



RESIDENTIAL DESIGN CRITERIA AND GUIDELINES



**Adopted by Pinole City Council
November 20, 2007**

**City of Pinole
Residential Design and Guidelines**

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City of Pinole

Residential Design Criteria and Guidelines

I. Introduction

The Residential Design Criteria and Guidelines are adopted by the City of Pinole to implement the goals and policies of the General Plan. Specifically, these guidelines implement the City's General Plan land use policies relevant to urban design, pedestrian circulation, neighborhood and community identity, and residential, mixed-use and commercial project design. The Design Criteria and Guidelines supplement the Zoning Code development standards and will be used by the City to evaluate Design Review applications for qualifying residential and residential mixed use projects.

A. Purpose and Applicability

The primary purpose of this document is to communicate a clear and common understanding of the City's design expectations for new single-family residential and residential mixed-use structures and specific additions to existing single family homes. It is the objective of the City to ensure that these projects are well designed, integrated compatibly into the neighborhood context, and contributes to an enhanced community aesthetic. These guidelines are intended to do the following:

- Provide a basis for making fair and consistent decisions in design review;
- Ensure compatibility of new homes and additions within existing neighborhoods;
- Provide incentives for investment;
- Enhance property values; and
- Serve as a design tool and reference document for residents, designers, property owners, staff and decision-makers.

Residential design criteria and guidelines apply to new single family residential and residential mixed-use development, and specific additions to existing single family residential homes that require Design Review (See Design Review requirements and exceptions in Pinole Zoning Code Section 17.35).

B. Organization and Use

The Residential Design Criteria and Guidelines document is structured into the following Chapters:

- I. Introduction
- II. Neighborhood Design Concepts and Overall Goals
- III. Design Criteria and Guidelines
- IV. Checklists for Project Review and Evaluation

Chapter II provides an introduction to overall design goals and neighborhood design concepts for the City of Pinole. Chapter III includes specific criteria and guidelines that meet the design goals and implement the neighborhood design concept. This Chapter is organized into two sections for single-family-residential development and residential mixed use development. For each residential use type, there are key design components with specific approval criteria and corresponding design guidelines to meet the City's design objectives. Graphics and photos are used throughout the Chapter to illustrate design objectives, but are not intended to depict the only design solution to a specific criteria or guideline. Chapter IV includes checklists for project review and evaluation. This document also includes an appendix for definitions of special terms used.

As previously stated, qualifying residential projects will be required to be found consistent with relevant provisions of these adopted guidelines for approval in the Design Review process. In some cases, design provisions herein are mandated and sometimes there is more flexibility in how a project can meet a particular design objective. The checklist in Chapter IV is a useful tool for designers, residents, staff, and decision makers in the preparation, evaluation, and action on Design Review applications. Generally, the following rules apply to language used in Chapter III:

- a. **"Shall"** or **"Must"** indicates a design standard and means that conformance is mandatory.
- b. **"Should"** or **"Encouraged"** means the guideline is intended to be a recommendation about how to implement the goals of the Design Standards and Guidelines.

The Residential Design Criteria and Guidelines shall be used in conjunction with other documents adopted by the City that contain goals, development parameters, and more specific regulations relative to a particular type of development. In other words, development projects shall also comply with applicable provisions of the City's General Plan and Zoning Code, applicable sections of the Municipal Code, Specific Plans, Special Planning Areas, and other adopted standards or plans.

C. Design Review Process

Design Review in Pinole is a discretionary process of the City and is established to determine the compliance of a development proposal with applicable design criteria and guidelines. Design Review Process ensures that there is a harmonious balance between the natural and built environments in a community. It is also used to ensure quality development in accordance with the City's design objectives and to ensure that the appearance of development will be compatible and harmonious with the use and enjoyment of surrounding properties.

Design Review approval is required prior to issuance of any ministerial building permits or site improvement plans and prior to or in conjunction with discretionary action of corresponding development applications (e.g., Conditional Use Permit, Variance). Design Review for Subdivision Maps shall be processed in conjunction with the Tentative Subdivision Map application.

For a complete listing of qualifying and exempt residential projects for Design Review, see City of Pinole Zoning Code Title 17, Chapter 17.35, and Section 17.35.020.

II. Overall Design Goals and Neighborhood Design Concepts

This chapter provides overall design goals and neighborhood design concepts for the achievement of good urban design citywide. Area-specific criteria and guidelines provided in Chapter III to achieve the overall design goals.

A. Overall Design Goals

The Residential Design Criteria and Guidelines were created to help protect and improve the existing character of Pinole's established residential neighborhoods. Overall design goals for single family residential and residential mixed use development area are listed below.

1. Preserve and enhance the existing character of established residential neighborhoods by encouraging development that creates a strong community image and a harmonious appearance;
2. Promote new construction that is compatible with existing and evolving residential neighborhoods' site development patterns, mass and scale and streetscape appearance;
3. Encourage new two-story houses and second-story additions that balance diversity of style with respect for the surrounding context;
4. Minimize the out-of-scale appearance of large structures relative to other structures in a neighborhood/ ensure compatibility between uses;
5. Foster consideration of neighbors' concerns regarding privacy, scale, massing and streetscape;
6. Permit reasonable expansion of existing structures as allowed in the zoning district in which the structure is located; and
7. Provide design parameters for residential structures so that the project is harmoniously integrated as it relates to the architecture in the vicinity in terms of colors and materials, scale and building design. The design should be sensitive to and compatible with historic and architecturally significant buildings in the vicinity, and should enhance important community gateways and view corridors.

B. Neighborhood Design Concepts

Pinole is an established community with existing neighborhoods with a rich and diverse history. It is a primary objective of these guidelines to ensure that new single-family homes and significant additions to existing homes are compatible with the adjacent homes and surrounding neighborhood. Information in this section is intended to explain the concept of neighborhood design.

What is a neighborhood?

Neighborhoods are defined as a place with a character and a boundary. They are the strategic building blocks of a community. A neighborhood can be considered at two levels:

- a) The immediate context or how the house relates to the adjacent houses (refer Figure II-1); and

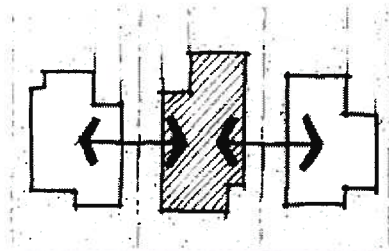


Figure II-1:
Immediate Context

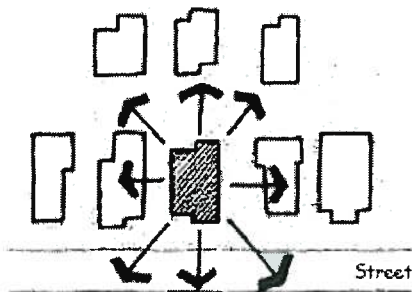


Figure II-2:
Neighborhood Context

- b) The neighborhood context or how the house relates to the visual character and scale of other houses in the general vicinity (refer Figure III-2),

What are the limits of a neighborhood?

