



CITY OF PINOLE

Community Development Department

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DESIGN REVIEW: SINGLE- FAMILY RESIDENTIAL

Single-Family Residential Design Review examines exterior elevations for consistency with the Residential Design Guidelines (separate handout). City staff, the Planning Commission evaluates proposed projects. Site planning, compatibility with the surrounding neighborhood, and architectural style are evaluated for each project. Consideration of a design review application is a discretionary act. Approval is determined through a public hearing process with the Planning Commission.

Process

Proposed single-family homes are evaluated by staff for consistency with the Residential Design Guidelines and routed for agency comment. Once the comment period expires, the project is scheduled for Planning Commission where it is ultimately decided. *Please Note: This review and approval is separate from the Building Permit process.*

Pre-Application Meeting

Applicants are encouraged to meet with staff for a preliminary project review. This will allow staff the opportunity to review the proposal and provide comments to the applicant.

Materials Required for Single-Family Design Review

- Completed Planning Application Form
- Fee: \$883
- Fee: \$150 fee for sign to be posted on site
- Fee: \$100 mailing fee
- Site Plan with lot and building dimensions and lot coverage
- Floor Plans
- Landscape Plans
- Exterior Elevations
- Color Board
- Electronic version of the plans (pdf or jpeg)
- Mailing labels for property owners within a 1000 ft. radius of the subject site
- Story poles to be installed on-site to illustrate proposed building height
- Other information the Planner or Planning Commission determines necessary to evaluate the proposed project (Ord. 564 §1(part), 1994)

To avoid project delays, all materials are required to deem the application complete and ready for review. If there are any questions, please contact the Planning Department at (510) 724-8912. Please refer to Chapter 17.35 of the Zoning Ordinance for further details.

***Please note that impact fees must be paid prior to the issuance of a building permit. Traffic impacts, park, school, and sewer fees must be paid prior to building permits.*