not less than 10 feet from the street property line or back of sidewalk, whichever distance is greater,
  2. For sites of two or more acres in size, one freestanding sign per street frontage, not to exceed 32 square feet and a height of eight feet. Said sign shall be placed parallel to the street and shall be located not less than 10 feet from the street property line or back of sidewalk, whichever distance is greater. For corner lots, signs shall not be located within 50 feet of the intersection of the street property lines,
  3. Shall be removed 30 days after the sale, lease, rental or display of the structure or land;
- I. Temporary Construction Signs. One temporary construction sign not exceeding one-fourth of the maximum permitted area for permanent business signs, not directly lighted, on the site of a structure while under construction;
- J. Directional Signs in Specific Districts. In a C-C, MU, C-S, C-F, or I district, directional signs not exceeding six square feet each, attached or freestanding, indicating the location of a use in a C, MU or I district within 1,000 feet by the shortest vehicle route from the signs. Not more than two off-site directional signs shall indicate each use, and the area of the directional signs shall be subtracted from the total business sign area permitted on the site on which they are located;
- K. Grand Openings. Temporary signs, banners, pennants, and decorations not including reflective devices for a period not to exceed 30 days after initial occupancy by an establishment. Large hot/cold air balloons are allowed for a community wide event and a "grand opening" of a shopping center only, restricted to a one-day, one-time only use subject to the granting of a temporary conditional use permit in accordance with the provisions of Section 18.124.170 of this title. The balloon may be installed after 5:00 p.m. the day preceding the event, and must be removed prior to 10:00 a.m. the day after the event. One sign only, to identify the shopping center or event, may be attached to the balloon. No trailing pennants or other balloons shall be attached. Under no circumstances shall a large hot/cold air balloon be displayed by an individual business.
- For the purposes of this subsection, a community wide event is an event that either promotes and/or benefits the entire city and has been endorsed by the city council; endorsement may also be established by council action authorizing public street closures. Shopping center events are not community wide events.
- L. Service Clubs. Signs of service clubs or similar civic organizations not exceeding two square feet for each organization on the site of a meeting place.



- M. Bed and Breakfasts. One identification sign, not directly lighted, not exceeding six square feet or six feet in height, on the site of a bed and breakfast inn. (Ord. 2194 § 2, 2019; Ord. 1656 § 1, 1995; Ord. 1636 § 9, 1994; Ord. 1511 § 1, 1991; Ord. 1492 § 1, 1990; prior code § 2-9.43)

**18.96.070 Signs in Q districts.**

No sign or outdoor advertising structure shall be permitted in a Q district except the following:

- A. One business sign, diffused or indirectly lighted, not exceeding 12 square feet or 12 feet in height, on the site of a permitted or conditional use, provided that additional sign area and illumination may be specified in a use permit and shall be based on the identification needs of the use and the character of surrounding uses. Signs exceeding 12 square feet on the site of a preexisting rock, sand or gravel extraction or processing enterprise shall not require a use permit, but shall be subject to design review as prescribed by Chapter 18.20 of this title;
- B. Directional signs, diffused or indirectly lighted, not exceeding four square feet each, pertaining to off-street parking and loading facilities;
- C. One sign, diffused or indirectly lighted, not exceeding 12 square feet pertaining to the sale, lease, rental or display of a structure or land;
- D. One temporary construction sign not exceeding one-fourth of the maximum permitted area for permanent business signs, not directly lighted, on the site of a structure while under construction. (Prior code § 2-9.44)

**18.96.080 Signs in P and S districts.**

No sign or outdoor advertising structure shall be permitted in a P or S district except the following:

- A. Sign regulations for each use in a P or an S district shall be specified in the use permit and shall be based on the identification needs of the use and the character of surrounding uses. Signs on the site of a preexisting conditional use, other than directional signs or signs permitted in an A or R district, shall not require a use permit, but shall be subject to design review as prescribed in Chapter 18.20 of this title;
- B. One directional sign, diffused or indirectly lighted, not exceeding four square feet, at each entrance or exit to a parking lot;
- C. One nonilluminated sign, not exceeding six square feet, pertaining to the sale, lease, rental or display of a structure or land;
- D. One temporary construction sign not exceeding 12 square feet or one-fourth of the maximum permitted area for permanent signs, whichever is greater, diffused or indirectly lighted, on the site of a structure while under construction. (Prior code § 2-9.45)

**18.96.090 Temporary subdivision signs.**

- A. No directional or advertising signs for a subdivision shall be erected or maintained, except as provided for in this section.
- B. For the purposes of this section, an on-site advertising sign is one located within the subdivision. An off-site directional sign is one displaying the necessary travel directions to the subdivision, the name of the project and any characteristic trademark or similar device of the developer and nothing else. For the purposes of this section a subdivision is any land development project, residential or nonresidential, which involves the creation and marketing of five or more lots (or condominium units) under the same ownership prior to sale.
- C. The zoning administrator may authorize one on-site advertising sign and two off-site directional signs, where warranted, after a final subdivision map has been recorded for the project. In cases where a residential subdivision is under the same ownership but consists of different housing product types, the zoning administrator may authorize one on-site advertising sign and two off-site directional signs, where warranted, per product type, after a final subdivision map has been recorded for the housing product type for which said signs are desired. For the purposes of this section, a product type shall mean housing units which are clearly distinguishable in terms of one or more of the following characteristics: lot size; attached versus detached units; single-family versus multi-

family units; production homes versus custom homes; or as otherwise determined by the zoning administrator. All signs shall be subject to all of the following conditions:

1. Single-Faced, Double-Faced or V-Shaped. The signs may be either single-faced, double-faced, or V-shaped, providing the angle between the two faces shall not exceed 60 degrees;
2. On-Site Advertising Sign. The horizontal dimension of an on-site advertising sign face shall not exceed 12 feet and the total sign area shall not exceed 100 square feet with a total height of not more than 14 feet from ground level.
3. Individual Off-Site Directional Signs. An individual off-site directional sign shall provide direction to only one subdivision or one product type within a subdivision. The horizontal dimension of an individual off-site directional sign shall not exceed eight feet and the total sign area of a single sign face shall not exceed 40 square feet with a total height of not more than 10 feet from ground level, except as required in subsection (C)(5) below.
4. Off-Site Reader Board Directional Sign. An off-site reader board sign advertising no more than four subdivisions, or four product types within one or different subdivisions, or combinations thereof, may be erected subject to the following criteria:
  - a. Design Standards.
    - (1) The sign structure shall be constructed to the standard frame design and materials indicated in this subsection;
    - (2) The sign structure shall not exceed 10 feet in height and shall be single-faced;
    - (3) The ground within a three foot radius of the sign structure shall be maintained in a manner to prevent weed growth under the structure;
    - (4) The horizontal dimension of the sign shall not exceed four feet with a total sign area not to exceed 40 square feet;
    - (5) No more than four individual keyboard signs shall be installed on one sign;
    - (6) Individual keyboard signs shall be 18 inches high by 48 inches long and shall be consistent with the marketing colors used to advertise or identify each subdivision or product type;
    - (7) Individual keyboard lettering shall not exceed 10 inches and directional arrows shall be no larger than eight inches high and 18 inches long and shall be located closest to the street right-of-way;
    - (8) The lowest keyboard sign shall be two feet from grade.
  - b. Location. No more than one reader board sign shall be installed on any one parcel or property, and such signs shall be located no closer than 1,500 feet apart. The locations of these signs typically shall be limited to the major arterial streets within the city (as defined by the general plan), unless otherwise approved by the zoning administrator. The sign may not be installed within the public right-of-way, and must be situated not less than 10 feet from the street property line or back of sidewalk, whichever distance is greater. For corner lots, signs shall not be located within 50 feet of the intersection of street property lines.
  - c. Implementation.
    - (1) A reader board sign shall be located on private property, with the applicant providing the written consent of the property-owner(s) at the time of application;
    - (2) Prior to zoning administrator approval, the applicant shall demonstrate to the satisfaction of the city that lease arrangements have been secured with developer representatives to utilize at least three of the keyboards for each reader board sign for which an approval is sought. The zoning administrator may delay the installation of any sign if sufficient interest or lease has not been secured by the applicant;

## Chapter 18.120

### NONCONFORMING USES

#### Sections:

- 18.120.010 Purpose.**
- 18.120.020 Continuation and maintenance.**
- 18.120.030 Alteration and addition.**
- 18.120.040 Abandonment of nonconforming use.**
- 18.120.050 Restoration of damaged structure or sign.**
- 18.120.060 Elimination of nonconforming use, structure or sign.**
- 18.120.070 Time when use, structure or sign becomes nonconforming.**
- 18.120.080 Notice of removal date.**

#### **18.120.010 Purpose.**

This chapter is intended to limit the number and extent of nonconforming uses by prohibiting their enlargement, their reestablishment after abandonment, and the alteration or restoration after destruction of the structures they occupy. While permitting the use and maintenance of nonconforming structures and signs, this chapter is intended to limit the number and extent of nonconforming structures and certain nonconforming signs by prohibiting their being moved, altered or enlarged in a manner that would increase the discrepancy between existing conditions and the standards prescribed in this chapter and by prohibiting their restoration after destruction. Eventually, certain classes of nonconforming uses, nonconforming structures of nominal value, and certain nonconforming signs are to be eliminated or altered to conform. (Prior code § 2-10.32)

#### **18.120.020 Continuation and maintenance.**

- A. A use, lawfully occupying a structure or a site on the effective date of the ordinance codified in this chapter, or of amendments thereto, that does not conform with the use regulations or the site area per dwelling unit regulations for the district in which the use is located shall be deemed to be a nonconforming use and may be continued, except as otherwise provided in this chapter.
- B. A structure, lawfully occupying a site on the effective date of the ordinance codified in this chapter, or of amendments thereto, that does not conform with the standards for front yard, side yards, rear yard, height, or basic floor area of structures, distances between structures, courts, or usable open space for the district in which the structure is located shall be deemed to be a nonconforming structure and may be used and maintained, except as otherwise provided in this chapter.
- C. A sign, outdoor advertising structure, or display of any character, lawfully occupying a site on the effective date of the ordinance codified in this chapter, or of amendments thereto, that does not conform with the standards for subject matter, location, size, lighting, or movement prescribed for signs, outdoor advertising structures, and displays for the district in which it is located shall be deemed to be a nonconforming sign and may be displayed and maintained, except as otherwise provided in this chapter.
- D. Routine maintenance and repairs may be performed on a structure or site the use of which is nonconforming, on a nonconforming structure, and on a nonconforming sign. (Prior code § 2-10.33)

#### **18.120.030 Alteration and addition.**

- A. No structures, the use of which is nonconforming, and no nonconforming sign, shall be moved, altered or enlarged unless required by law, or unless the moving, alteration or enlargement will result in the elimination of the nonconformity, except that a structure housing a nonconforming residential use in an A, R, O, MU or C district may be altered or enlarged, provided that the number of dwelling units is not increased.
- B. No structure partially occupied by a nonconforming use shall be moved, altered or enlarged in such a way as to permit the enlargement of the space occupied by the nonconforming use, except as permitted in this section.