For the purposes of these guidelines, neighborhood is defined as the block in which the subject property is located and the area of influence around the residence. Nature of a neighborhood is often determined by the patterns shared between the houses that formed that neighborhood. These patterns or characteristics include similarities in mass,

scale, complexity of form, topography, relationship to the street and to each other (Refer Figure II-3).

How does a house contribute to the neighborhood character?

The scale and mass, window and door patterns, roof and architectural style of a house all make up for the character of the house. Following are some of the common architectural elements that contribute to the character of an individual house and the neighborhood:

- General height and mass of houses in the neighborhood.
- General location of houses on the street and the way those houses meet the street – porches, walkways, landscaping.
- Setback, parking and garage patterns
- Architectural style of a house or houses in a neighborhood
- Arrangement of major building forms
- Location of entries
- Roof forms
- Number of stories

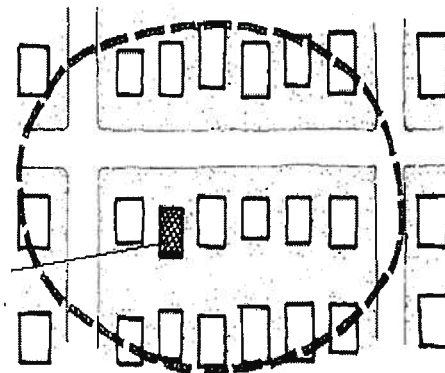


Figure II-3:
Immediate Neighborhood of this house

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- Materials
- Window type
- Landscaping
- Historic buildings or features
- Topography

The City recognizes and values the diversity of its existing neighborhoods. This section is not intended to dictate a single solution to every type of neighborhood development application. Rather, these guidelines introduce good neighborhood design concepts and general provisions that can be applied to varying degrees within the distinct types of neighborhoods throughout the City.

III. Design Criteria and Guidelines

Residential design criteria and guidelines are established for two types of residential development; 1) single-family residential in a traditional neighborhood setting, and 2) residential mixed use where commercial and/or office uses are integrated vertically or horizontally with residential use. This Chapter lists design components, approval criteria, and corresponding design guidelines for those two residential development types separately.

A. SINGLE-FAMILY RESIDENTIAL

There are five design components for single family residential development as listed below. Each component includes specific approval criteria and corresponding design guidelines to ensure that qualifying single family residential projects meet the City's design expectations.

Design Component 1: Basic Site Planning: Placement of House, Garage, and Driveway

Design Component 2: Neighborhood Compatibility for Height, Mass and Scale

Design Component 3: Building Design: Architectural Style and Form

Design Component 4: Privacy and Solar Access

Design Component 5: Special Provisions for Hillside Lots

Design Component 1: Basic Site Planning: Placement of House, Garage, and Driveway

Approval Criteria:

- **Building placement shall be configured to support the neighborhood's existing site patterns, including building location, setbacks and yard areas.**
- **The driveway and the garage shall be secondary to the livable portions of the house, landscaping and pedestrian entry as seen from the street.**

Design Guidelines

- 1.1 Placement of buildings shall consider the existing context of the surrounding area. Single-family homes shall respect existing setback patterns in terms of distance to the street and spacing between homes.
- 1.2 Locate and design driveways to minimize the appearance of the driveway and garage relative to the pedestrian access, landscape, and livable portions of the home. Priority should be placed on the relationship of the rooms of the house or outdoor spaces to the street rather than the relationship of the garage to the street (See Figures IIIA-1a and IIIA-1b).

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**Figure IIIA-1a
DO THIS**
These new houses in suburban Portland are built on small lots with alley access. Each of these examples have:
• A variety of architectural styles and forms;
• Entry and sitting porches oriented towards the street; and planting strips and street trees between the



**Figures IIIA-1b
DON'T DO THIS**
These houses have garages that are forward of the main living areas of the house. The garages are the first thing that one notices and they dominate the streetscape.

1.3 All new single-family residential homes should be designed with prominent entry features and outdoor living areas (e.g., porches and/or courtyards) with a designated walkway to the sidewalk/street.

1.4 Design that minimizes views of garages and utilizes side and rear entry garages is encouraged. Examples

Figure IIIA-2
Recess the garage behind the living area of the home.

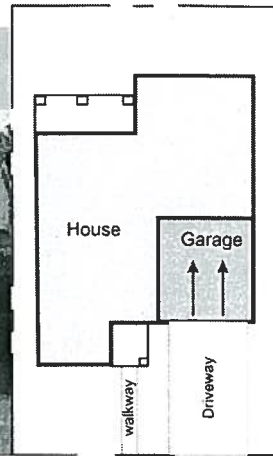
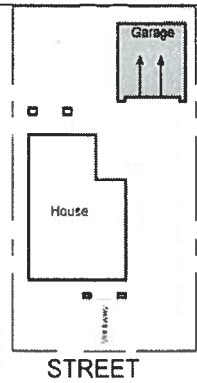


Figure IIIA-3
Detached Garaaes



include side loaded garages, and garages that are set back from the house's front façade, detached garages and one-car or tandem garages, (See Figures IIIA-2, IIIA-3 and IIIA-4).

1.5 To encourage front yard landscaping and minimize the appearance of driveways, a minimum of 40% of the front yard area shall remain unpaved with pervious surface. Therefore, a maximum of 60% of the front yard area may be paved or covered with impervious surface.

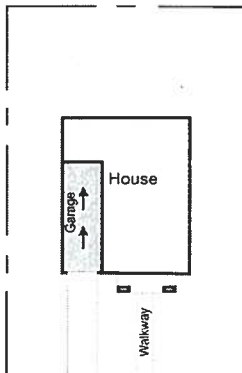


Figure IIIA-4
Tandem Garaaes

Design Component 2: Neighborhood Compatibility for Height, Mass and Scale

Approval Criteria:

- The scale, mass and height of a new house or a second/upper story addition shall be compatible with the existing neighborhood pattern specifically in relation to height and massing of adjacent homes.

Design Guidelines

2.1 The City encourages new two-story homes and second story additions that minimize structural massing of the second floor - particularly in existing neighborhoods that are predominantly single-story. Avoid two-story homes with disproportionately large masses, monumental forms and sharp contrasts in height (see Figure IIIA-5).

