



MEMORANDUM

Date: July 17, 2026

From: Derek Farmer, Assistant Director of Community and Economic Development

Subject: **Actions of the Zoning Administrator**

Initial
DF

The following actions were taken by the Zoning Administrator (ZA) within the past week.

PUD-149-01M, Planned Unit Development Minor Modification

Application for a Planned Unit Development (PUD) Minor Modification to the approved development plan (PUD-149) to install two 5-foot, 9-inch tall vehicle gates within the required front yard located at 544 Sycamore Road (APN: 948-17-3-2). The project is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15303(e)- New construction or conversion of small structures. CEQA's Class 3 exemption applies to construction of accessory structures.

Action: Approved w/Conditions
Action Date: 7/13/2026
Effective date: 7/23/2026

P26-0513, Single-Family Design Review

Application for Single-Family Design Review approval to demolish an existing detached garage and construct an approximately 2,735-square-foot, first-floor addition, including a 1,280-square-foot attached garage, and a 2,406-square-foot, second-floor addition with a maximum height of 23 feet, 6 inches to an existing residence located at 9933 Longview Lane. (APN: 946-3947-19) The project is categorically exempt from CEQA pursuant to CEQA Guidelines Section 15301(e) - Existing Facilities. CEQA's Class 1 exemption applies to additions to existing structures.

Action: Approved w/Conditions
Action Date: 7/13/2026
Effective date: 7/23/2026

P26-0555, Zoning Certificate

Application for Zoning Approval for the Active Ground Floor Use Requirement Exemption for Seals Barbershop located at 260 Main Street (APN: 094-157-8) pursuant to Pleasanton Municipal Code Section 18.81.050 (A)(1). The project is categorically exempt from CEQA pursuant to CEQA Guidelines Section 15061(b)(3) - Common Sense Exemption.

Action: Approved w/Conditions

Action Date: 7/14/2026

Effective date: 7/24/2026

P26-0532, Single-Family Design Review

Application for Single-Family Design Review to construct a 141-square-foot, single-story addition and 619-square-foot, second-story addition with a maximum height of 22 feet, 8 inches at the existing single-story residence located at 3221 Balmoral Court (APN: 946-1108-48). The project is categorically exempt from CEQA pursuant to CEQA Guidelines Section 15301(e) - Existing Facilities. CEQA's Class 1 exemption applies additions to existing structures.

Action: Approved w/Conditions

Action Date: 7/14/2026

Effective date: 7/24/2026

How to Appeal a ZA Action:

All ZA actions become effective on the 11th day after the action is taken. Appeals must be filed within the 10-day appeal period by 5 pm on the last day. If you wish to appeal any of the actions, please contact the Planning Division prior to the effective date. You may submit appeal requests via [email](#) or in person to the Planning Division office located at 200 Old Bernal Avenue during the following hours:

- Mondays: 9 am to 4 pm
- Tuesdays, Wednesdays, and Thursdays: 9 am to 1 pm

A written request for appeal shall include the pertinent facts and the basis for the appeal, indicating the specific grounds for the appeal, where there was an error or abuse of discretion by the previous review authority in the consideration and action on the matter being appealed, and/or where the decision was not supported by the evidence on the record. The appeal shall be accompanied by the [Application Form](#) and filing fee identified in the [Master Fee Schedule](#).