- C. No nonconforming use shall be enlarged or extended in such a way as to occupy any part of the structure or site or another structure or site which it did not occupy on the effective date of the ordinance codified in this chapter, or of the amendments thereto that caused it to become a nonconforming use, or in such a way as to displace any conforming use occupying a structure or site, except as permitted in this section.
- D. No nonconforming structure shall be altered or reconstructed so as to increase the discrepancy between existing conditions and the standards for front yard, side yards, rear yard, height of structures, distances between structures, courts, or usable open space prescribed in the regulations for the district in which the structure is located. No nonconforming structure shall be moved or enlarged unless the new location or enlargement shall conform to the standards for front yard, side yards, rear yard, height of structures, basic floor area, distances between structures, courts, or usable open space prescribed in the regulations for the district in which the structure is located.
- E. The nonconforming use of a structure or site shall not be changed to another nonconforming use.
- F. No use which fails to meet the required conditions for the district in which it is located by reason of noise, emissions, odor, vibration, heat, cold, glare, electrical disturbance, radiation, insect nuisance, or waste disposal, shall be enlarged or extended or shall have equipment that results in failure to meet required conditions replaced unless the enlargement, extension or replacement will result in elimination of nonconformity with required conditions. (Ord. 2194 § 2, 2019; prior code § 2-10.34)

**18.120.040 Abandonment of nonconforming use.**

Whenever a nonconforming use has been abandoned, discontinued, or changed to a conforming use for a continuous period of 90 days or more, the nonconforming use shall not be reestablished, and the use of the structure or site thereafter shall be in conformity with the regulations for the district in which it is located; provided, that this section shall not apply to nonconforming dwelling units. Abandonment or discontinuance shall include cessation of a use regardless of intent to resume the use. This 90-day provision shall not apply to a tenant where an exception to the active ground-floor use overlay within the downtown specific plan area has been granted, and therefore once the use for which the exception was granted is abandoned or discontinued, a new use shall meet the requirements of the active ground-floor use overlay, unless another exception is granted. (Ord. 2194 § 2, 2019; prior code § 2-10.35)

**18.120.050 Restoration of damaged structure or sign.**

- A. Whenever a structure or sign which does not comply with the standards for front yard, side yards, rear yard, height of structures, distances between structures, courts, or usable open space prescribed in the regulations for the district in which the structure is located, or in the case of signs, with any of the requirements of Chapter 18.96 of this title, or the use of which does not conform with the regulations for the district in which it is located, is destroyed by fire or other calamity, by act of God, or by the public enemy to the extent of 50 percent or less, the structure may be restored and the nonconforming use may be resumed, provided that restoration is started within one year and diligently pursued to completion.
- B. Whenever a structure which does not comply with the standards for front yard, side yards, rear yard, height of structures, distances between structures, courts, or usable open space prescribed in any regulations for the district in which it is located, or the use of which does not conform with the regulations for the district in which it is located, is destroyed by fire or other calamity, by act of God, or by the public enemy to an extent greater than 50 percent, or is voluntarily razed or is required by law to be razed, the structure shall not be restored except in full conformity with the regulations for the district in which it is located, and the nonconforming use shall not be resumed.
- C. The extent of damage or partial destruction shall be based upon the ratio of the estimated cost of restoring the structure to its condition prior to such damage or partial destruction to the estimated cost of duplicating the entire structure as it existed prior thereto. Estimates for this purpose shall be made by or shall be reviewed and approved by the community development director. (Ord. 2000 § 1, 2009; prior code § 2-10.36)

**18.120.060 Elimination of nonconforming use, structure or sign.**

Nonconforming uses, structures and signs listed in Table 18.120.060 shall be discontinued and removed from their sites, altered to conform, or altered as prescribed to decrease the degree of nonconformity, within the specified time after they become nonconforming.



**Article V. Conditional Use Permits for Medium and Large Electricity Generator Facilities  
and Medium and Large Fuel Cell Facilities**

**18.124.410 Procedure.**

- A. Applications for large electricity generator facilities and large fuel cell facilities shall be processed in accordance with Article I of this chapter, with the following exceptions:
  - 1. Notice of public hearings shall be given to all property owners within the city of Pleasanton.
  - 2. The applicant shall pay all costs of said noticing in subsection (A)(1) of this section, including administrative costs. The cost of each notice shall be established by resolution of the city council.
- B. Applications for medium electricity generator facilities and medium fuel cell facilities shall be processed in accordance with Article I of this chapter, with the following exceptions:
  - 1. Notice of all required public hearings shall be given to all property owners within one and a half miles of the property where the facility is proposed to be located.
  - 2. The applicant shall pay all costs of said noticing in subsection (B)(1) of this section, including administrative costs. The cost of each notice shall be established by resolution of the city council. (Ord. 2155 § 3, 2017; Ord. 1880, 2003)

**18.124.420 Standards.**

In addition to making the findings in Section 18.124.070 of this chapter, the decision making body shall make the following findings before granting a use permit for medium or large electricity generator facilities, and medium or large fuel cell facilities:

- A. The facilities shall use the best available control technology to reduce air pollution.
- B. The facilities shall not create any objectionable odors at any point located outside of the property plane where the facilities are located.
- C. The facilities shall not exceed a noise level of 45 dBA at any point on any residentially zoned property outside of the property plane where the facilities are located.
- D. The facilities shall be cogeneration or combined cycle facilities, if feasible.
- E. Toxic and hazardous chemicals shall not be routed through existing or proposed residential neighborhoods.
- F. In no case shall electricity generator facilities and fuel cell facilities exceed 49.9 megawatts in size. If there are electricity generator facilities and fuel cell facilities on site, in no case shall the aggregate wattage of the facilities exceed 49.9 megawatts in size.
- G. The fuel source for electricity generator facilities shall be natural gas, bio diesel, or the byproduct of an approved cogeneration or combined cycle facility.
- H. On a site with electricity generator facilities, medium fuel cell facilities shall not be permitted unless the aggregate wattage of the two facilities is either: (1) 10 megawatts or less, or (2) if the aggregate wattage is greater than 10 megawatts, no electricity is exported off site. If the aggregate wattage is greater than 10 megawatts in size, and some electricity is exported off site, the fuel cell facilities shall be subject to all requirements and processes prescribed in this title for large fuel cell facilities in the applicable zoning district.
- I. On a site with fuel cell facilities, medium electricity generator facilities shall not be permitted unless the aggregate wattage of the two facilities is either: (1) 10 megawatts or less, or (2) if the aggregate wattage is greater than 10 megawatts, no electricity is exported off site. If the aggregate wattage is greater than 10 megawatts in size, and some electricity is exported off site, the electricity generator facilities shall be subject to all requirements and processes prescribed in this title for large fuel cell facilities in the applicable zoning district.
- J. If the facilities are large electricity generator facilities, the facilities shall be designed such that there is no wastewater discharged into the sewer system.

- K. If the facilities are large electricity generator facilities or large fuel cell facilities, the facilities shall be located at least one mile away from the property lines of the following:
1. Existing or approved residences in Pleasanton; and
  2. Undeveloped residential zoning districts and undeveloped planned unit developments in Pleasanton with a residential zoning designation and without an approved development plan. (Ord. 2155 § 3, 2017; Ord. 1880, 2003)



## **Title 20**

### **BUILDINGS AND CONSTRUCTION**

#### **Chapters:**

- 20.04 Pleasanton Building Administrative Code**
- 20.06 Existing Building Code**
- 20.08 Pleasanton Building Code**
- 20.10 Pleasanton Residential Code**
- 20.12 Pleasanton Plumbing Code**
- 20.16 Pleasanton Mechanical Code**
- 20.20 Pleasanton Electrical Code**
- 20.24 Pleasanton Fire Code**
- 20.26 Green Building Code**
- 20.28 Housing Code**
- 20.32 Dangerous Buildings Code**
- 20.36 Pleasanton Security Regulations**
- 20.44 Survey and Site Plan Required**
- 20.55 Pleasanton Swimming Pool and Spa Code**
- 20.65 Property Maintenance Code**
- 20.70 Expedited Permitting Process for Clean Energy Systems**



**20.04.200 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. (Ord. 2153 § 2, 2016)

**20.04.210 Time limitation of application.**

An application for a permit for any proposed work that did not require a plan review shall be deemed to have been abandoned 360 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 or more extensions 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. (Ord. 2197 § 2, 2019; Ord. 2153 § 2, 2016)

**20.04.220 Expiration of plan review.**

An application for a permit for any proposed work under review shall be deemed to have been abandoned 360 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. (Ord. 2153 § 2, 2016)

**20.04.230 Design professional in responsible charge.**

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 reviewing and coordinating all submittal documents prepared by others, including phased and deferred submittal items, for compatibility with the design of the building. (Ord. 2153 § 2, 2016)

**20.04.240 Special inspection and observation program.**

When special inspection is required by Section 20.04.380, 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 20.04.390, the inspection program shall name the individuals or firms who are to perform structural 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. (Ord. 2153 § 2, 2016)

**20.04.250 Permit 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 re-

viewed 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 20.04.310 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" or "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. (Ord. 2153 § 2, 2016)

#### **20.04.260 Retention of plans.**

The Building and Safety Division shall maintain an official copy, which may be an electronic copy, 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 subsection 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. (Ord. 2153 § 2, 2016)

#### **20.04.270 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. (Ord. 2153 § 2, 2016)

#### **20.04.280 Permit expiration.**

Every permit issued shall become invalid unless the work authorized by such permit is commenced within 360 days after its issuance. The permit will become invalid if the work authorized by such permit is suspended or abandoned for a period of 180 days following an approval given by the Building and Safety Official for a required inspection, as enumerated in Section 20.04.350 of this chapter. The Building and Safety Official is authorized to grant, in writing, one or more 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 therefor 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. (Ord. 2197 § 2, 2019; Ord. 2153 § 2, 2016)

**20.04.290 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. (Ord. 2153 § 2, 2016)

**20.04.300 Annual permits.**

In lieu of an individual permit for each installation or alteration, an annual permit shall, upon application, be issued to any person, firm, or corporation for the installation, alteration, and maintenance of equipment in or on buildings or premises owned or occupied by the applicant for the permit. Upon application and approval by the Building and Safety Official, a licensed contractor as agent for the owner or tenant shall be issued an annual permit. The applicant shall keep records of all work done, and the records shall be transmitted periodically to the Building and Safety Official. (Ord. 2153 § 2, 2016)

**20.04.310 Fees.**

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.

A. **Permit Fees.** The fee for each permit shall be established by resolution. Where a technical code has been adopted by the City of Pleasanton for which no fee has been established by resolution, the fee required shall be established by the Building and Safety Official based 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 authorized 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.

B. **Plan Review Fees.** When submittal documents are required by Section 20.04.180, a plan review fee shall be paid at the time of submitting the submittal documents for plan review.

1. The building, energy, access, fire sprinkler, fire alarm, grading, on-site, electrical, mechanical and/or plumbing plan review fee shall be established by resolution.

2. The plan review fees specified in this section are separate fees from the permit fees specified in Section 20.04.180 and are in addition to the permit fees.

3. 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 20.04.190, one or more additional plan review fees shall be charged at the rate established by resolution.

C. **Investigation Fees.** 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 a special investigation fee established by resolution. 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 established by resolution. 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. (Ord. 2153 § 2, 2016)

**20.04.320 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. (Ord. 2153 § 2, 2016)

#### **20.04.330 Inspections.**

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 20.04.380. 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.

**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 office of the Building and Safety Official. Applications shall be accompanied by an inspection fee established by resolution.

**Inspection 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.

**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. (Ord. 2153 § 2, 2016)

#### **20.04.340 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. (Ord. 2153 § 2, 2016)

#### **20.04.350 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, wiring, ducting, piping accessories or other ancillary equipment items are in place, but before any concrete is placed, or insulation and/or floor sheathing is 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, all pipes, chimneys and vents to be concealed are complete and the rough electrical, plumbing, heating, wiring, piping and ducts are approved. Moisture content of framing members shall be verified in accordance with the California Green Building Standards Code.

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 the California Energy Code, 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. Weather-Exposed Balcony and Walking Surface Waterproofing. Where balconies or other elevated walking surfaces are exposed to water from direct or blowing rain, snow or irrigation, and the structural framing is protected by an impervious moisture barrier, all elements of the impervious moisture barrier system shall not be concealed until inspected and approved.

**EXCEPTION:** Where special inspections are provided in accordance with California Building Code Section 1705.1.1, Item 3.

12. 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.

13. Final Inspection. Final inspection shall be made after the permitted work is complete and prior to occupancy. (Ord. 2197 § 2, 2019; Ord. 2153 § 2, 2016)

#### **20.04.360 Required building and/or property service equipment inspections.**

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.