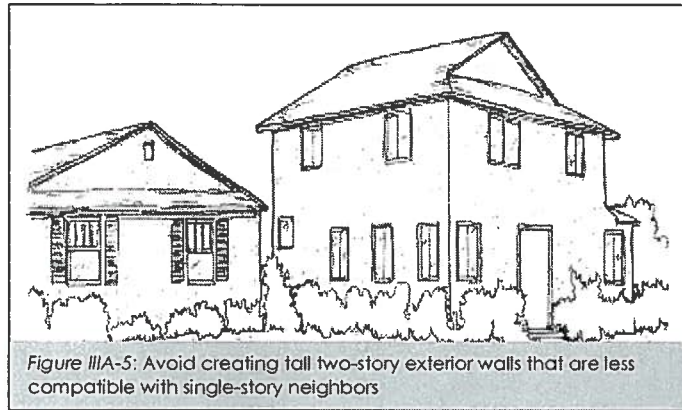


Figure IIIA-5: Avoid creating tall two-story exterior walls that are less compatible with single-story neighbors

This can be achieved in the following ways:

- Second story setbacks stepped back from the first floor wall pane on at least two sides. On corner lots, the second story wall planes should be stepped back from the first floor wall planes along the street frontages (See figure IIIA-6a and IIIA-6b);

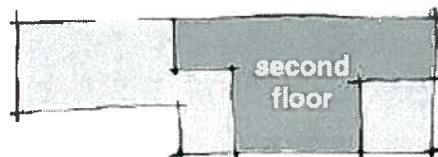


Figure IIIA-6a: Interlocking upper and lower forms can make building composition more interesting



Figure IIIA-6b: Setbacks of upper floors reduces visual appearance

- Use of horizontal elements to soften vertical elements (e.g., roof forms, decks); and
- Minimizing use of tall, two-story design elements with no architectural relief.

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- 2.2 Avoid creating long or tall blank walls, particularly on the front and side of the home. By breaking up the appearance of long sidewalls with steps in the building wall windows, and/or other substantial articulation, the apparent building mass can be reduced (See Figure IIIA-7a and IIIA-7b). Consider changes in materials and appropriate architectural detailing that add scale to long walls.

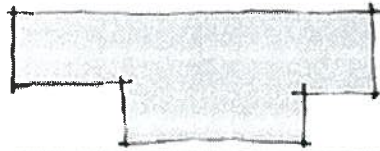


Figure IIIA-7b:
Do this
Reduce apparent building mass by changing building footprint

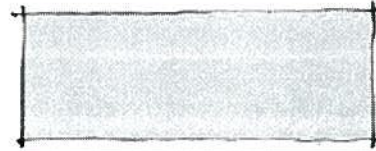
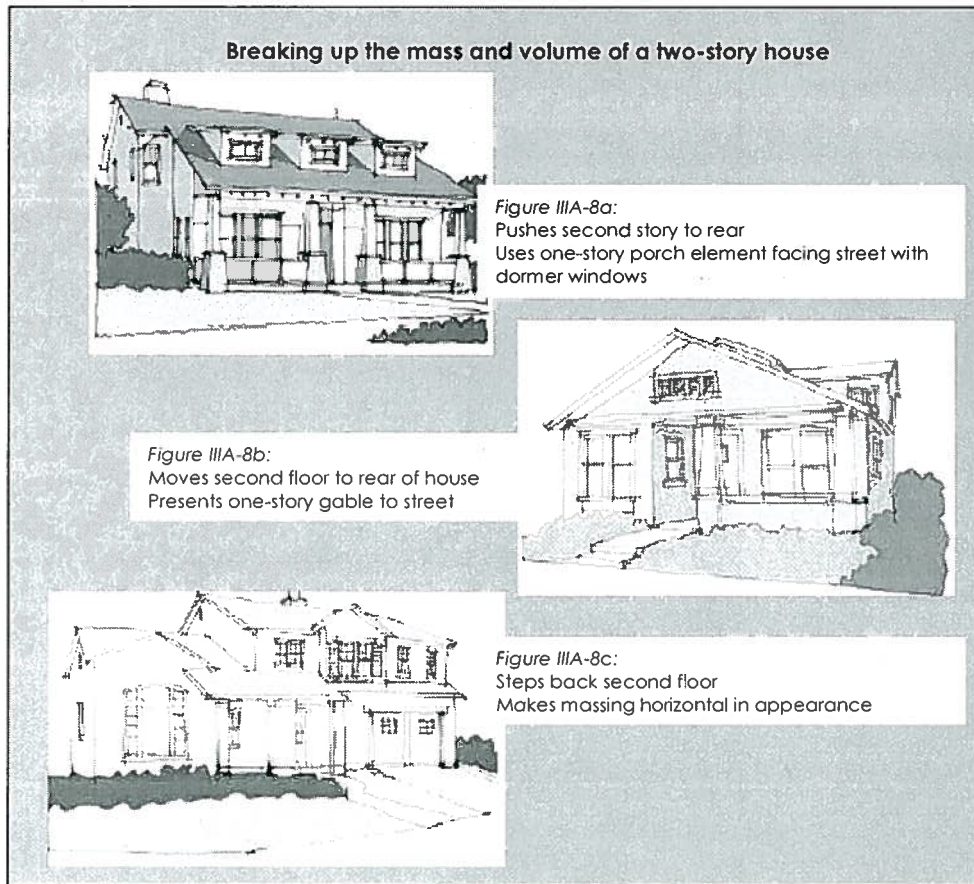


Figure IIIA-7a:
Don't do this
Long unbroken walls appear massive

- 2.3 Choose appropriate roof pitches and forms to break up the perceived mass and height. By moving second floor to the rear of the house and highlighting a single-story element, visual mass of the house can be reduced (See Figure IIIA-8a, IIIA-8b and IIIA-8c).



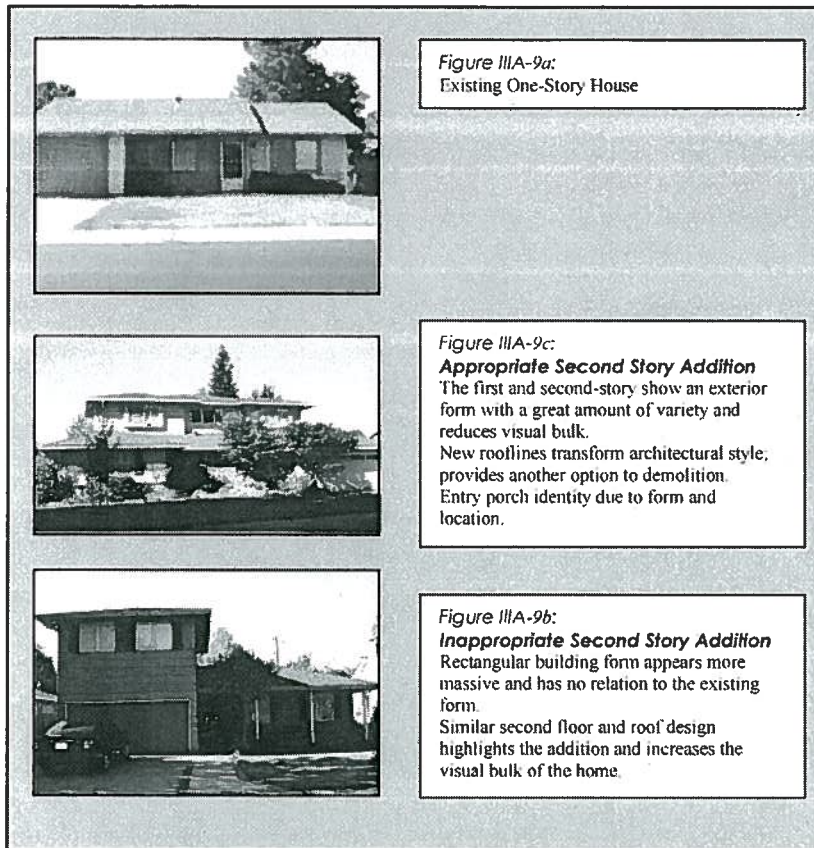
Design Component 3: Building Design: Architectural Style and Form

