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## DRAFT PLEASANTON MUNICIPAL CODE AMENDMENTS

(Proposed new language is underlined and proposed deletions in ~~strikeout~~)

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### **Demolition by Neglect**

Add the following section to Chapter 9.28 (Property Maintenance) of the Municipal Code:

#### **9.28.025 Demolition by Neglect**

Every person in possession or control of a building and appurtenant premises in the Downtown Specific Plan Area shall maintain and keep in good repair such building and premises. “Good repair” means and includes that level of maintenance and repair which: (1) clearly ensures the continued availability of such building and premises for lawful reasonable uses; (2) prevents deterioration, dilapidation, and decay of any exterior portion of such building and premises; and (3) prevents deterioration, dilapidation, and decay of interior portions whose maintenance is necessary to prevent deterioration, dilapidation, and decay of an exterior feature.

Modify Section 9.28.030 (Declaration of a public nuisance) as follows:

Any property found to be maintained in violation of ~~the foregoing section~~ Sections 9.28.020 or 9.28.025 is declared to be a public nuisance and shall be abated by rehabilitation, removal, demolition or repair pursuant to the procedures set forth in this chapter, except that property in violation of Section 9.28.025 shall not be abated by demolition. The procedures for abatement set forth in this chapter shall not be exclusive and shall not in any manner limit or restrict the city from enforcing other city ordinances or abating public nuisances in any other manner provided by law.

Modify Section 9.28.040 (Notification of nuisance) as follows:

Whenever the city manager determines that any property within the city is being maintained contrary to one or more of the provisions of Sections 9.28.020 or 9.28.025, the city manager shall give written notice to the owner of the property stating the section(s) being violated. Such notice shall set forth a reasonable time limit, in no event more than 15 days, for correcting the violation(s) and may also set forth suggested methods of correcting the same. Such notice shall be served upon the owner in accordance with provisions of Section 9.28.060 covering service in person or by mail.

## **Story Pole**

Add the following section to Chapter 18.20 (Design Review) Section 18.20.040 (Procedures) of the Municipal Code:

E. If determined to be necessary by the zoning administrator or planning commission, an applicant for a new house within the Downtown Specific Plan Area or a two-story addition to an existing house within the Downtown Specific Plan Area shall install story poles depicting the height and mass of the proposed house or addition subject to the satisfaction of the zoning administrator or planning commission. Unless otherwise directed by the zoning administrator or planning commission, the story poles shall be installed by the applicant prior to public noticing and shall remain in place until the project has been acted upon.