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. (Ord. 2153 § 2, 2016)

#### **20.04.370 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.

After a reinspection fee has been assessed, the applicant shall first pay the assessed re-inspection fee as established by resolution before being permitted to schedule another inspection. (Ord. 2153 § 2, 2016)

#### **20.04.380 Special inspections.**

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 of the California Building Code. These inspections are in addition to the inspections identified in Section 20.04.350 of this code.

**EXCEPTION:** Special inspections are not required for work of a minor nature as approved by the Building and Safety Official. (Ord. 2153 § 2, 2016)

#### **20.04.390 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 1704 of the California Building Code.

The owner shall employ a registered design professional to perform structural observations as defined in Section 1704.2 of the California Building Code. 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 20.04.350, 1704 of the California Building Code or other sections of this code. (Ord. 2153 § 2, 2016)

#### **20.04.400 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.

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. (Ord. 2153 § 2, 2016)

#### **20.04.410 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 therefor 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 20.04.130.

**Change in Use.** Changes in the character or use of an existing structure shall not be made except as specified in the California Existing Building Code.

**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.

**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. A fee for a temporary certificate of occupancy shall be established by resolution.

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.

**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. 2153 § 2, 2016)

## Chapter 20.06

### EXISTING BUILDING CODE

#### Sections:

- 20.06.010 California Existing Building Code adopted.**
- 20.06.020 CEBC Chapter 1 Division I amended.**
- 20.06.030 CEBC Chapter 1 Division II deleted.**

#### **20.06.010 California Existing Building Code adopted.**

A. The International Existing Building Code, 2018 Edition, as amended and set forth in the California Existing Building Code, Title 24, Part 10 of the California Code of Regulations, published by the International Code Council (including Appendices Chapters A1, A3 and A4) is hereby adopted.

B. The International Existing Building Code (IEBC) 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 2019 California Existing Building Code (CEBC).

C. Where there is a reference in the CEBC 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. 2197 § 2, 2019; Ord. 2153 § 3, 2016)

#### **20.06.020 CEBC Chapter 1 Division I amended.**

Chapter 1 Division I Sections 1.8.4, 1.8.5, 1.8.7 and 1.8.8 are deleted. (Ord. 2197 § 2, 2019)

#### **20.06.030 CEBC Chapter 1 Division II deleted.**

Chapter 1 Division II is deleted and replaced by Chapter 20.04, the Pleasanton Building Administrative Code. (Ord. 2197 § 2, 2019)

## Chapter 20.08

### PLEASANTON BUILDING CODE\*

#### Sections:

- 20.08.010 California Building Code adopted.**
- 20.08.020 CBC Chapter 1 Division I amended.**
- 20.08.030 CBC Chapter 1 Division II deleted.**
- 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 1505.1 amended—Fire  
classification.**
- 20.08.070 CBC Section 1705.3 amended—  
Concrete construction.**
- 20.08.080 CBC Section 1905.1.7 amended—  
ACI 318 Section 14.1.4.**

\* Prior ordinance history: Ord. 2083.

#### **20.08.010 California Building Code adopted.**

A. The International Building Code, 2018 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 C, J, and N 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 2019 California Building Code (CBC).

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. 2197 § 2, 2019; Ord. 2153 § 2, 2016)

#### **20.08.020 CBC Chapter 1 Division I amended.**

Chapter 1 Division I Sections 1.8.4, 1.8.5, 1.8.7 and 1.8.8 are deleted. (Ord. 2197 § 2, 2019; Ord. 2153 § 2, 2016)

#### **20.08.030 CBC Chapter 1 Division II deleted.**

Chapter 1 Division II is deleted and replaced by Chapter 20.04, the Pleasanton Building Administrative Code. (Ord. 2197 § 2, 2019; Ord. 2153 § 2, 2016)

#### **20.08.040 CBC Section 903 amended— Automatic sprinkler systems.**

Section 903 of the California Building Code 2019 Edition, (24 C.C.R. Part 2), and including by reference the International Building Code, 2018 Edition is amended to read as shown in Section 903 of the Pleasanton Fire Code (PMC Chapter 20.24). (Ord. 2197 § 2, 2019; Ord. 2153 § 2, 2016)

#### **20.08.050 CBC Section 904 amended— Alternative automatic fire- extinguishing systems.**

Section 904 of the California Building Code 2019 Edition (24 C.C.R. Part 2), and including by reference the International Building Code, 2018 Edition is amended to read as shown in Section 904 of the Pleasanton Fire Code (PMC Chapter 20.24). (Ord. 2197 § 2, 2019; Ord. 2153 § 2, 2016)

#### **20.08.060 CBC Section 1505.1 amended—Fire classification.**

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

**1505.1 General.** Roof coverings shall have a Class B or higher fire resistance rating for all buildings regardless of type of construction. (Ord. 2197 § 2, 2019; Ord. 2153 § 2, 2016)

#### **20.08.070 CBC Section 1705.3 amended— Concrete construction.**

Section 1705.3 Exception 1 is amended to read as follows:

**1705.3 Concrete Construction.** The special inspections and verifications for concrete construction shall be as required by this section and Table 1705.3.

**Exception:** 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).

20.08.080

(Ord. 2197 § 2, 2019; Ord. 2153 § 2, 2016)

**20.08.080 CBC Section 1905.1.7 amended—ACI 318 Section 14.1.4.**

Section 1905.1.7 is amended to read as follows:

**1905.1.7 ACI 318, Section 14.1.4.** Delete ACI 318, Section 14.1.4, and replace with the following:

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

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

(a) (Intentionally left blank)

(b) 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.

(c) 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.

(Ord. 2197 § 2, 2019; Ord. 2153 § 2, 2016)

## Chapter 20.10

### PLEASANTON RESIDENTIAL CODE\*

#### Sections:

- 20.10.010 California Residential Code adopted.**
- 20.10.020 CRC Chapter 1 Division I amended.**
- 20.10.030 CRC Chapter 1 Division II deleted.**
- 20.10.040 CRC Table R301.2(1) amended—  
Climate and geographic design  
criteria.**
- 20.10.050 CRC Section R313 amended—  
Automatic fire sprinkler systems.**
- 20.10.060 CRC Table R602.10.3(3)  
amended—Bracing Requirements  
based on seismic design category.**
- 20.10.070 CRC Section R602.10.4.5 added—  
Limits on methods GB and PCP.**
- 20.10.080 CRC Section R902.1 amended—  
Roofing covering materials.**

#### **20.10.030 CRC Chapter 1 Division II deleted.**

Chapter 1 Division II is deleted and replaced by Chapter 20.04, the Pleasanton Building Administrative Code. (Ord. 2197 § 2, 2019; Ord. 2153 § 2, 2016)

#### **20.10.040 CRC Table R301.2(1) amended— Climate and geographic design criteria.**

Table R301.2(1) is amended to read as follows:

\* Prior ordinance history: Ord. 2083.

#### **20.10.010 California Residential Code adopted.**

A. The International Residential Code, 2018 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, 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 2019 California Residential Code (CRC).

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. 2197 § 2, 2019; Ord. 2153 § 2, 2016)

#### **20.10.020 CRC Chapter 1 Division I amended.**

Chapter 1 Division I Sections 1.8.4, 1.8.5, 1.8.7 and 1.8.8 are deleted. (Ord. 2197 § 2, 2019; Ord. 2153 § 2, 2016)

**TABLE R301.2(1)  
CLIMATIC AND GEOGRAPHIC  
DESIGN CRITERIA**

GROUND SNOW LOAD	WIND DESIGN				SEISMIC DESIGN CATEGORY <sup>f</sup>	SUBJECT TO DAMAGE FROM			WINTER DESIGN TEMP <sup>e</sup>	ICE BARRIER UNDER-LAYMENT REQUIRED <sup>h</sup>	FLOOD HAZARDS <sup>g</sup>	AIR FREEZING INDEX <sup>i</sup>	MEAN ANNUAL TEMP <sup>j</sup>
	Speed mph <sup>d</sup>	Topographic effects <sup>k</sup>	Special Wind Region <sup>l</sup>	Wind-borne debris zone <sup>m</sup>		Weathering <sup>a</sup>	Frost line depth <sup>b</sup>	Termite <sup>c</sup>					
N/A	85 mph	NO	NO	NO	D <sub>0</sub> , D <sub>1</sub> , D <sub>2</sub> , E	Negligible	N/A	Very Heavy	32°	NO	See Footnote g	2%	58.7°
MANUAL J DESIGN CRITERIA <sup>n</sup>													
Elevation		Latitude		Winter heating	Summer cooling	Altitude correction factor		Indoor design temperature	Design temperature cooling	Heating temperature difference			
350 ft		38'		32°	93°	1.0		70°	75°	38°			
Cooling temperature difference				Wind velocity heating	Wind velocity cooling	Coincident wet bulb		Daily range	Winter humidity	Summer humidity			
18°				15 mph	7.5 mph	67		35%	75%	75%			

For SI: 1 pound per square foot = 0.0479 kPa, 1 mile per hour = 0.447 m/s.

- a. The weathering index for the City of Pleasanton is classified as “negligible”.
- b. The City of Pleasanton does not require additional depth of footing below finish grade.
- c. The City of Pleasanton has a history of local subterranean termite damage.
- d. The City of Pleasanton is in the 85 mph wind speed zone.
- e. The outdoor design dry-bulb temperature for the City of Pleasanton was selected from the columns of 97½-percent values for winter from Appendix D of the 2018 International Plumbing Code.
- f. The City of Pleasanton is in Seismic design categories D<sub>0</sub>, D<sub>1</sub>, D<sub>2</sub> and E.
- 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. The panel numbers 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.
- h. The City of Pleasanton does not have a history of local damage from the effects of ice damming.
- 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](http://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](http://www.ncdc.noaa.gov/fpsf.html).
- k. No local historical data documenting structural damage to buildings due to topographic wind speed-up effects in the City of Pleasanton.
- l. The City of Pleasanton is not in a Special Wind Region.
- m. The City of Pleasanton is not in a Wind-borne debris zone.
- n. The City of Pleasanton is using Table 1B for Pleasanton, CA from ACCA Manual J.
- o. The City of Pleasanton does not have Ground Snow Loading.

(Ord. 2197 § 2, 2019; Ord. 2153 § 2, 2016)

**20.10.050 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.

listed and tested in accordance with UL 790 or ASTM E108, is required in the City of Pleasanton. (Ord. 2197 § 2, 2019; Ord. 2153 § 2, 2016)

**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. 2197 § 2, 2019; Ord. 2153 § 2, 2016)

**20.10.060 CRC Table R602.10.3(3) amended—  
Bracing Requirements based on  
seismic design category.**

Table R602.10.3(3) is amended to read as follows:

Table column title MINIMUM TOTAL LENGTH (FEET) OF BRACED WALL PANELS REQUIRED ALONG EACH BRACED WALL LINE is amended to add footnote “g”.

Footnote “g” is added, to read as follows:

- g. Method CS-SFB and Method GB are not permitted, and the use of Method PCP is limited to one-story single-family dwellings and accessory structures.

(Ord. 2197 § 2, 2019; Ord. 2153 § 2, 2016)

**20.10.070 CRC Section R602.10.4.5 added—  
Limits on methods GB and PCP.**

Section R602.10.4.5 is added, to read as follows:

- 4. Method GB is not permitted for use as intermittent braced wall panels, but gypsum board is permitted to be placed on the opposite side of the studs from other types of braced wall panel sheathing. The use of Method PCP is limited to one-story single-family dwellings and accessory structures.