Approval Criteria:

- **Architectural style of the house shall enhance the character of the neighborhood.**
- **The architectural form of the house shall be carefully designed to articulate the style of the house.**
- **Roof profiles shall define the form, scale and proportion of the home and reduce bulk.**
- **Consistent pattern and application of exterior materials shall be used on new homes and additions in order to enhance the appearance and character in the existing neighborhood.**
- **Facades facing the street shall be designed to include architectural elements that relate to the human scale and add visual interest.**

Design Guidelines

- 3.1 New homes shall be designed with an identifiable architectural style that enhances the character of the existing neighborhood. Additions to existing homes should be designed to be compatible with the architectural style of the existing home and surrounding neighborhood. The City encourages the use of architectural styles that reflect the City's architectural history. Pinole's historic residential themes include Queen Anne Cottages, Hip Roof Cottages and Bungalows
- 3.2 Building articulation and building elements (architectural style, roof shape, materials and window type) should be appropriate to the building style and massing.
- 3.3 Consider using the vocabulary of a particular architectural style to define a home's visual form. This can be achieved in the following ways:
 - a) Avoid an interior design-driven floor plan that does not consider the impacts to exterior building mass and rooflines. Floor plans and roof layouts should coordinate well to create the best three-dimensional design.
 - b) Architectural elements of buildings (such as openings, doors, windows) and, architectural features (like roof elements, columns, dormers etc) should be in proportion to the overall home design.
- 3.4 Second floor additions should be architecturally integrated and visually subordinate to the original building. Primary and secondary volumes should be carefully proportioned, balanced and spaced for a unified design (See Figure IIIA-9a, IIIA-9b and IIIA-9c).



3.5 Building articulation should be varied for visual interest and to provide relief from close adjacency of homes. Breaking up the building into smaller component parts will make it compatible to human scale and this can be achieved by employing a variety of techniques as follows:

- Divide building into portions or segments compatible with the adjacent residential scale. Façades of long buildings shall be architecturally subdivided into shorter segments every 25 to 30 feet maximum.
- Long walls (over 10 – 15 feet) should have architectural detail or be staggered to provide shade and shadow. Vertical two story elevations should contain some architectural relief such as windows or decks, unifying architectural elements such as a sill or header line in the surface of the wall (See Figure IIIA-10).



Figure IIIA-10:
Variations in roofline, building volume and good use of horizontal and vertical elements break up the building into smaller component parts

- Use a few simple, well-proportioned building masses accented with a few smaller architectural elements, such as bay windows or dormers. Using too many elements can create a cluttered appearance.
- Accentuate the ground floor of the building by making it more substantially visual than upper stories. This can be achieved by using entry porticos and front porches or other articulation at the ground level.
- Use upper story setbacks or partial indentations for upper story features, such as balconies, outdoor moldings or cornices, to accentuate the horizontal levels of a building.

3.6 Entry features should be integral to the façade, designed at a human scale and substantial detailing. Entry features should not be over-scaled or monumental in nature and should not stand out on the house or in relationship to other houses in the neighborhood due to size, height or proportion (See Figure IIIA-11a).

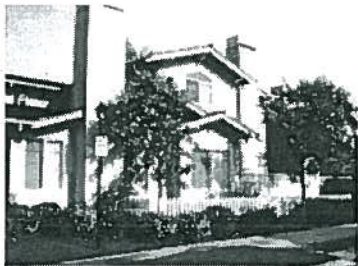


Figure IIIA-11b:
Articulation of elements along corner-of streets should be comparable to building front



Figure IIIA-1a1:
Entry porch highlights primary entry to the house and is oriented toward the street

3.7 Give special attention to elevations on the side of the house and corners visible from the street (See Figure IIIA-11b).

3.8 Façade components facing the street should correspond to the scale of the human form. This is accomplished by visually breaking up façades into smaller components with elements

such as windows, wall insets, balconies, ledges and trim and by stepping back upper stories.

3.9 If the building mass and pattern of windows and doors is complex, simple wall surfaces are recommended. If the building volume and the pattern of wall openings are simple, additional wall texture and articulation should be employed.

3.10 Satellite dishes, on both existing development and new construction, shall not be visible from the public right-of-way. In addition, screened enclosures for satellite dishes must not be visible from the public right-of-way. No portion of the satellite dish may extend over the sidewalk, street or other public right-of-way whether ground mounted or building mounted without an encroachment permit. Satellite dishes should never be installed in front yards or where readily visible in side yards. If mounted on buildings, installation of satellite dishes and antennas are recommended to be on the sides and rear of buildings and screened from public view.

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3.11 All ground- or wall-mounted antennas shall be screened or camouflaged by walls, color, fences or landscaping. Additionally, the following guidelines apply to the placement and design of building and roof mounted antennas:

- Building mounted antennas and any ancillary equipment should be in scale and architecturally integrated with the building design in such a manner as to be visually unobtrusive. Screening may include designs such as locating the facility within attics, steeples, towers, behind and below parapets, or concealed within a new architectural addition to a building or structure which is architecturally compatible with the building. When viewed directly against a building wall, colors and materials of the antennas should match the existing building.
- Roof mounted equipment and antennas shall be located as far away as feasible and aesthetically desirable from the edge of the building. Antennas attached to the building shall be painted or otherwise treated to match the exterior of the building or the antenna's background color.
- Building mounted antenna and any ancillary equipment should avoid any unreasonable interference with views from neighboring properties.

3.12 The City discourages the use of safety bars over doors and windows facing public rights-of-way. A building permit is required to install safety bars over secondary facades. Where used, the design of the safety bars should match the style of the window (e.g., mullion pattern) on which the bars are placed and should be painted to match the predominant window trim.

Materials and Colors

3.13 Materials and colors should enhance the character and quality of residential development and be compatible with the surrounding neighborhood setting.

- A variety of materials should be used to emphasize a differentiation between the various components of the building. The combination of materials on a building façade shall be appropriate to its style and design and be visually appealing to the pedestrian (See Figure IIIA-12).
- Accent materials should not be used as the only exterior material to the home. They may be used to add interest and variety at a more intimate scale, such as along architectural elements such as cornices, or on portions of buildings or walls or details such as trim. Accent materials include wood, stucco and brick, ceramic tile, stone and stone veneer. (See Figure IIIA-13a and IIIA-13b).



