



Community & Economic Development Department | Planning Division 200 Old Bernal Ave. | P.O. Box 520, Pleasanton, CA 94566
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2026 APPLICATION FOR DEVELOPMENT REVIEW

SELECT EACH APPLICABLE APPLICATION TYPE

- Administrative Design Review - *exstg. residntl* (\$349)
- Appeal of Case No/s.: _____ (\$349)
- Art Contribution In-Lieu Fee – Non-Residential Dev.
 - ≥ 50,000 sqft (0.5% of dev. permit valuation)
 - 5,000-49,999 sqft. (0.45% of dev. permit val.)
- Beekeeping (\$209)
- Condominium Conversion (\$3,850)
- Design Review
 - Minor: job value < \$25,000 (\$349)
 - Major: job value ≥ \$25,000 (\$2,301)
- Early Review – Legislative Amendments
 - 1-25 res. units or 1-25,000 sqft of non-res. (\$9,500)
 - 26+ res. units or 25,001+ sqft of non-res. (\$14,500)
 - Prep. or Peer Review of studies (cost + 25%)
- Environmental (CEQA) Fees
 - Review of consultant's work (25% of cost)
 - [2026 CEQA Filing Fees](#): _____
 - CEQA Doc.: _____
- General Plan Amendment
 - Without a PUD development plan (\$20,741)
 - With a PUD development plan (\$20,741)
 - Geologic/Architectural Review (Actual cost)
- Home Occupation/Cottage Foods
 - Non-exempt – no hearing (\$139)
 - Non-exempt – with hearing (\$349)
- Housing Site Compliance Review
 - 50 units or less (\$9,572)
 - 51 units or more (\$10,533)
 - Lot-Line Adjustment or Merger (\$600)
 - Outdoor Dining/Display (\$195)
 - Over-height fence permit (\$35)
 - Peer Review (25% of consultant fee)
 - Planning Comm. use determination (\$2,092)
- Preliminary Review
 - Public Hearing (\$2,022)
 - SB 330 (\$1,535)
- Planned Unit Development (PUD) - Residential
 - 1 unit (\$4,185)
 - 2-5 units (\$10,461)
 - 6-15 units (\$20,923)
 - 16+ units (\$27,897)
- Planned Unit Development (PUD) – Commercial
 - 0-20,000 sq ft (\$4,185)
 - 20,001-60,000 sq ft (\$10,461)
 - 60,001-100,000 sq ft (\$20,923)
 - 100,001+ sq ft (\$27,897)
- Planned Unit Development (PUD) Modification
 - Minor: *existing residential* (\$139)
 - Minor (\$697)
 - Major (\$2,790)
- Reasonable Accommodation (\$35)
- Rezoning
 - with PUD (\$2,790)
 - without PUD (\$17,143)
 - Sign Design Review (\$488)
 - Specific Plan (25% of conslt fee, min. \$2,663)
 - Spec. Plan Amdt (25% of conslt fee, min. \$2,663)
 - Traffic Study Review (\$907)
- Subdivision Map
 - Tentative Tract Map (\$6,472)
 - Minor Subdivision (\$697)
 - Urban Lot Split *PMC 18.101* (\$697)
- Use Permits
 - Administrative Temporary (\$35)
 - Conditional (\$1,046)
 - Minor Conditional (\$697)
 - Pets (\$276)
 - Temporary Conditional (\$195)
- Variance
 - General (\$3,152)
 - Developed residential lot (\$697)
 - Williamson Act (\$2,454)
- Wireless Facilities
 - Consult. deposit (\$4,000, cost is actual cost)
 - Macro (\$3,713)
 - Modification to an existing facility (\$823)
 - Pole License Agreement (\$303)
 - Small (\$3,168)

Refer to the appropriate [Permit Type handouts](#) for required submittal information that must accompany this application.

PROJECT INFORMATION

A. Project address(es) and Assessor Parcel Number(s): _____

B. Detailed description of proposal/Scope of work: _____

C. PROPERTY OWNER: In signing this application, I, as the property owner, have full legal capacity to, and hereby do, authorize the filing of this application. I understand conditions of approval are binding and agree to be bound by those conditions, subject only to the right to object at the hearings or during the appeal period. I certify the information and exhibits submitted are true and correct.

Name: _____ Company Name: _____

Telephone No.: _____ E-mail: _____

Address: _____

Signature: _____ Date: _____

D. APPLICANT OTHER THAN PROPERTY OWNER: In signing this application, I, as the applicant, represent to have obtained authorization from the property owner to file this application. I agree to be bound by conditions of approval, subject only to the right to object at the hearings on the application or during the appeal period. If this application has not been signed by the property owner, I have attached separate documentation of full legal capacity to file the application. I certify that the information and exhibits submitted are true and correct.

Name: _____ Company Name: _____

Telephone No.: _____ E-mail: _____

Address: _____

Signature: _____ Date: _____

COPYRIGHT CONSENT

I, the copyright owner, consent to allow the proposed plans and/or documents to be digitally shared on the City's website and with members of the public.