(Ord. 2197 § 2, 2019; Ord. 2153 § 2, 2016)

**20.10.080 CRC Section R902.1 amended—  
Roofing covering materials.**

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,

**Chapter 20.12**

**PLEASANTON PLUMBING CODE\***

**Sections:**

- 20.12.010 Uniform Plumbing Code adopted.**
- 20.12.020 CPC Chapter 1 Division I amended.**
- 20.12.030 CPC Chapter 1 Division II deleted.**
- 20.12.040 CPC Section 422.1 amended—  
Fixture count.**
- 20.12.050 CPC Section 612.0 deleted.**

the minimum numbers as shown in Table 422.1 of the *California Plumbing Code*, Table 2902.1 of the *California Building Code*, or as otherwise determined by the Building and Safety Official.  
(Ord. 2197 § 2, 2019; Ord. 2153 § 2, 2016)

**20.12.050 CPC Section 612.0 deleted.**  
Section 612.0 is deleted. (Ord. 2197 § 2, 2019; Ord. 2153 § 2, 2016)

\* Prior ordinance history: Ord. 2083.

**20.12.010 Uniform Plumbing Code adopted.**

A. The Uniform Plumbing Code, 2018 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 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 2019 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. 2197 § 2, 2019; Ord. 2153 § 2, 2016)

**20.12.020 CPC Chapter 1 Division I amended.**

Chapter 1 Division I Sections 1.8.4, 1.8.5, 1.8.7 and 1.8.8 are deleted. (Ord. 2197 § 2, 2019; Ord. 2153 § 2, 2016)

**20.12.030 CPC Chapter 1 Division II deleted.**

Chapter 1 Division II is deleted and replaced by Chapter 20.04, the Pleasanton Building Administrative Code. (Ord. 2197 § 2, 2019; Ord. 2153 § 2, 2016)

**20.12.040 CPC Section 422.1 amended—Fixture count.**

Section 422.1 is amended to read as follows:

**412.1 Fixture Count.** Plumbing fixtures shall be provided for the type of building occupancy and in



## Chapter 20.16

### PLEASANTON MECHANICAL CODE\*

**Sections:**

- 20.16.010 California Mechanical Code adopted.**
- 20.16.020 CMC Chapter 1 Division I amended.**
- 20.16.030 CMC Chapter 1 Division II deleted.**
- 20.16.040 CMC Appendix A deleted.**

\* Prior ordinance history: Ord. 2083.

**20.16.010 California Mechanical Code adopted.**

A. The Uniform Mechanical Code, 2018 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 (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 2019 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. 2197 § 2, 2019; Ord. 2153 § 2, 2016)

**20.16.020 CMC Chapter 1 Division I amended.**

Chapter 1 Division I Sections 1.8.4, 1.8.5, 1.8.7 and 1.8.8 are deleted. (Ord. 2197 § 2, 2019; Ord. 2153 § 2, 2016)

**20.16.030 CMC Chapter 1 Division II deleted.**

Chapter 1 Division II is deleted and replaced by Chapter 20.04, the Pleasanton Building Administrative Code. (Ord. 2197 § 2, 2019; Ord. 2153 § 2, 2016)

**20.16.040 CMC Appendix A deleted.**

CMC Appendix A is deleted. (Ord. 2197 § 2, 2019; Ord. 2153 § 2, 2016)

**Chapter 20.20**

**PLEASANTON ELECTRICAL CODE\***

**Sections:**

**20.20.010 California Electrical Code adopted.**

**20.20.020 CEC Section 89.108.4 deleted.**

\* Prior ordinance history: Ord. 2083.

**20.20.010 California Electrical Code adopted.**

A. The National Electrical Code, 2017 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 2019 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. 2197 § 2, 2019; Ord. 2153 § 2, 2016)

**20.20.020 CEC Section 89.108.4 deleted.**

Section 89.108.4 is deleted. (Ord. 2197 § 2, 2019; Ord. 2153 § 2, 2016)

<b>Chapter 20.24</b>			
<b>FIRE CODE*</b>			
<b>Sections:</b>			
20.24.010	California Fire Code adopted.	20.24.200	CFC Section 5003.2.10 added— Biodiesel and methanol equipment.
20.24.020	CFC Sections 104.9 Alternate Materials, CFC Section 1.11.4 Fees and CFC Section 113 Fees deleted.	20.24.210	CFC Section 5003.5.2 added— Ventilation ducting.
20.24.030	CFC Chapter 1, Division II, Table 105.6.8 amended—Permit amounts for compressed gases.	20.24.220	CFC Section 5003.5.3 added—H Occupancies.
20.24.040	CFC Chapter 1, Division II, Table 105.6.10 amended—Permit amounts for cryogenic fluids.	20.24.230	CFC Section 5003.13 added— Automatic filling of tanks.
20.24.050	CFC Chapter 1, Division II, Section 105.6.16 Item 3 amended— Flammable and combustible liquids.	20.24.240	CFC Section 5005.5 added— Emergency alarms, supervision and monitoring.
20.24.060	CFC Chapter 1, Division II, Section 105.6.16 Item 12 added— Flammable and combustible liquids.	20.24.250	CFC Section 5608.2 added— Prohibition of fireworks.
20.24.070	CFC Chapter 1, Division II, Table 105.6.20 amended—Permit amounts for hazardous materials.	20.24.260	CFC Section 5608.3 added—Seizure of fireworks.
20.24.080	CFC Chapter 1, Division II, Section 105.6.51 added—Radioactive materials.	20.24.270	CFC Section 5704.2.7.5.8 amended—Overfill prevention exception.
20.24.090	CFC Chapter 1, Division II, Section 109 deleted—Board of Appeals.	20.27.280	CFC Chapter 60 Title amended— Highly toxic and toxic materials.
20.24.100	CFC Chapter 1, Division II, Section 114 added—Unauthorized discharges.	20.24.290	CFC Section 6004.1 amended— General.
20.24.110	CFC Chapter 2 Definitions amended—Hazardous materials.	20.24.300	CFC Section 6004.1.2 amended— Gas cabinets.
20.24.120	CFC Chapter 2 Definitions amended—Health hazard.	20.24.310	CFC Section 6004.1.3 amended— Exhausted enclosures.
20.24.130	CFC Chapter 2 Definitions added— Maximum threshold quantity	20.24.320	CFC Sections 6004.1.4 added— Automatic shut-off valve.
20.24.140	CFC Chapter 2 Definitions added— Moderately toxic gas	20.24.330	CFC Section 6004.1.5 added— Annual maintenance.
20.24.150	CFC Section 605.18 added— Immersion heaters.	20.24.340	CFC Section 6004.1.6 added— Maximum threshold quantity.
20.24.160	CFC Section 903.2 amended— Automatic sprinkler systems.	20.24.350	CFC Section 6004.1.7 added— Reduced flow valve.
20.24.170	CFC Section 903.3.1.2 amended— NFPA 13R Sprinkler systems.	20.24.360	CFC Section 6004.1.8 added—Fire extinguishing systems.
20.24.180	CFC Section 903.3.1.3 amended— NFPA 13D Sprinkler systems.	20.24.370	CFC Section 6004.1.9 added—Local gas shut off.
20.24.190	CFC Section 5001.5.3 added— Hazardous materials management plan and hazardous materials management plan maintenance	20.24.380	CFC Section 6004.1.10 added— Exhaust ventilation monitoring.
		20.24.390	CFC Section 6004.1.11 added— Emergency response plan.
		20.24.400	CFC Section 6004.1.12 added— Emergency response liaisons.
		20.24.410	CFC Section 6004.1.13 added— Emergency drills.
		20.24.420	CFC Section 6004.1.14 added— Cylinder leak testing.
		20.24.430	CFC Section 6004.1.15 added— Inert gas purge system.
		20.24.440	CFC Section 6004.1.16 added— Seismic shutoff valve.

- 20.24.450 CFC Section 6004.1.17 added—  
**Fittings and connections.**
- 20.24.460 CFC Section 6004.2 amended—  
**Indoor storage and use.**
- 20.24.470 CFC Section 6004.2.1 amended—  
**Applicability.**
- 20.24.480 CFC Section 6004.2.1.1 amended—  
**Quantities not exceeding the  
maximum allowable quantity per  
control area.**
- 20.24.490 CFC Section 6004.2.1.4 added—  
**Quantities not exceeding minimum  
threshold quantity per control area.**
- 20.24.500 CFC Section 6004.2.1.5 amended—  
**Quantities exceeding minimum  
threshold quantity per control area.**
- 20.24.510 CFC Section 6004.2.2 amended—  
**General indoor requirements.**
- 20.24.520 CFC Section 6004.2.2.5 amended—  
**Piping and controls - stationary  
tanks, Item 1.**
- 20.24.530 CFC Section 6004.2.2.7 amended—  
**Treatment systems.**
- 20.24.540 CFC Section 6004.2.2.10.1  
amended—**Alarms.**
- 20.24.550 CFC Section 6004.3 amended—  
**Outdoor storage and use.**
- 20.24.560 CFC Section 6004.3.1 amended—  
**Applicability.**
- 20.24.570 CFC Section 6004.3.1.1 amended—  
**Quantities not exceeding the  
maximum allowable quantity per  
control area.**
- 20.24.580 CFC Section 6004.3.1.4 added—  
**Quantities not exceeding the  
minimum threshold quantity per  
control area.**
- 20.24.590 CFC Section 6004.3.1.5 added—  
**Quantities exceeding the minimum  
threshold quantity per control area.**
- 20.24.600 CFC Section 6004.3.2 amended—  
**General outdoor requirements.**
- 20.24.610 CFC Section 6004.3.3 amended—  
**Outdoor storage weather protection  
for portable tanks and cylinders.**

\* Prior ordinance history: Ord. 2083.

**20.24.010 California Fire Code adopted.**

A. The International Fire Code, 2018 Edition, including both building standards and non-building standards, 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 additional Appendices D, E (informational purposes), and F (informational purposes) except as set forth in this chapter. For Chapter 11, only those sections adopted by the State Fire Marshal are adopted.

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 2019 California Fire Code (CFC).

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. 2197 § 2, 2019; Ord. 2153 § 2, 2016)

**20.24.020 CFC Sections 104.9 Alternate Materials, CFC Section 1.11.4 Fees and CFC Section 113 Fees deleted.**

Chapter 1 Division I Section 1.11.4 Fees is deleted and replaced by PMC Section 20.04.310; Section 104.9 Alternate materials and methods is deleted and replaced by PMC Section 20.04.050; Section 113 Fees is deleted and replaced by PMC Section 20.04.310. (Ord. 2197 § 2, 2019; Ord. 2153 § 2, 2016)

**20.24.030 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, carbon dioxide, simple asphyxiant and other gases with a 1,000 cubic foot threshold for the HMBP program	1000
Moderately Toxic	Any amount
Oxidizing (including oxygen)	200
Pyrophoric	Any amount
Toxic	Any amount

Type of Gas	Amount (cubic feet at NTP)
All other gases subject to HMBP reporting (per material)	200

(Ord. 2197 § 2, 2019; Ord. 2153 § 2, 2016)

**20.24.040 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, carbon dioxide, simple asphyxiant and other gases with a 1,000 cubic foot threshold for the HMBP program	1000
Oxidizing (including oxygen)	200
Physical or health hazard not indicated above	Any amount
All other materials subject to HMBP requirements (per material)	200

(Ord. 2197 § 2, 2019; Ord. 2153 § 2, 2016)

**20.24.050 CFC Chapter 1, Division II, Section 105.6.16 Item 3 amended—Flammable and combustible liquids.**

Section 105.6.16 Item 3 is amended to read:

3. 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. 2197 § 2, 2019; Ord. 2153 § 2, 2016)

**20.24.060 CFC Chapter 1, Division II, Section 105.6.16 Item 12 added—Flammable and combustible liquids.**

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. Fixed 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. 2197 § 2, 2019; Ord. 2153 § 2, 2016)

**20.24.070 CFC Chapter 1, Division II, Table 105.6.20 amended—Permit amounts for hazardous materials.**

Table 105.6.20 is amended to add the following lines:

TYPE OF MATERIAL	AMOUNT
Moderately toxic gas	20 cubic feet
Irritants and Sensitizers	550 gallons (liquids) 5000 pounds (solids)
Other materials subject to California Health and Safety Code Chapter 6.95 Hazardous Materials Business Plan requirements	55 gallons (liquids) 500 pounds (solids)

(Ord. 2197 § 2, 2019; Ord. 2153 § 2, 2016)

**20.24.080 CFC Chapter 1, Division II, Section 105.6.51 added—Radioactive materials.**

Section 105.6.51 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. 2197 § 2, 2019; Ord. 2153 § 2, 2016)

**20.24.090 CFC Chapter 1, Division II, Section 109 deleted—Board of Appeals.**

Section 109 is deleted and replaced by PMC Section 20.04.100. (Ord. 2197 § 2, 2019; Ord. 2153 § 2, 2016)

**20.24.100 CFC Chapter 1, Division II, Section 114 added—Unauthorized discharges.**

Section 114 is added to read:

**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. 2197 § 2, 2019; Ord. 2153 § 2, 2016)

**20.24.110 CFC Chapter 2 Definitions amended—Hazardous materials.**

The definition of Hazardous materials is amended as follows:

**Hazardous materials.** Those chemicals or substances which are physical hazards or health hazards as defined and classified in this chapter and/or are compressed gases, whether the materials are in usable or waste condition.