Figure IIIA-12:
All exterior building colors and materials should be subtle and compatible with the surrounding neighborhood. These homes in Hercules, CA (left, above and below) and Livermore, CA (right, above) are visually appealing to a pedestrian because of the colors and materials used in these developments



Figure IIIA-13b:
Do this
Use of accent materials to highlight architectural elements and different colors, creates variety and interest in a neighborhood.

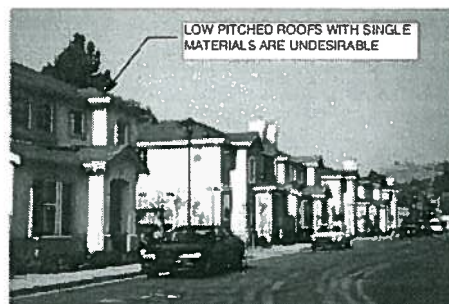


Figure IIIA-13a:
Don't do this
The use of a single material, stucco and single or similar colors has assisted in creating monotony in a neighborhood.

DESIGN CRITERIA AND GUIDELINES

3.14 Exterior building colors should be compatible with the surrounding neighborhood setting and should have variety to promote visual interest.

3.15 Accent colors should be used to emphasize building details such as trims and window sashes.

Design Component 4: Privacy and Solar Access

Approval Criteria:

- **The size, placement and orientation of second story windows and decks shall take into consideration the impact on privacy and solar access of adjoining residential properties.**

Note: The City does not expect complete privacy, which is an unrealistic expectation. Buildings should be designed to reduce opportunities for casual observation and minimize intrusion upon pre-existing privacy situations such as primary outdoor area or patio.

Design Guidelines

4.1 Placement of buildings shall consider the existing context of the surrounding area. Single-family homes shall respect the privacy and solar access through appropriate siting of structures. Building setbacks shall be consistent with the development standards of the underlying zoning district.

4.2 Minimize privacy impacts on adjoining properties by employing the following techniques (See Figure IIIA-14) :

- Locating/ reorienting direction of windows or decks to minimize views directly into adjoining structures and outdoor gathering places.
- Using structural features to limit view angles to long rather than short distance view e.g. raised planter boxes on parapet walls, non-transparent glazing.
- Use smaller upper floor windows or use selective glazing at privacy sensitive locations.
- Consider using landscaping to reduce potential privacy impacts.

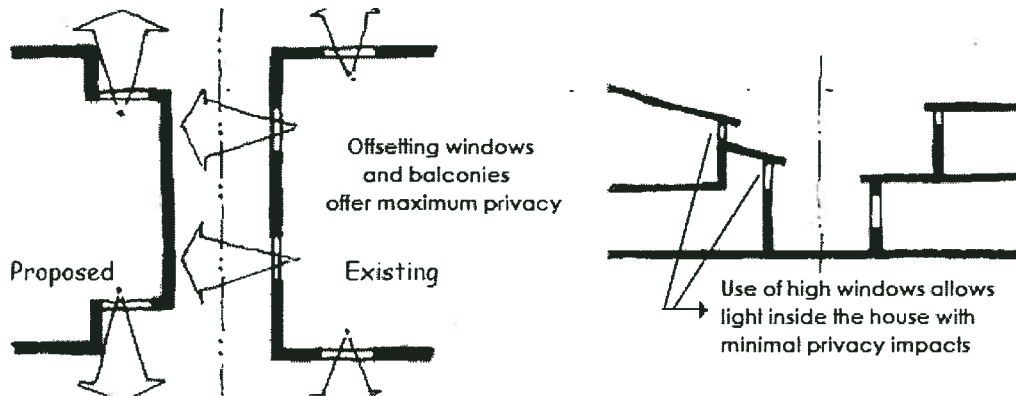


Figure IIIA-14:
Techniques to reduce privacy impacts and increase solar access

4.3 Pursuant to the zoning code, minimum-required setback distances between adjacent properties should not be reduced. If possible, increase setbacks for living areas that require more privacy. Where necessary to achieve greater privacy, re-orient the directions of windows or decks or adjust window size or sill height (e.g., transom windows, skylights).

Design Component 5: Special Provisions for Hillside Lots

In addition to the other relevant guidelines in this document, the following provisions apply to additions and new residential construction for sloped lots as defined in the Pinole Municipal Code.

Approval Criteria:

- Residential development on hillsides shall respect the existing topography and views and shall minimize visual impacts.
- Buildings on hillside lots shall reflect the topography in their designs by following the natural contours of the site, with minimal grading.

Design Guidelines

5.1 Except as otherwise provided in the Zoning Code, no part of a residential structure shall exceed thirty-five feet in height. **Maximum vertical building height shall be measured from the natural or existing grade.** The maximum allowable height shall be measured as the vertical distance from the existing grade of the site to an imaginary plane located the allowed number of feet above and parallel to the grade (See Figure IIIA-14).

DESIGN CRITERIA AND GUIDELINES

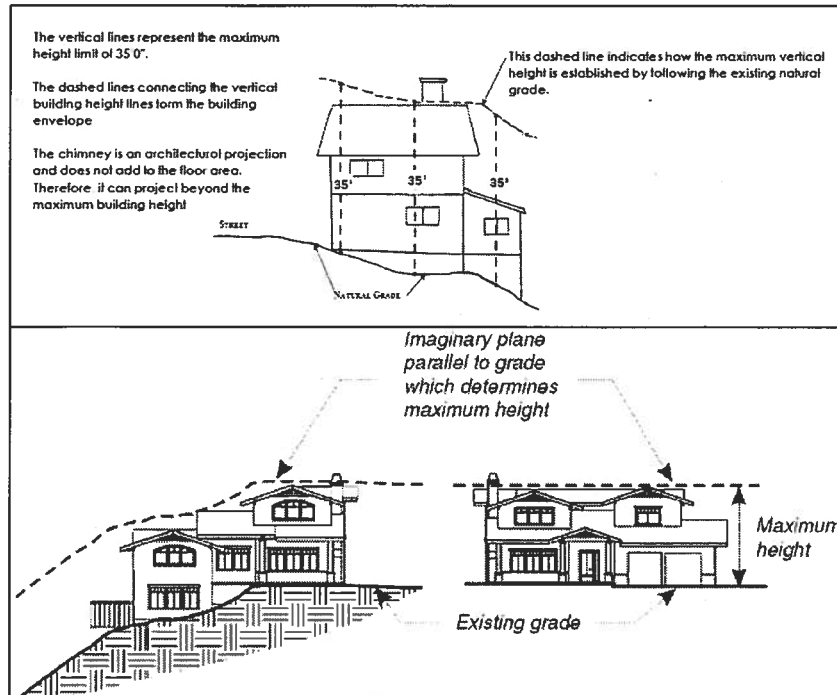


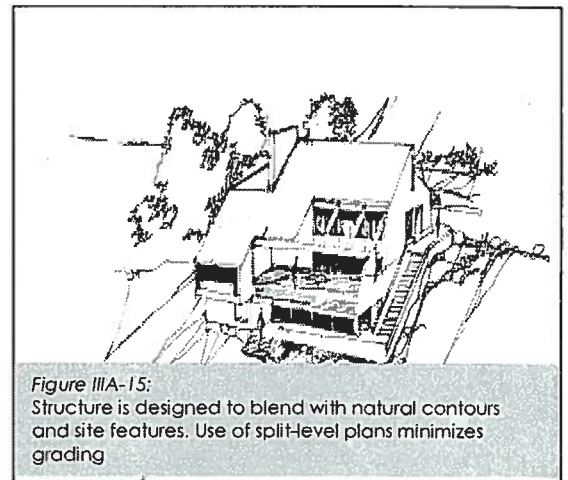
Figure IIIA-14:
Height measurement on hillside sites

5.2 Grading shall be minimized and all grading should maintain natural

appearance with slopes of 2:1 to 5:1. Grading within 20 feet of property lines should be minimized or be similar to adjacent properties.