Signature: _____ **Date:** _____

LEVINE ACT

CALIFORNIA LEVINE ACT ([Cal. Govt. Code § 84308](#))

INSTRUCTIONS

California Government Code Section 84308 and commonly referred to as the “Levine Act”, prohibits a local elected official or appointed board or commission official from participating in any proceeding related to a contributor’s contract, license, permit, or use entitlement if the official receives any campaign contributions totaling more than \$500 within the twelve (12) months prior to the City decision, and for twelve (12) months following the date a final decision has been made, from the party, participants, or agendas in the proceeding. The Levine Act also requires a member of the Pleasanton City Council or quasi-judicial Pleasanton Boards or Commissions who has received such a contribution to disclose the contribution on the record of the proceeding and recuse themselves before the proceeding unless the violation has been properly cured.

Members of the Pleasanton City Council can be found here <https://www.cityofpleasantonca.gov/our-government/mayor-city-council/> and are as follows:

Mayor Jack Balch
Vice Mayor Matt Gaidos (District 4)
Councilmember Jeff Nibert (District 1)
Councilmember Craig Eicher (District 2)
Councilmember Julie Testa (District 3)

A complete list of boards and commissions can be found here: <https://www.cityofpleasantonca.gov/our-government/boards-commissions/>. Parties, participants, or agents for a proceeding involving a license, permit, or other use entitlement pending before the City Council or a City Board or Commission are responsible for accessing the above link to review the names prior to completing this form in advance of the proceeding.

DEFINITIONS

“**License, Permit, or other entitlement for use**” means all business, professional, trade, and land use licenses and permits and all other entitlements for use, including all entitlements for land use, all contracts, and all franchises. Cal. Gov. Code §84308(a)(5). The FPPC interprets “competitively bid” contracts to apply only when bidders submit fixed amounts in their bids and the City is required to select the lowest qualified bidder with no discretion in awarding the contract. Note that **License, Permit, or other entitlement for use** does not include the following:

- (1) Competitively bid contracts that are required by law, agency policy, or City of Pleasanton rule to be awarded pursuant to a competitive process.
- (2) Labor contracts.
- (3) Personal employment contracts.
- (4) Contracts valued under fifty thousand dollars (\$50,000).
- (5) Contracts where no party receives financial compensation.
- (6) Contracts between two or more agencies.
- (7) The periodic review or renewal of development agreements unless there is a material modification amendment proposed to the agreement. Non-material modifications or amendments may be approved by City staff.
- (8) The periodic review or renewal of competitively bid contracts unless there are material modifications or amendments proposed to the agreement that are valued at more than 10% of the value of the contract or fifty thousand dollars (\$50,000), whichever is less. Non-material modifications or amendments may be approved by City staff.
- (9) Modification of or amendments to contracts that are exempt under the foregoing list, other than competitively bid contracts.

“Officer” means any elected or appointed officer of the City of Pleasanton, any alternate to an elected or appointed officer of the City of Pleasanton, and any candidate for elective office in the City of Pleasanton, other than the City Attorney providing legal advice to the City of Pleasanton who does not have the authority to make a final decision in the proceeding. Cal. Gov. Code §84308(a)(4).

“Party” means any person who files an application for, or is the subject of, a proceeding involving a license, permit, or other entitlement for use. Cal. Govt. Code §84308(a)(1).

“Participant” means any person who is not a party but who actively supports or opposes a particular decision in a proceeding involving a license, permit, or other entitlement for use and who has a financial interest in the decision. A person actively supports or opposes a particular decision in a proceeding if that person lobbies in person the officers or employees of the City of Pleasanton, testifies in person before the City, or otherwise acts to influence officers of the City. Cal Govt. Code §84308(a)(2).

California Levine Act Disclosure Statement

The Levine Act requires a Party in a proceeding pending before the City of Pleasanton that involves any action related to their contract, license, permit, or use entitlement to disclose any campaign contributions to City elected or appointed officials totaling more than \$500 within the twelve (12) months prior to the City decision. A Participant in such a proceeding may voluntarily report a campaign contribution on this form.

Have you or your company/organization, or any agent on behalf of you or your company/organization, made campaign contributions totaling more than \$500 to any Pleasanton City Council Member, or to any Member of a Quasi-Judicial Pleasanton Board or Commission, in the 12 months preceding the anticipated date of any Council or Quasi-Judicial Board or Commission action related to this license, permit, or other use entitlement? *Note: Answering yes does not preclude the Pleasanton City Council or Pleasanton Quasi-Judicial Boards or Commissions from acting on the license, permit, or other use entitlement. It does, however, preclude the identified Council Member(s) or Board or Commission Member(s) from participating in the proceeding, unless steps to cure can be taken.*

NO: Complete the Verification section on page 5.

YES: Provide the following information and complete the Verification section on page 5.

Council Member(s)/City Board/Commission Member(s) to whom a Contribution was made: _____

Brief description of type of proceeding (e.g., contract, license, permit, use entitlement): _____

Meeting Date(s): _____ Agenda item number(s): _____

VERIFICATION

I have used all reasonable diligence in preparing this Disclosure Statement. I have reviewed this Disclosure Statement and to the best of my knowledge the information contained in this statement is true and complete. I declare under penalty of the laws of the State of California, the foregoing is true and correct.

Signature of Authorized Individual: _____ Date: _____

Name of Authorized Individual (Print): _____

Name of Company/Organization (if applicable): _____