(Ord. 2197 § 2, 2019)

**20.24.120 CFC Chapter 2 Definitions amended—Health hazard.**

The definition of Health hazard is amended as follows:

**Health hazard.** A classification of chemical for which there is statistically significant evidence that acute or chronic health effects are capable of occurring in exposed persons. The term “health hazard” includes chemicals that are moderately toxic, toxic, highly toxic, or corrosive.

(Ord. 2197 § 2, 2019)

**20.24.130 CFC Chapter 2 Definitions added—Maximum threshold quantity**

The definition of Maximum threshold quantity is added as follows:

**Maximum threshold quantity.** The following formula shall be used to calculate the maximum threshold quantity for toxic, highly toxic, and moderately toxic gases:

$$\text{Max TQ (lbs)} = \text{LC50 (ppm)} \times 2 \text{ lb.}$$

For gas mixtures containing one or more toxic, highly toxic or moderately toxic components, the LC50 shall be calculated using CGA Standards P-20 and P-23.

(Ord. 2197 § 2, 2019)

**20.24.140 CFC Chapter 2 Definitions added—Moderately toxic gas**

The definition of moderately toxic gas is added as follows:

**Moderately toxic gas.** A chemical or substance that has a medial lethal concentration (LC50) in air of more than 2,000 parts per million but not more than 5,000 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.

(Ord. 2197 § 2, 2019)

**20.24.150 CFC Section 605.18 added—Immersion heaters.**

Section 605.18 is added to read:

**605.18 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. 2197 § 2, 2019; Ord. 2153 § 2, 2016)

**20.24.160 CFC Section 903.2 amended—Automatic sprinkler systems.**

903.2 is deleted and replaced with the following:

**903.2 Where required.**

1. Automatic fire extinguishing systems shall be provided in all new buildings and structures, including any detached or attached structure added to a parcel of land already containing automatic extinguishing system protected buildings.

**Exception:**

- a. Detached U Occupancies, other than trash enclosures, that do not exceed 400 square feet of floor area.

- b. Trash enclosures that have been exempted by the fire code official or that meet the following conditions:
- i. The enclosure, including the cover and door, are constructed of non-combustible materials.
  - ii. The enclosure does not exceed 180 square feet in size.
  - iii. The enclosure is stand-alone structure, be a minimum of 20 feet from adjacent buildings and a minimum of 10 feet from property line(s).
  - iv. The enclosure is used exclusively for waste garbage contained within approved trash containers. No outdoor storage is permitted within the trash enclosure.
- c. Photo Voltaic Arrays covering parking stalls only.
2. Existing commercial or industrial buildings not currently provided with automatic fire extinguishing systems shall be provided with an automatic fire extinguishing systems as follows:
- a. When modification to the building results in a 50% or greater increase of the total floor area of the building or brings the over total of floor area of the building to more than 8,000 square feet, the entire building shall be provided with an automatic fire extinguishing system.
- Exception:** Additions providing accessory storage space not greater than 500 square feet in area to an existing non-fire sprinklered building or solely for the purpose of providing accessibility shall not result in a requirement that the building be provided with an automatic extinguishing system.
- b. 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, the new occupancy and all fire areas that the new occupancy exits through shall be provided with an automatic extinguishing system.

**Exception:** Public assembly occupancies not exceeding an occupant load of 150, whether occupying an entire building or a portion of a building.

3. Existing residential buildings not currently provided with automatic fire extinguishing systems shall be provided with an automatic fire extinguishing systems as follows:
  - a. When a modification or modifications to the building results in a 50% or greater increase of the total floor area of the building.
  - b. In the garage when a new attached or detached garage is added and the modification does not otherwise require the addition of an automatic fire protection system throughout the building.

(Ord. 2197 § 2, 2019; Ord. 2153 § 2, 2016)

**20.24.170 CFC Section 903.3.1.2 amended—  
NFPA 13R Sprinkler systems.**

Section 903.3.1.2 paragraph 1 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 in buildings not exceeding 60 feet (18,288 mm) in height above grade plan shall be permitted to be installed throughout in accordance with NFPA 13R as amended in Chapter 80 and the following:

- Sprinklers shall be provided in all attic areas

(Ord. 2197 § 2, 2019; Ord. 2153 § 2, 2016)

**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.** Automatic sprinkler systems installed in one- and two-family dwellings; Group R-3; and townhouses shall be permitted to be installed throughout in accordance with NFPA 13D, as amended in Chapter 80.

In addition, the fire-sprinkler system shall be designed and sprinklers shall be installed in the following additional locations:

1. Attic shall be provided intermediate temperature-rated residential fire sprinklers for

detection coverage and located at a spacing equivalent to 30 feet by 30 feet centers and maximum of 15 feet from outside walls.

- 2. Fire sprinklers shall be provided in garages. Fire sprinklers shall be intermediate rated, quick response, with a maximum coverage of 130 square feet per sprinkler.

(Ord. 2197 § 2, 2019; Ord. 2153 § 2, 2016)

**20.24.190 CFC Section 5001.5.3 added—  
Hazardous materials management  
plan and hazardous materials  
management plan maintenance**

Section 5001.5.3 is added as follows:

**5001.5.3 Hazardous materials inventory statement and hazardous materials management plan maintenance.** Hazardous Materials Inventory Statements (HMISs) and Hazardous Materials Management Plans (HMMPs) shall be modified and resubmitted when substantive changes occur and defined in the California Health and Safety Code for Hazardous Materials Business Plans.

Whether or not substantive changes have occurred, Hazardous Materials Inventory Statements (HMISs) and Hazardous Materials Management Plans (HMMPs) shall be resubmitted no later than 12 months from the last submittal date.

**Exception:** HMISs and HMMPs for unstaffed utility sites that are under the reporting threshold for the federal Emergency Planning and Community Right-to-Know Act (EPCRA) shall be resubmitted no later than 36 months after the latest submittal.

(Ord. 2197 § 2, 2019)

**20.24.200 CFC Section 5003.2.10 added—  
Biodiesel and methanol equipment.**

Section 5003.2.10 is added to read:

**5003.2.10 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. 2197 § 2, 2019; Ord. 2153 § 2, 2016)

**20.24.210 CFC Section 5003.5.2 added—  
Ventilation ducting.**

Section 5003.5.2 is added to read:

**5003.5.2 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. 2197 § 2, 2019; Ord. 2153 § 2, 2016)

**20.24.220 CFC Section 5003.5.3 added—H  
Occupancies.**

Section 5003.5.3 is added to read:

**5003.5.3 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. 2197 § 2, 2019; Ord. 2153 § 2, 2016)

**20.24.230 CFC Section 5003.13 added—  
Automatic filling of tanks.**

Section 5003.13 is added to read:

**5003.13 Automatic filling of tanks.** Systems that automatically fill flammable or combustible liquid tanks shall be equipped with approved overflow 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. 2197 § 2, 2019; Ord. 2153 § 2, 2016)

**20.24.240 CFC Section 5005.5 added—Emergency  
alarms, supervision and monitoring.**

Section 5005.5 is added as follows:

**5005.5 Emergency alarms, supervision and monitoring.** Emergency alarms, supervision and monitoring shall be provided in accordance with Sections 5004.9 and 5004.10.

(Ord. 2197 § 2, 2019)



**20.24.250 CFC Section 5608.2 added—  
Prohibition of fireworks.**

Section 5608.2 is added to read:

**5608.2 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 5601.1

(Ord. 2197 § 2, 2019; Ord. 2153 § 2, 2016)

**20.24.260 CFC Section 5608.3 added—Seizure of fireworks.**

Section 5608.3 is added to read:

**5608.3 Seizure of Fireworks.** The Fire Chief is authorized to 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. 2197 § 2, 2019; Ord. 2153 § 2, 2016)

**20.24.270 CFC Section 5704.2.7.5.8 amended—  
Overfill prevention exception.**

Section 5704.2.7.5.8, Overfill prevention exception, is amended to read:

**Exception:** Outside aboveground tanks with a capacity of 100 gallons (378 L) or less.

(Ord. 2197 § 2, 2019; Ord. 2153 § 2, 2016)

**20.27.280 CFC Chapter 60 Title amended—  
Highly toxic and toxic materials.**

CFC Chapter 60 title is amended to read:

CHAPTER 60  
HIGHLY TOXIC AND TOXIC MATERIALS  
AND MODERATELY TOXIC GASES  
INCLUDING THOSE USED AS  
REFRIGERANTS

(Ord. 2197 § 2, 2019)

**20.24.290 CFC Section 6004.1 amended—  
General.**

Section 6004.1 is hereby amended, and Table 6004.1 is added to read as follows:

**6004.1 General.** Materials that are stored and used as a gas whether or not the material meets the definition of a compressed gas, and that meet the definition of a highly toxic, toxic or moderately toxic gas shall comply with Section 6004.

Performance based design alternatives may be used for refrigeration systems.

Moderately toxic gases with an LC<sub>50</sub> less than or equal to 3,000 parts per million shall comply with the requirements for toxic gases in Sections 6004.2.2.1 through 6004.2.2.10.4.

Moderately toxic gases with an LC<sub>50</sub> more than 3,000 parts per million but not greater than 5,000 parts per million and exceeding the maximum threshold quantity, as determined by Section 6004.1.6, shall comply with the requirements for toxic gases in Sections 6004.2.2.1 through 6004.2.2.7.

The minimum threshold quantity for highly toxic, toxic and moderately toxic gases, vapors and mists for indoor and exterior storage and use are set forth in Table 6004.1.

**Table 6004.1  
Minimum Threshold Quantities for Highly  
Toxic, Toxic and Moderately Toxic Gases**

Highly Toxic	0 cubic feet
Toxic	10 cubic feet
Moderately Toxic	20 cubic feet

(Ord. 2197 § 2, 2019)

**20.24.300 CFC Section 6004.1.2 amended—Gas cabinets.**

Section 6004.1 is hereby amended as follows:

**6004.1.2 Gas cabinets.** Gas cabinets containing highly toxic, toxic or moderately toxic gases shall comply with Section 5003.8.6 and the following requirements:

[balance to remain the same]

(Ord. 2197 § 2, 2019)

**20.24.310 CFC Section 6004.1.3 amended—  
Exhausted enclosures.**

Section 6004.1.3 is hereby amended as follows:

**6004.1.2 Exhausted enclosures.** Exhausted enclosures containing highly toxic, toxic or moderately toxic gases shall comply with Section 5003.8.5 and the following requirements:

[balance to remain the same]

(Ord. 2197 § 2, 2019)

**20.24.320 CFC Sections 6004.1.4 added—  
Automatic shut-off valve.**

Section 6004.1.4 is added to read:

**6004.1.4 Automatic shut-off valve.** An automatic shut-off valve, which is of a fail-safe to close design, shall be provided to shut off the supply of highly toxic gases as close as possible to the supply container for any of the following:

1. 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. 2197 § 2, 2019)

**20.24.330 CFC Section 6004.1.5 added—Annual maintenance.**

Section 6004.1.5 is added to read:

**6004.1.5 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 kept for a minimum of three years and shall be made available to any representative of the Livermore-Pleasanton Fire Department for inspection upon request.