5.3 Building form and mass should be designed to conform to site topography. Buildings, through design, color and materials should appear to be in scale with site and neighborhood, generally to minimize effective visual bulk.

- Houses should not be large single-form structures and look like houses mounted on stilts. Instead, Use split-level and multi-level plans to preserve existing topography and minimize grading (See Figure IIIA-15).
- Avoid tall walls under the first floor by stepping the floor level with the grade.
- Avoid the use of large gable roof ends on downslope elevations. The slope of the roof should be oriented in the same direction as the natural slope and should not exceed the natural slope contour by more than 20%.
- Consider the use of flat roofs on lower levels for outdoor decks for upper levels, which do not increase building bulk.



- 5.4 Second-story decks are permitted when they are designed consistent with all of the following guidelines: (a) designed to avoid direct views into neighboring houses and outdoor decks/patios; (b) accessed by interior stairs and (c) integrated into the roof design. The intent of this guideline is not to preclude the development of second story decks, but rather to minimize the impacts of such. Design and location of second-story decks shall also comply with the design criteria and guidelines in Design Component 4.
- 5.5 Avoid large retaining walls. Break retaining walls into smaller components and terraces and reduce visual impact with landscaping.

B. RESIDENTIAL MIXED-USE

This section contains criteria and guidelines for new and redeveloped construction in land-use areas designated for mixed-Use, specifically along San Pablo Avenue. Residential uses are often combined with new commercial and office functions to create a mixed-use context. Many of the blocks within these areas have a single family design heritage and this general character should be retained even as uses evolve. The intent of this section is to encourage quality development and foster a vital main street for adjacent neighborhoods through a lively mix of uses. Through these guidelines, the City aims to maintain a sense of connection with a single-family house design tradition while accommodating development with a mix of commercial, office and residential uses. For residential guidelines in mixed-use projects, please refer to Single-Family Residential Design Criteria and Guidelines in Section III-A.

Generally, developers are encouraged to implement a vertically mixed-use typology, such as residential use above a retail use. However, some general guidelines are also provided for the design of parcels on which the mix of uses is developed horizontally, such as a residential complex adjacent to a retail center.

There are five design components for residential mixed-use development as listed below. Each component includes specific approval criteria and corresponding design guidelines to ensure that qualifying single family residential projects meet the City's design expectations.

Design Component 1: Site Design

Design Component 2: Neighborhood Compatibility for Height, Mass and Scale

Design Component 3: Building Facade: Architectural Form and Features

Design Component 4: Signs and Lighting

Design Component 5: Pedestrian and Outdoor Spaces

Design Component 1: Site Design

Approval Criteria:

- Buildings shall maintain the alignment and setback patterns of buildings that reflect residential development patterns.
- Street facades shall be designed to provide a strong relationship with the sidewalk and the street, to create an environment that supports and encourages pedestrian activity.
- Entries to ground floor retail areas shall occur from main streets

Design Guidelines

1.1 The design of new buildings should maintain a uniform street frontage and promote pedestrian activity.

- Buildings should be located adjacent to the street at the front setback line to define street edge. The development should not break the rhythm of the street's architectural edge by providing excessive setbacks (See Figure III-B-1a).
- Building fronts shall be in line with residential houses along the block. Where setbacks vary, the new building should fit within the range of setbacks seen in the neighborhood.



Figure III-B-1a:
Uniform building frontages
define street edge

1.2 Retail uses should front onto the street at the ground floor level to create an active façade and to provide pedestrian interest at street level (See Figure III-B-1b). All visible frontages should be detailed with architectural elements. Driveways, parking areas and utilities should be located in a way that minimizes their visual impact (See Figure III-B-2).

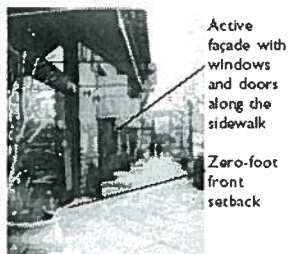


Figure III-B-1b:
Ground floor retail with an
active facade facing the
street enhances pedestrian
experience

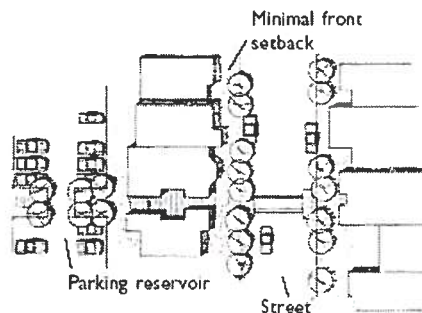


Figure III-B-2:
Buildings are placed at the perimeter
of the block with parking behind

1.3 Loading and service entrances should not intrude upon the public view or interfere with pedestrian and vehicular flows within the project.

1.4 Clearly identify the primary entrance to the building and orient it to the street with a designated entry walkway that is separate from the driveway (See Figure III B-3a). In vertical mixed use buildings, entrances to residential, office or other upper story uses shall be clearly distinguishable in form and location from retail entrances (See Figure III B-3b).



Figure III B-3a:
The front/primary entry to this building is clearly defined by raising it above the driveway level

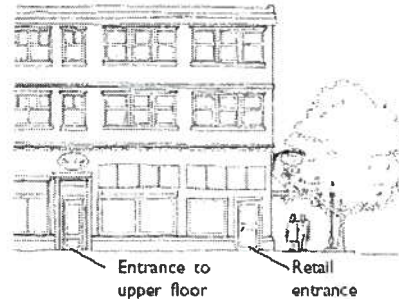


Figure III B-3b:
The entrances to different uses are clearly demarcated

Design Component 2: Neighborhood Compatibility for Height, Mass and Scale

Approval Criteria:

- Buildings shall appear to be in scale with traditional single-family homes along the street front.

