Communities Requiring Residential Design Review

Community	Residential Design Review Required?	Applies to What Product Type or Density Range?	Level of Review?	Residential Design Guidelines Adopted?	Population (DOF Estimates)
City of Folsom	Yes	All	Architectural Review Board	Yes	70,000
City of Elk Grove	Yes	All, except custom homes and additions	Planning Commission at Tent Map stage; staff review for pre-masters/model homes	Yes	136,000
City of Rocklin	Yes	<6,000 s.f. lots and not R1-5 zoning (design review may be a requirement of a project approval in all other cases)	Planning Commission	No	52,000
City of Lincoln	Yes	All new single family	Design Review Board recommendation to Planning Commission; staff level for new homes built on lots subdivided prior to 1979.	Yes – codified in Muni Code	34,000
City of Citrus Heights	Yes	Five or more units built by same builder	Staff for 5-9 units; Planning Commission for 10+	Yes – codified in Muni Code	88,500
City of Rancho Cordova	Yes	All, except custom homes and additions consistent with zoning	City Council	Yes – codified in Muni Code	59,000
City of Fairfield	Yes	All	Planning Director, Planning Commission for small lot projects of more than 11 units.	Yes	105,421
City of Vacaville	Yes	All	Planning Commission, Director for less than 3 building permits per block per year by the same builder.	Yes (limited) – codified in Muni Code	96,489
City of La Verne	Yes	All	Staff for individual single family homes, additions, and alterations visible from street; Development Review Committee for subdivisions	Yes	33,449
City of Banning	Yes	All	Staff for individual s.f., infill; all others require Planning Commission review	Yes – codified in Muni Code	28,272
City of Napa	Yes	All	Planning Commission for all but one-story single-family	Yes	76,997
City of San Dimas	Yes	All new homes regardless of density	Development Plan Review Board for all	Yes	37,011
City of Modesto	Yes	Single family on lots <5,000 s.f.	Planning Commission recommendation to City Council; final approval by City Council	Yes	209,174
City of Claremont	Yes	All	Planning Commission for tracts of five or more homes; staff review for four or fewer	Yes (general review criteria, but no specific s.f. guidelines)	37,141
City of Villa Park	Yes (during site review)	All (but only two residential zones – 8,000 s.f. and 20,000 s.f. minimums)	Informal Planning Director/City Manager review	Yes	6,251
City of San Mateo	Yes	Single family	Staff or Planning Commission depending on size of addition	Yes	95,510
City of Montclair	Yes	All	Planning Commission	No	36,622
City of Merced	Yes	Lots <5,000 s.f.	Planning Commission	Yes	79,715
City of San Marino	Yes	All	Design Review Committee/Architectural Board	Yes	13,507
City of Millbrae	Yes	All	Staff for one story (with option to refer to PC); Planning Commission for two story	Yes	20,965
City of Pleasant Hill	Yes	All	Architectural Review Commission	No (in process)	33,117
City of Salinas	**No**				149,539
City of Chico	**No** (yes if a Planned Development)				84,396