(Ord. 2197 § 2, 2019)

**20.24.340 CFC Section 6004.1.6 added—  
Maximum threshold quantity.**

Section 6004.1.6 is added to read:

**6004.1.6 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 or H-Occupancy shall comply with the additional requirements for highly toxic gases of Section 6004 of this code.

Moderately toxic gases stored or used in quantities exceeding the maximum threshold quantity in a

single vessel per control area or outdoor control area or H-Occupancy shall comply with the additional requirements for toxic gases of Section 6004 of this code.

(Ord. 2197 § 2, 2019)

**20.24.350 CFC Section 6004.1.7 added—Reduced flow valve.**

Section 6004.1.7 is added to read:

**6004.1.7 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. 2197 § 2, 2019)

**20.24.360 CFC Section 6004.1.8 added—Fire extinguishing systems.**

Section 6004.1.8 is added to read:

**6004.1.8 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 5004.5.

(Ord. 2197 § 2, 2019)

**20.24.370 CFC Section 6004.1.9 added—Local gas shut off.**

Section 6004.1.9 is added to read:

**6004.1.9 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 sta-

tions. Manual activated shut-off valves shall be of a fail-safe-to-close design.

(Ord. 2197 § 2, 2019)

**20.24.380 CFC Section 6004.1.10 added—  
Exhaust ventilation monitoring.**

Section 6004.1.10 is added to read:

**6004.1.10 Exhaust ventilation monitoring.** For highly toxic gases, toxic and moderately toxic gases exceeding minimum threshold quantities, a continuous monitoring system shall be provided to assure that the required exhaust ventilation rate is maintained. The system shall monitor actual air flow in the exhaust system. 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. 2197 § 2, 2019)

**20.24.390 CFC Section 6004.1.11 added—  
Emergency response plan.**

Section 6004.1.11 is added to read:

**6004.1.11 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 code official.

(Ord. 2197 § 2, 2019)

**20.24.400 CFC Section 6004.1.12 added—  
Emergency response liaisons.**

Section 6004.1.12 is added to read:

**6004.1.12 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 and understanding the materials and operations utilizing the gases.

(Ord. 2197 § 2, 2019)

**20.24.410 CFC Section 6004.1.13 added—  
Emergency drills.**

Section 6004.1.13 is added to read:

**6004.1.13 Emergency drills.** Emergency drills of the on-site emergency response personnel and liaisons shall be conducted on a regular basis but not less than every six months. Records of drills conducted shall be maintained for three years.

(Ord. 2197 § 2, 2019)

**20.24.420 CFC Section 6004.1.14 added—  
Cylinder leak testing.**

Section 6004.1.14 is added to read:

**6004.1.14 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. 2197 § 2, 2019)

**20.24.430 CFC Section 6004.1.15 added—Inert  
gas purge system.**

Section 6004.1.15 is added to read:

**6004.1.15 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.

**Exception:** Refrigeration systems.

(Ord. 2197 § 2, 2019)

**20.24.440 CFC Section 6004.1.16 added—Seismic  
shutoff valve.**

Section 6004.1.16 is added to read:

**6004.1.16 Seismic shutoff valve.** 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 3,000 parts per million upon a seismic event within 5 seconds of a horizontal sinusoidal oscillation having a peak acceleration of 0.3G (1.47m/sec<sup>2</sup>) and a period of 0.4 seconds.

(Ord. 2197 § 2, 2019)

**20.24.450 CFC Section 6004.1.17 added—  
Fittings and connections.**

Section 6004.1.17 is added to read:

**6004.1.17 Fittings and connections.** Fittings and connections shall be located in a gas cabinet, exhausted enclosure, gas room or exhausted valve manifold box.

**Exception:** Welded connections.

(Ord. 2197 § 2, 2019)

**20.24.460 CFC Section 6004.2 amended—Indoor storage and use.**

Section 6004.2 is hereby amended to read:

**6004.2 Indoor storage and use amended.** The indoor storage or use of highly toxic, toxic and moderately toxic compressed gases shall be in accordance with Sections 6004.2.1 through 6004.2.2.10.4.

(Ord. 2197 § 2, 2019)

**20.24.470 CFC Section 6004.2.1 amended—  
Applicability.**

Section 6004.2.1 is hereby amended to read:

**6004.2.1 Applicability.** The applicability of regulations governing the indoor storage and use of highly toxic, toxic and moderately toxic compressed gases shall be in accordance with Sections 6004.2.1.1 through 6004.2.1.5.

(Ord. 2197 § 2, 2019)

**20.24.480 CFC Section 6004.2.1.1 amended—  
Quantities not exceeding the maximum allowable quantity per control area.**

Section 6004.2.1.1 is hereby amended to read:

**6004.2.1.1 Quantities not exceeding the maximum allowable quantity per control area.** The indoor storage or use of highly toxic and toxic compressed gases in amounts not exceeding the maximum allowable quantity per control area set forth in Table 5003.1.1(2) shall be in accordance with Sections 5001, 5003, 6001, 6004.1, 6004.2.1.4 and 6004.2.1.5.

(Ord. 2197 § 2, 2019)

**20.24.490 CFC Section 6004.2.1.4 added—  
Quantities not exceeding minimum threshold quantity per control area.**

Section 6004.2.1.4 is added to read:

**6004.2.1.4 Quantities not exceeding minimum threshold quantity per control area.** The indoor storage or use of highly toxic, toxic and moderately toxic gases in amounts not exceeding the minimum threshold quantity per control area set forth in Table 6004.1 shall be in accordance with Sections 6001, and 6004.1 and Chapter 50.

(Ord. 2197 § 2, 2019)

**20.24.500 CFC Section 6004.2.1.5 amended—  
Quantities exceeding minimum threshold quantity per control area.**

Section 6004.2.1.5 is added to read:

**6004.2.1.5 Quantities exceeding the minimum threshold quantity per control area.** The indoor storage or use of highly toxic, toxic and moderately toxic gases in amounts exceeding the minimum threshold quantity per control area set forth in Table 6004.1 shall be in accordance with Sections 6001, 6004.1, 6004.2 and Chapter 50.

(Ord. 2197 § 2, 2019)

**20.24.510 CFC Section 6004.2.2 amended—  
General indoor requirements.**

Section 6004.2.2 is hereby amended to read:

**6004.2.2 General indoor requirements.** The general requirements applicable to the indoor storage and use of highly toxic, toxic and moderately toxic compressed gases shall be in accordance with Sections 6004.2.2.1 through 6004.2.2.10.3. Moderately toxic gases shall not be considered as toxic gases for maximum allowable quantities determinations under Table 5003.1.1(2).

(Ord. 2197 § 2, 2019)

**20.24.520 CFC Section 6004.2.2.5 amended—  
Piping and controls - stationary tanks, item 1.**

The exception in Section 6004.2.2.5 Piping and controls – stationary tanks, item 1 is deleted. (Ord. 2197 § 2, 2019)

**20.24.530 CFC Section 6004.2.2.7 amended—  
Treatment systems.**

Exception 2 in Section 6004.2.2.7 Treatment systems is deleted. (Ord. 2197 § 2, 2019)

**20.24.540 CFC Section 6004.2.2.10.1 amended—  
Alarms.**

The exception in Section 6004.2.2.10.1 Alarms is deleted. (Ord. 2197 § 2, 2019)

**20.24.550 CFC Section 6004.3 amended—  
Outdoor storage and use.**

Section 6004.3 is hereby amended to read:

**6004.3 Outdoor storage and use.** The outdoor storage or use of highly toxic, toxic and moderately toxic gases shall be in accordance with Sections 6004.3.1 through 6004.3.4. The minimum threshold quantity for highly toxic, toxic and moderately toxic gases for outdoor storage and use are set forth in Table 6004.1.

(Ord. 2197 § 2, 2019)

**20.24.560 CFC Section 6004.3.1 amended—  
Applicability.**

Section 6004.3.1 is hereby amended to read:

**6004.3.1 Applicability.** The applicability of regulations governing the outdoor storage and use of highly toxic, toxic, and moderately toxic gases shall be as set forth in Sections 6004.3.1.1 through 6004.3.1.5.

(Ord. 2197 § 2, 2019)

**20.24.570 CFC Section 6004.3.1.1 amended—  
Quantities not exceeding the maximum  
allowable quantity per control area.**

Section 6004.3.1.1 is hereby amended to read:

**6004.3.1.1 Quantities not exceeding the maximum allowable quantity per control area.** The outdoor storage or use of highly toxic and toxic gases in amounts exceeding the threshold quantity per control area set forth in Table 5003.1.1(4) shall be in accordance with Sections 5001, 5003, 6001, 6004.1, and 6004.3.1.4 and 6004.3.1.5.

(Ord. 2197 § 2, 2019)

**20.24.580 CFC Section 6004.3.1.4 added—  
Quantities not exceeding the minimum  
threshold quantity per control area.**

Section 6004.3.1.4 is hereby added to read:

**6004.3.1.4 Quantities not exceeding the minimum threshold quantity per control area.** The outdoor storage or use of highly toxic, toxic and moderately toxic gases in amounts not exceeding the minimum threshold quantity per control area set forth in Table 6004.1 shall be in accordance with Sections 6001, 6004.1 and Chapter 50.

(Ord. 2197 § 2, 2019)

**20.24.590 CFC Section 6004.3.1.5 added—  
Quantities exceeding the minimum  
threshold quantity per control area.**

Section 6004.3.1.5 is hereby added to read:

**6004.3.1.5 Quantities exceeding the minimum threshold quantity per control area.** The outdoor storage or use of highly toxic, toxic and moderately toxic gases in amounts exceeding the minimum threshold quantity per control area set forth in Table 6004.1 shall be in accordance with Sections 6001, 6004.1, 6004.3 and Chapter 50.

(Ord. 2197 § 2, 2019)

**20.24.600 CFC Section 6004.3.2 amended—  
General outdoor requirements.**

Section 6004.3.2 is hereby amended to read:

**6004.3.2 General outdoor requirements.** The general requirements applicable to the outdoor storage and use of highly toxic, toxic and moderately toxic gases shall be in accordance with Sections 6004.3.2.1 through 6004.3.2.4.

Moderately toxic gases with an LC<sub>50</sub> equal to or less than 3,000 parts per million shall comply with the requirements for toxic gases in Sections 5001, 5003, 6001, 6004.1 and 6004.3.

Moderately toxic gases with an LC<sub>50</sub> more than 3,000 parts per million but not greater than 5,000 parts per million and exceeding the maximum threshold quantity, as determined by 6004.1.6, shall comply with the requirements for toxic gases in Sections 5001, 5003, 6001, 6004.1 and 6004.3.2.1 through 6004.3.2.4.

Moderately toxic gases shall not be considered as toxic gases for maximum allowable quantities determinations under Table 5003.1.1(2).

(Ord. 2197 § 2, 2019)

20.24.610

**20.24.610 CFC Section 6004.3.3 amended—  
Outdoor storage weather protection  
for portable tanks and cylinders.**

Section 6004.3.3 is hereby amended to read:

6004.3.3 Outdoor storage weather protection for portable tanks and cylinders. Weather protection in accordance with Section 5004.13 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 5004.5.