Design Guidelines

2.1 New development should contribute to the visual quality and cohesiveness of its setting but need not imitate or mimic adjacent development. Where new projects are built adjacent to existing lower-scale residential development, care shall be taken to respect the scale and privacy of adjacent properties through:

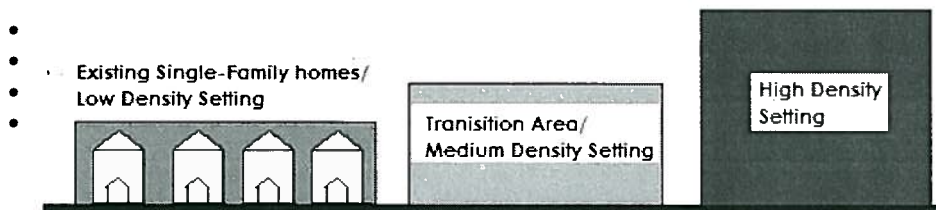


Figure III B-4a:
Transitions in development patterns help maintain the scale and neighborhood compatibility

DESIGN CRITERIA AND GUIDELINES

- Using transitions in development patterns from high density development to building types that are compatible with the existing single-family and surrounding uses (See Figure III B4).

- Massing and orientation of buildings that respect and reflect the massing of neighboring structures by stepping back upper stories to transition to smaller scale buildings,



Figure III B-4b:
By stepping back upper stories and using similar roof patterns, this building does not look massive in a predominantly single-family neighborhood

including setbacks and daylight planes. Minimize the perceived mass of a building, by stepping down its height toward the street and neighboring smaller structures. (See Figure III B-4b).

2.2 Maintain the scale of a new structure within the context of existing buildings in the neighborhood. This can be done in the following ways :

- (a) Building elevation should be similar in scale to those seen on the block (See Figure III b-5a and III B-5b).



Figure III B-5a:
Mixed-Use building similar in scale to adjacent residences.



Figure III B-5b: Front elevation of a Horizontal Residential Mixed-Use in a Single-Family Neighborhood

- (b) Breaking up the perceived mass of a building by dividing the building front into modules or into separate structures that are similar in size to buildings seen in the neighborhood (See Figure III b-5c).



Figure III B-5c: Building is divided into smaller component parts to reduce perceived mass



2.3 Unusual building and roof forms that would detract from the visual continuity of the streetscape are discouraged. Some examples include geodesic domes, A-frames, cylindrical overheads etc.

Design Component 3: Building Facade: Architectural Form and Features

Approval Criteria:

- Buildings shall be articulated to reflect a small-scale street frontage rhythm, with building bay widths of approximately 25 to 50 feet.
- Building façades shall have elements that relate to the scale of a person.

Design Guidelines

3.1 Buildings should have a clearly defined base and roof edge so that the building form has a distinct base middle and top at a scale that relates to an individual person.

3.2 Building facades should be varied and articulated to add visual variety, distinctiveness and human scale. Elements that are recommended to articulate a buildings façade include (See Figure IIIB-6):

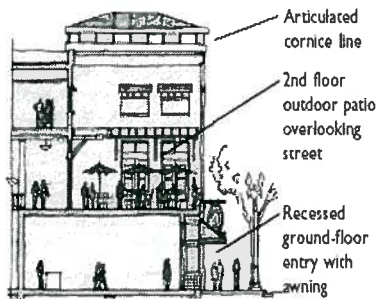


Figure IIIB-6: Façade Articulation

- Design details for the top of a building, including cornice lines, parapets, eaves, brackets and other detailing.
- Design details for the body, or middle, of the building including windows, awnings, trellises, canopies, alcoves, balconies, pilasters, columns, decorative lighting and window boxes.

- Design details for the base of a building, including recessed entry areas, covered outdoor areas and alcoves.

3.3 Ground-floor facades should be designed to give individual identity to each retail establishment. Solutions include a change in base materials, window type and/or door type.

3.4 Door and windows in a storefront shall be related in design and should permit views into the establishment. Windows on the upper floors shall be smaller in size than storefront windows on the first floor and shall encompass a smaller proportion of façade surface area (See Figure IIIB-7).



Figure IIIB-8: Use of different, but complimentary materials highlights and differentiates ground floor store facade



Figure IIIB-6b: Ground floor windows are larger than those for upper floor residential uses

3.5 The roof shape should reflect the configuration of the building's mass and volume, and should be consistent in its character.

DESIGN CRITERIA AND GUIDELINES

3.6 Building materials and colors should help establish a human scale and provide visual interest. Building materials should be used to differentiate between commercial and residential uses, and should create a smooth transition between the two (See Figure III B-8).

3.7 Exterior building colors should be compatible with the surroundings and should evoke a sense of richness and liveliness to complement and support the overall character of the mixed-use district.

Design Component 4: Signs and Lighting

Approval Criteria:

- Signs shall be used to identify businesses and residences located at a specific site.
- Exterior lighting shall be designed as an integral part of the building design.

Design Guidelines

4.1 Sign design should conform and be in harmony with the business establishment, building architecture and neighborhood character and should be simple and easy to read.

4.2 Building signs should not obscure views into the storefront and conceal architectural details.

4.3 Pursuant to the Zoning Code Section 17.28.020, allowed signs in Pinole include projecting signs, awning and canopy-mounted signs and free standing signs – monument and pole type (See Figure III B-9a, III B-9b and III B-9c). Signs in multiple-tenant buildings should follow a standard sign design to minimize visual conflicts among tenant signs (See Figure III B-9d).



Figure III B-9a: Projecting Signs



Figure III B-9c: Free Standing Tenant Sign compatible with building architecture

Figure III B-9b: Business Sign applied to Awnings



Figure III B-9d: Multiple Tenant Sign



4.4 Lighting must be located so as to minimize light and glare impacts on adjacent buildings and properties, especially residential uses. This can be done by:

- Locating lighting to respond to the anticipated use and not exceed the amount of illumination required by users.
- Positioning light source for externally illuminated signs in a way that light does not shine directly on adjoining properties, cause glare, or shine in the eyes of motorists or pedestrians.

4.5 Height of lighting sources should be in scale with the building and site design. Lighting for pedestrian movement should illuminate changes in grade, path intersections and other areas along paths which, if left unlit, would cause the user to feel insecure.

Design Component 5: Pedestrian and Outdoor Spaces

Mixed-Use developments are encouraged to provide publicly accessible plazas and outdoor spaces to liven up the street edge and to provide for pedestrian interest.

Approval Criteria:

- **Public and private open space shall be provided so that it is usable for residents, visitors and other users of a site.**

Design Guidelines

- 5.1 Plaza or a courtyard in a mixed-use area should reflect a traditional residential use and design while accommodating new functional requirements for an integrated mix of uses.
- 5.2 Outdoor areas should be visible from public streets and accessible from the building as well as the street or potential network.
- 5.3 Outdoor pedestrian spaces shall include appropriate outdoor furniture, such as seating, walls, trash receptacles, bike racks and other elements and incorporate high quality paving materials. Outdoor furniture should be coordinated with building design.

IV. Checklists for Project Review and Evaluation

The following is a checklist of the approval Criteria for Project review and Evaluation. The checklist is meant to be used by applicants/designers, staff, and decision makers in the preparation and review of individual projects. It is up to the Approving Authority to determine if the project has complied with the overall intent of the guidelines. In order to be approved, a project must conform to all of the applicable criteria.

A. CHECKLIST FOR SINGLE FAMILY RESIDENTIAL PROJECTS

Project Name: _____
 Date of Review: _____

CITY OF PINOLE DESIGN CRITERIA AND GUIDELINES			
A. CHECKLIST FOR SINGLE FAMILY RESIDENTIAL PROJECTS			
	Proposed Project		
	Y	N	Comments
Design Component 1: Basic Site Planning: Placement of House, Garage, and Driveway			
Building placement shall be configured to support the neighborhood's existing site patterns, including building location, setbacks and yard areas.			
The driveway and the garage shall be secondary to the livable portions of the house, landscaping and pedestrian entry as seen from the street.			
<i>(Refer to Guidelines 1.1 - 1.5 for design guidelines that help meet the 'Basic Planning' criterion)</i>			
Design Component 2: Neighborhood Compatibility for Height, Mass and Scale			
The scale, mass and height of a new house or a second/upper story addition shall be compatible with the existing neighborhood pattern specifically in relation to height and massing of adjacent homes.			
<i>(Refer to Guidelines 2.1 - 2.3 for design guidelines that help meet the 'Neighborhood Compatibility' criterion)</i>			
Design Component 3: Building Design: Architectural Style and Form			
Architectural style of the house shall enhance the character of the neighborhood.			
The architectural form of the house shall be carefully designed to articulate the style of the house.			
Roof profiles shall define the form, scale and proportion of the home and reduce bulk.			
Consistent pattern and application of exterior materials shall be used on new homes and additions in order to enhance the appearance and character in the existing neighborhood.			
Facades facing the street shall be designed to include architectural elements that relate to the human scale and add visual interest.			
<i>(Refer to Guidelines 3.1 - 3.12 for design guidelines that help meet the 'Building Design' criterion)</i>			

DESIGN CRITERIA AND GUIDELINES

Design Component 4: Privacy and Solar Access	
The size, placement and orientation of second story windows and decks shall take into consideration the impact on privacy and solar access of adjoining residential properties.	
<i>(Refer to Guidelines 4.1 - 4.3 for design guidelines that help meet the 'Privacy and Solar Access' criterion)</i>	
Design Component 5: Special Provisions for Hillside Lots	
Residential development on hillsides shall respect the existing topography and views and shall minimize visual impacts.	
Buildings on hillside lots shall reflect the topography in their designs by following the natural contours of the site, with minimal grading.	
<i>(Refer to Guidelines 5.1 - 5.5 for design guidelines that help meet the 'Hillside Lots' criterion)</i>	

B. CHECKLIST FOR MIXED-USE RESIDENTIAL PROJECTS

Project Name: _____
 Date of Review: _____

CITY OF PINOLE DESIGN CRITERIA AND GUIDELINES			Proposed Project		
B. CHECKLIST FOR MIXED-USE RESIDENTIAL PROJECTS			Y	N	Comments
Design Component 1: Site Design					
Buildings shall maintain the alignment and setback patterns of buildings that reflect residential development patterns.					
Street facades shall be designed to provide a strong relationship with the sidewalk and the street, to create an environment that supports and encourages pedestrian activity.					
Entries to ground floor retail areas shall occur from main streets					
<i>(Refer to Guidelines 1.1 - 1.4 for design guidelines that help meet the 'Site Design' criterion)</i>					
Design Component 2: Neighborhood Compatibility for Height, Mass and Scale					
Buildings shall appear to be in scale with traditional single-family homes along the street front.					

DESIGN CRITERIA AND GUIDELINES

<i>(Refer to Guidelines 2.1 - 2.3 for design guidelines that help meet the 'Neighborhood Compatibility' criterion)</i>		
Design Component 3: Building Facade: Architectural Form and Features		
Buildings shall be articulated to reflect a small-scale street frontage rhythm, with building bay widths of approximately 25 to 50 feet.		
Building façades shall have elements that relate to the scale of a person.		
<i>(Refer to Guidelines 3.1 - 3.5 for design guidelines that help meet the 'Building Facade' criterion)</i>		
Design Component 4: Signs and Lighting		
Signs shall be used to identify businesses and residences located at a specific site.		
Exterior lighting shall be designed as an integral part of the building design.		
<i>(Refer to Guidelines 4.1 - 4.5 for design guidelines that help meet the 'Signs and Lighting' criterion)</i>		
Design Component 5: Pedestrian and Outdoor Spaces		
Public and private open space shall be provided so that it is usable for residents, visitors and other users of a site.		
<i>(Refer to Guidelines 5.1 - 5.3 for design guidelines that help meet the 'Pedestrian and Outdoor Spaces' criterion)</i>		

V. Appendices

A. Definitions

Articulation

The manner in which portions of a building form are expressed (materials, color, texture, pattern, modulation, etc).

Authentic Architectural Style

Architecture that encompasses many styles within an architectural theme, a holistic approach. Possessing appropriate architectural characteristics, *Massing*, and detail consistent with a specific architectural style.

Canopy

A roofed structure constructed of fabric or other material placed so as to extend outward from a building providing a protective shield for doors, windows, and other openings, supported by the building and supports extended to the ground directly under the canopy or cantilevered from the building.

Compatible

Capable of existing together without conflict or detrimental effects.

Cornice

A continuous, molded projection that crowns a wall or other construction, or divides it horizontally for compositional purposes.

Deck

An open, unroofed porch or platform extending from a house or other building.

Design Elements

The individual visual components within an architectural composition.

Façade

The front or principal face of a building, an side of a building that faces a street or other open space.

Guidelines

Describes the preferred appearance and the expected quality. These are qualitative statements.

Human Scale

The size or proportion of a building element or space relative to the structural or functional dimensions of the human body. Used generally to refer to building elements that are smaller in scale, more proportional to the human body, rather than monumental (or larger scale).

Massing

The three dimensional bulk of a structure: height, width and depth.

Natural Grade

DESIGN CRITERIA AND GUIDELINES

Natural grade is considered existing topography prior to proposed construction.

Pedestrian Scale

The proportional relationship between an individual and his or her environment.

Mixed-Use Development

Mixed-use development refers to the practice of containing more than one type of use in a building or set of buildings. In zoning terms, this can mean some combination of residential, commercial, industrial, office, institutional, or other uses.

Scale

The spatial relationship among structures along a street or block front, including height, bulk, and yard relationships. Proportional relationship of the size of parts to one another and to the human figure.

Standards

Minimum/maximum requirements based on quantifiable criteria.

Streetscape

The visual character of a street as determined by elements such as structures, access, greenery, open space, view, etc. The scene as may be observed along a public street composed of natural and man-made components, including buildings, paving, planting, street hardware, and miscellaneous structures.