(Exceptions deleted)

(Ord. 2197 § 2, 2019)

## Chapter 20.26

### GREEN BUILDING CODE\*

#### Sections:

- 20.26.010 California Green Building Standards (CALGreen) Code adopted.**
- 20.26.020 Section 101.3 Scope amended.**
- 20.26.030 Section 107.1 added—Local enforcing agency.**
- 20.26.040 Section 4.106.1 amended—Site development.**
- 20.26.050 Section 4.408.1 amended—Construction waste reduction, disposal and recycling.**
- 20.26.060 Section 5.106.1 amended—Site development.**
- 20.26.070 Section 5.408 amended—Construction waste reduction, disposal and recycling.**

\* Prior ordinance history: Ord. 2083.

**20.26.010 California Green Building Standards (CALGreen) Code adopted.**

There is adopted by reference that certain code known as the California Green Building Standards (CALGreen) Code at Title 24 California Code of Regulations Part 11 (2019 Edition), as more particularly described in this section, except such provisions that are amended, modified or deleted in this chapter, and the same is adopted and incorporated as fully as if set out in this chapter. A copy of said code is available for use by the public at the City of Pleasanton's Building Division. (Ord. 2197 § 2, 2019; Ord. 2153 § 2, 2016)

**20.26.020 Section 101.3 Scope amended.**

Section 101.3 Scope is amended to read as follows:

**101.3 Scope.** The provisions of this code shall apply to the planning, design, operation, construction, use and occupancy of every newly constructed building or structure, unless otherwise indicated in this code, throughout the State of California. Any "Newly constructed building or structure" subject to CALGreen and this chapter does not include renovations, repairs or additions, to historic buildings, defined as any building listed or eligible for listing on a national, state or local register or listing of historic resources.

It is not the intent that this code substitute or be identified as meeting the certification requirements of any green building program. (Ord. 2197 § 2, 2019; Ord. 2153 § 2, 2016)

**20.26.030 Section 107.1 added—Local enforcing agency.**

Section 107.1 is added to read as follows:

**107.1 Local enforcing agency.** The Building Division of the City of Pleasanton shall enforce all the provisions of this law, this code and the other rules and regulations promulgated by the Building Standards Commission, the Department of Housing and Community Development or the Division of the State Architect, and Chapter 20.04, the Pleasanton Building Administrative Code. (Ord. 2197 § 2, 2019; Ord. 2153 § 2, 2016)

**20.26.040 Section 4.106.1 amended—Site development.**

Section 4.106.1 is amended to read as follows:

**4.106.1 General.** Preservation and use of available natural resources shall be accomplished through evaluation and careful planning to minimize negative effects on the site and adjacent areas. Preservation of slopes, management of storm water drainage and erosion controls shall be in conformance with Municipal Code Chapter 9.14 Stormwater Management and Discharge Control, or any other requirements in effect at the time of application. (Ord. 2197 § 2, 2019; Ord. 2153 § 2, 2016)

**20.26.050 Section 4.408.1 amended—Construction waste reduction, disposal and recycling.**

Section 4.408.1 is amended to read as follows:

**4.408.1 Construction waste management.** As provided in Municipal Code Chapter 9.21, "regulated projects" as defined therein shall comply with Municipal Code Chapter 9.21. Projects that are not regulated by Municipal Code Chapter 9.21 shall comply with CALGreen Section 4.408, as applicable. (Ord. 2197 § 2, 2019; Ord. 2153 § 2, 2016)

**20.26.060 Section 5.106.1 amended—Site development.**

Section 5.106.1, is amended to read as follows:

**5.106.1 Stormwater water pollution prevention.**

Newly constructed projects and additions which disturb less than one acre of land and are not part of a larger common plan of development shall prevent the pollution of stormwater runoff from construction activities and shall be in conformance with Municipal Code Chapter 9.14 Stormwater Management and Discharge Control, or any other requirements in effect at the time of application.

(Ord. 2197 § 2, 2019; Ord. 2153 § 2, 2016)

**20.26.070 Section 5.408 amended—Construction waste reduction, disposal and recycling.**

Section 5.408 is amended to read as follows:

**5.408.1 Construction waste management.** As provided in Municipal Code Chapter 9.21, “regulated projects” as defined therein shall comply with Municipal Code Chapter 9.21. Projects that are not regulated by Municipal Code Chapter 9.21 shall comply with CALGreen Section 5.408, as applicable.

**5.408.2 Universal waste.** [A] Additions and alterations to a building or tenant space that meet the scoping provisions in Section 301.3 for non-residential additions and alterations, shall require verification that Universal Waste items such as fluorescent lamps and ballast and mercury containing thermostats as well as other California prohibited Universal Waste materials are disposed of properly and are diverted from landfills. A list of prohibited Universal Waste materials shall be included in the construction documents.

Note: Refer to the Universal Waste Rule link at: [http://www.dtsc.ca.gov/LawsRegsPolicies/Regs/upload/OEAR-A\\_REGS\\_UWR\\_FinalText.pdf](http://www.dtsc.ca.gov/LawsRegsPolicies/Regs/upload/OEAR-A_REGS_UWR_FinalText.pdf)

**5.408.3 Excavated soil and land clearing debris.**

100 percent of trees, stumps, rocks, and associated vegetation and soils resulting primarily from land clearing shall be reused or recycled. For a phased project, such material may be stockpiled on site until the storage site is developed.

**Exception:** Reuse, either on- or off-site, of vegetation or soil contaminated by disease or pest infestation.

**Notes:**

1. If contamination by disease or pest infestation is suspected, contact the Alameda County Department of Agriculture Commissioner and follow its direction for recycling or disposal of material.

(<http://www.acgov.org/cda/awm/contactus.htm?c=01>)

2. For a map of known pest and/or disease quarantine zones, consult with the California Department of Food and Agriculture. ([www.cdffa.ca.gov](http://www.cdffa.ca.gov))

(Ord. 2197 § 2, 2019; Ord. 2153 § 2, 2016)



## 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)



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

### PLEASANTON 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.**

All non-residential exterior lighting shall meet the requirements in the current California Energy Efficiency Standards. (Ord. 2197 § 2, 2019; prior code § 2-12.85)

**20.36.120 Residential units—Doors.**

Section 101.3 Scope is amended by deleting item D, and re-numbering remaining items to read as follows:

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.
- D. The deadlatch lock and dead bolt lock on the same door shall be keyed alike (one key will fit both locks).
- E. 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.
- F. Doorstop on a wooden jamb for an in-swing door shall be of one-piece construction with the jamb joined by a rabbet.
- G. 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.
- H. Cylinders shall be so designed or protected that they cannot be gripped by pliers or other wrenching devices.
- I. The lock or locks shall be operated from the inside of the door by a device not requiring a key.
- J. Locks shall be provided on all sliding patio doors.
- K. 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.
- L. 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.

(Ord. 2197 § 2, 2019; 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.**

All residential exterior lighting shall meet the requirements in the current California Energy Efficiency Standards. (Ord. 2197 § 2, 2019; prior code § 2-12.90)

## Chapter 20.44

### SURVEY AND SITE PLAN REQUIRED

#### Sections:

<b>20.44.010</b>	<b>Survey plat—Required.</b>
<b>20.44.020</b>	<b>Survey plat—Form.</b>
<b>20.44.030</b>	<b>Survey plat—Required information.</b>
<b>20.44.040</b>	<b>Survey plat—Limits.</b>
<b>20.44.050</b>	<b>Field controls for survey.</b>
<b>20.44.060</b>	<b>Exceptions to survey requirements.</b>
<b>20.44.070</b>	<b>Site plan—Required.</b>
<b>20.44.080</b>	<b>Site plan—Form.</b>
<b>20.44.090</b>	<b>Site plan—Required information.</b>
<b>20.44.100</b>	<b>Exceptions to site plan requirements.</b>

#### **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



## Chapter 20.55

### PLEASANTON SWIMMING POOL AND SPA CODE

#### Sections:

- 20.55.010 Swimming Pool and Spa Code adopted.**
- 20.55.020 ISPSC Chapter 1 deleted.**
- 20.55.030 ISPSC Section 302 Electrical, plumbing, mechanical and fuel gas requirements amended.**
- 20.55.040 ISPSC Section 303 Energy amended.**
- 20.55.050 ISPSC Section 304.2 Determination of impacts based on location amended.**
- 20.55.060 ISPSC Section 305 Barrier requirements amended.**
- 20.55.070 ISPSC Section 306 Decks amended.**
- 20.55.080 ISPSC Section 307 General design amended.**
- 20.55.090 ISPSC Chapter 4 Public Swimming Pools amended.**
- 20.55.100 ISPSC Chapter 5 Public Spas and Public Exercise Spas amended.**
- 20.55.110 ISPSC Chapter 6 Aquatic Recreation Facilities amended.**
- 20.55.120 ISPSC Chapter 7 Onground Storable Residential Swimming Pools amended.**
- 20.55.130 ISPSC Chapter 8 Permanent Inground Residential Swimming Pools amended.**

**20.55.010 Swimming Pool and Spa Code adopted.**

A. There is adopted by reference that certain code known as the International Swimming Pool and Spa 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 Swimming Pool and Spa Code, 2018 Edition, prepared by International Code Council, 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 and Spa 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. 2197 § 2, 2019; Ord. 2083 § 1, 2013)

**20.55.020 ISPSC Chapter 1 deleted.**

Chapter 1 is deleted and replaced by Chapter 20.04, the Pleasanton Building Administrative Code. (Ord. 2197 § 2, 2019)

**20.55.030 ISPSC Section 302 Electrical, plumbing, mechanical and fuel gas requirements amended.**

Section 302 is amended to read as follows:

**302.1 Electrical.** Electrical requirements for aquatic facilities shall be in accordance with the *California Electrical Code*.

**Exception:** Internal wiring for portable residential spas and portable residential exercise spas.

**302.2 Water service and drainage.** Piping and fittings used for water service, makeup and drainage piping for pools and spas shall comply with the *California Plumbing Code*. Fittings shall be approved for installation with the piping installed.

**302.3 Pipe, fittings and components.** Pipe, fittings and components shall be listed and labeled in accordance with NSF 50 or NSF 14. Plastic jets, fittings and outlets used in public spas shall be listed and labeled in accordance with NSF 50.

**Exceptions:**

1. Portable residential spas and portable residential exercise spas listed and labeled in accordance with UL 1563 or CSA22.2 No 218.1.
2. Onground storage pools supplied by the pool manufacturer as a kit that includes all pipe, fittings and components.

**302.4 Concealed piping inspection.** Piping, including process piping, that is installed in trenches, shall be inspected prior to backfilling.

**302.5 Backflow protection.** Water supplies for pools and spas shall be protected against backflow in accordance with the *California Plumbing Code*.

**302.6 Wastewater discharge.** Where wastewater from pools or spas, such as backwash water from filters and water from deck drains discharge to a building drainage system, the connection shall be through an airgap in accordance with the *California Plumbing Code*.

**302.7 Tests.** Tests on water piping systems constructed of plastic piping shall not use compressed air for the test.

**302.8 Maintenance.** Pools and spas shall be maintained in a clean and sanitary condition, and in good repair.

**302.8.1 Manuals.** An operating and maintenance manual in accordance with industry-accepted standards shall be provided for each piece of equipment requiring maintenance.

(Ord. 2197 § 2, 2019)

**20.55.040 ISPSC Section 303 Energy amended.**

Section 303 is deleted in its entirety and amended to read as follows:

**303.1 Energy.** All pool and spa energy consumption shall meet the requirements in the current *California Energy Efficiency Standards*.

(Ord. 2197 § 2, 2019)

**20.55.050 ISPSC Section 304.2 Determination of impacts based on location amended.**

Section 304.2 is amended to read as follows:

**304.2 Determination of impacts based on location.** Pools and spas located in flood hazard areas indicated within the City of Pleasanton shall comply with 304.2.1 or 304.2.2.

The remainder of Section 304.2 is unchanged.

(Ord. 2197 § 2, 2019)

**20.55.060 ISPSC Section 305 Barrier requirements amended.**

Section 305 is deleted in its entirety and amended to read as follows:

**305.1 General.** Barriers or enclosures are required at outdoor pools and spas and shall comply with the *California Building Code* and the requirements of Sections 305.1, 305.2 and other applicable sections of this code.

**305.1 Pools and spas at single-family homes.** The design of barriers or enclosures

for restricting entry into areas having pools and spas at a single-family private home shall comply with the *California Building Code* Section 3109.

**305.2 Public pools.** The design of barriers or enclosures for restricting entry into areas having public pools and spas as defined in the *California Building Code* Section 31B shall comply with the *California Building Code* Section 3119B.

**305.2 Outdoor swimming pools and spas.** Outdoor pools and spas shall be surrounded by a barrier or enclosure that isolates a swimming pool and meets the requirements in *California Building Code* Section 3109 and the *California Health and Safety Code* Section 115923, or the *California Building Code* Section 3119B, as applicable.

(Ord. 2197 § 2, 2019)

**20.55.070 ISPSC Section 306 Decks amended.**

Section 306.1 is amended to read as follows:

**306.1 General.** The structural design and installation of decks around pools and spas shall be in accordance with the *California Building Code* or the *California Residential Code*, as applicable.

Section 306.9.1 is amended to read as follows:

**306.9.1 Hose bibbs.** Hose bibbs shall be provided for rinsing down the entire deck and shall be installed in accordance with the *California Plumbing Code*, and shall be located not greater than 150 feet (45,720 mm) apart. Water-powered devices, such as water-powered lifts, shall have a dedicated hose bibb water source.

**Exception:** Residential pools and spas shall not be required to have hose bibbs located at 150-foot (45,720 mm) intervals, nor have a dedicated hose bibb for water-powered devices.

(Ord. 2197 § 2, 2019)

**20.55.080 ISPSC Section 307 General design amended.**

Section 307.1 is amended to read as follows:

**307.1 General design requirements.** Sections 307.1.1 through 307.1.4 shall apply to all pools and spas.

**307.1.1 Glazing in hazardous locations.**

Hazardous locations shall be as defined in the *California Building Code* or the *California Residential Code*, as applicable. Where glazing is determined to be in a hazardous location, the requirements for the glazing shall be in accordance with those codes, as applicable.

**307.1.2 Color and finishes.** For other than residential pools and residential spas, the colors, patterns, or finishes of the pool or spa interiors shall not obscure objects or surfaces within the pool or spa.

**307.1.3 Roofs or canopies.** Roofs or canopies over pools and spas shall be in accordance with the *California Building Code* or *California Residential Code* as applicable and shall be constructed so as to prevent water runoff into the pool or spa.

**307.1.4 Accessibility.** An accessible route to and into public pools and spas shall be provided in accordance with the *California Building Code*.

Section 307.2.2 is amended to read as follows:

**307.2.2 Materials and structural design.** Pools and spas shall conform to one or more of the standards indicated in Table 307.2.2. The structural design of pools and spas shall be in accordance with the *California Building Code*.

(Ord. 2197 § 2, 2019)

**20.55.090 ISPC Chapter 4 Public Swimming Pools amended.**

Chapter 4 is deleted in its entirety and is amended to read as shown in Chapter 31B of the *California Building Code*. (Ord. 2197 § 2, 2019)

**20.55.100 ISPC Chapter 5 Public Spas and Public Exercise Spas amended.**

Chapter 5 is deleted in its entirety and is amended to read as shown in Chapter 31B of the *California Building Code*. (Ord. 2197 § 2, 2019)

**20.55.110 ISPC Chapter 6 Aquatic Recreation Facilities amended.**

Chapter 6 is deleted in its entirety and is amended to read as shown in Chapter 31B of the *California Building Code*. (Ord. 2197 § 2, 2019)

**20.55.120 ISPC Chapter 7 Onground Storable Residential Swimming Pools amended.**

Section 703.1 is amended to read as follows:

**703.1 General.** Decks provided by the pool manufacturer shall be installed in accordance with the manufacturer's instructions. Decks fabricated on-site shall be in accordance with the *California Residential Code*.

(Ord. 2197 § 2, 2019)

**20.55.130 ISPC Chapter 8 Permanent Inground Residential Swimming Pools amended.**

Section 802 is amended to read as follows:

**802.1 Materials of components and accessories.** The materials of components and accessories used for permanent inground residential swimming pools shall be suitable for the environment in which they are installed. The materials shall be capable of fulfilling the design, installation and the intended use requirements in the *California Residential Code*.

**802.2 Structural Design.** The structural design and materials shall be in accordance with the *California Residential Code*.

(Ord. 2197 § 2, 2019)

## Chapter 20.65

### 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, 2018 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. 2197 § 2, 2019; Ord. 2083 § 1, 2013)

**20.65.020 Section 102.3 amended—Application of other codes.**

Section 102.3 of the International Property Maintenance Code, 2018 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. 2197 § 2, 2019; Ord. 2083 § 1, 2013)

**20.65.030 Section 106.4 amended—Violation penalties.**

Section 106.4 of the International Property Maintenance Code, 2018 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. 2197 § 2, 2019; Ord. 2083 § 1, 2013)

**20.65.040 Section 109.4 deleted—Emergency repairs.**

Section 109.4 Emergency repairs, is deleted. (Ord. 2083 § 1, 2013)

**20.65.050 Section 109.5 deleted—Cost of emergency repairs.**

Section 109.5 Cost of emergency repairs, is deleted. (Ord. 2083 § 1, 2013)

**20.65.060 Section 109.6 deleted—Violation penalties.**

Section 109.6 Violation penalties, is deleted. (Ord. 2083 § 1, 2013)

**20.65.070 Section 111 deleted—Demolition.**

Section 111 Demolition, is deleted. (Ord. 2083 § 1, 2013)

**20.65.080 Section 109.6 deleted—Means of appeal.**

Section 109.6 Means of appeal, is deleted. (Ord. 2083 § 1, 2013)

**20.65.090 Section 202 Definitions—Added.**

Section 202 of the International Property Maintenance Code, 2018 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. 2197 § 2, 2019; Ord. 2083 § 1, 2013)

**20.65.100 Section 302.4 amended—Weeds.**

Section 302.4 of the International Property Maintenance Code, 2018 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. 2083 § 1, 2013)

**20.65.110 Section 302.8 amended—Motor vehicles.**

Section 302.8 of the International Property Maintenance Code, 2018 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 own vehicle in an enclosed garage.

(Ord. 2197 § 2, 2019; Ord. 2083 § 1, 2013)

**20.65.120 Section 303 amended—Swimming pools, spas and hot tubs.**

Section 303 of the International Property Maintenance Code, 2018 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 Section 3109 in the 2019 *California Building Code* 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 (1,524 mm) above finished grade or landing, 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 1346-91 shall be exempt from the provisions of this section.

(Ord. 2197 § 2, 2019; Ord. 2083 § 1, 2013)

**20.65.130 Section 304.14 deleted—Insect screens.**

Section 304.14 Insect screens, is deleted. (Ord. 2083 § 1, 2013)

**20.65.140 Section 404.5 deleted—Overcrowding.**

Section 404.5 Overcrowding, is deleted. (Ord. 2083 § 1, 2013)

**20.65.150 Section 404.6 amended—Efficiency unit.**

Section 404.6 of the International Property Maintenance Code, 2018 Edition is amended to read as shown in Section 1207.4 of the 2019 *California Building Code*. (Ord. 2083 § 1, 2013)

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2166	Amends Ch. 20.70, expedited permitting process for clean energy systems (20.70)
2167	Amends § 14.04.140(B), adjustment of bills for meter error or leaks (14.04)
2168	Approves application for PUD (Special)
2169	Amends §§ 18.110.020 and 18.110.050, personal wireless service facilities (18.110)
2170	Amends § 2.34.080(A), library commission meetings (2.34)
2171	Amends §§ 14.04.010, 14.04.050(C), 14.04.070 and 14.08.080, water rates and charges (14.04, 14.08)
2172	Rezone (Repealed by 2184)
2173	Approves development agreement (Special)
2174	Approves application for PUD (Special)
2175	Amends contract with the California Public Employees' Retirement System (Special)
2176	Amends Ch. 14.20 and § 14.04.060, recycled water use (14.04, 14.20)
2177	Repeals § 9.04.045, leaf blowers (Repealer)
2178	Adds Ch. 3.44, Johnson Drive economic development zone transportation fee (3.44)
2179	Adds § 19.16.075; amends §§ 1.24.125, 11.64.060, 13.04.435, 14.04.050, 14.06.040, 17.16.046, 17.16.110, 18.106.060(A), 18.106.070(F), 19.16.030, 19.16.050, 19.16.090, 19.20.130, 19.20.140 and 19.22.070; repeals Ch. 3.40 and §§ 11.52.010—11.52.050, omnibus ordinance (1.24, 11.64, 13.04, 14.04, 14.06, 17.16, 18.106, 19.16, 19.20, 19.22)
2180	Adds Ch. 11.58; amends § 1.12.020, regulation of traffic medians (1.12, 11.58)
2181	Approves application for PUD (Special)
2182	Urgency ordinance prohibiting new or expanded massage establishments in downtown specific plan area (Repealed by 2195)
2183	Amends and extends urgency Ord. 2182 regarding massage establishments (Repealed by 2195)
2184	Repeals Ord. 2172, rezone (Repealer)
2185	Amends § 3.32.010, contracting procedures for public projects (3.32)
2186	Approves application for PUD (Special)
2187	Approves application for PUD (Special)
2188	Amends § 18.110.010(B), personal wireless service facilities (18.110)
2189	Rezone (Special)
2190	Approves application for PUD (Special)
2191	Adds Ch. 6.38; amends §§ 6.36.010 and 13.08.090; repeals § 11.64.120, sidewalk vending (6.36, 6.38, 11.64, 13.08)
2192	Adds § 11.36.160 and Ch. 17.14; amends §§ 1.24.010, 2.29.070, 2.38.020, 5.28.010, 11.36.100, 14.04.090, 14.04.130, 17.16.020, 17.16.025, 17.16.050, 18.84.160, 18.124.100, 18.124.270 and Chs. 3.22, 3.26 and 17.40; repeals Ch. 17.46, omnibus ordinance (1.24, 2.29, 2.38, 3.22, 3.26, 5.28, 11.36, 14.04, 17.14, 17.16, 18.84, 18.124)
2193	Rezone (Special)
2194	Adds §§ 18.08.117 [18.08.017] and 18.08.278 and Chs. 18.46 and 18.81; amends §§ 17.24.020, 17.24.030, 18.08.195, 18.08.338, 18.08.382, 18.44.080, 18.56.030, 18.74.020, Table 18.84.010, 18.84.020, 18.84.030, 18.84.110, 18.84.130, 18.84.140, 18.84.150, 18.84.170, 18.84.220, 18.84.230, 18.88.020, 18.88.050, 18.88.060, 18.88.090, 18.96.020, 18.96.060, 18.120.030 and 18.120.040; re-numbers § 18.08.017 to be 18.08.018, implementation of the downtown specific plan (17.24, 18.08, 18.44, 18.46, 18.56, 18.74, 18.81, 18.84, 18.88, 18.96, 18.120)
2195	Amends Ch. 6.24; repeals urgency ordinances 2182 and 2183, massage (6.24)
2196	Amends § 11.20.010, speed limits (11.20)
2197	Amends Chs. 20.04—20.26, 20.36, 20.55 and 20.65, buildings and construction (20.04, 20.06, 20.08, 20.10, 20.12, 20.16, 20.20, .20.24, 20.26, 20.36, 20.55, 20.65)
2198	Authorizes the implementation of a community choice aggregation program (Special)
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2200	Approves a change of zone, PUD and conditional use permit (Special)
2201	Amends § 2.04.020, councilmember salaries (2.04)





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