



# CITY OF PLEASANT HILL

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## CITY-WIDE DESIGN GUIDELINES CHECKLIST

### *MULTI-FAMILY RESIDENTIAL*

#### Application Submittal

Please review the City of Pleasant Hill City-Wide Design Guidelines and complete the following checklist. Please note the following are sections of the City-Wide Design Guidelines that should be reviewed for every project, please acknowledge your review of the various sections of the guidelines. Additional space is provided to note how your project complies with the various sections of the guidelines. If you need additional space to respond, please feel free to attach supplemental information.

1. **SITE PLANNING** – Multi-family developments are characterized by higher density residential buildings comprised of attached units and common facilities such as parking, open space, and recreation areas. Site planning includes managing the building’s relationship to the street, placement of the buildings, location of common facilities, open space and parking. (*Guidelines in Section B.1*)

*Comments:*

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Reviewed: Yes  No

2. **SCALE AND MASS** –The overall size, shape, scale, and massing of a new building can impact the surrounding neighborhood. The overall form of a new building should incorporate as much variety as possible and avoid large expanses of flat wall or roof. Design should be used to minimize the size of structures in keeping with a small town feel. (*Guidelines in Section B.2*)

*Comments:*

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Reviewed: Yes  No

3. **ARCHITECTURAL/APPEARANCE** - Building should promote a high-quality appearance. *(Guidelines in Section B.3)*

Comments:

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Reviewed: Yes  No

4. **ENVIRONMENTAL SENSITIVITY** – Building “green” is an environmentally responsible construction technique that continues to be accepted and demanded, not only in the region, but for the nation. Building responsibly provides benefits for people and environment in the name of preservation of natural resource, reduced impacts on the environment, and long-term lower maintenance and utility costs. *(Guidelines in Section B.4)*

Comments:

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Reviewed: Yes  No

5. **PRIVATE OPEN SPACE** – A major component of multi-family developments is private open space. Private open spaces are areas that are connected to multi-family units and usually are defined as patios, balconies and decks. They are especially important since residents of multi-family developments do not have a yard or other open spaces that are common with single-family residences. Private open space areas should be usable and in areas that will have an appropriate level of privacy. Common storage needs are often overlooked, yet storage areas can be critical in making private open space work for residents. *(Guidelines in Section B.5)*

Comments:

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Reviewed: Yes  No

6. **COMMON OPEN SPACE/AMENITIES** – Shared outdoor area and amenities are intended for use by all residents and should be created with this in mind. Such areas should have easy access from any dwelling unit in the project and should include clear boundaries so that residents and visitors understand what is common and what is private. *(Guidelines in Section B.6)*

Comments:

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Reviewed: Yes  No

7. **LANDSCAPING** – Landscaping is a critical component that complements good architectural design to create a finished product. A variety of plantings should be selected and provided appropriately for their intended use. (*Guidelines in Section B.7*)

*Comments:*

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Reviewed: Yes  No

8. **FENCES AND WALLS** – Fences and walls should be used to demarcate private and public space, while creating visual openness and visual interest. (*Guidelines in Section B.8*)

*Comments:*

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Reviewed: Yes  No

9. **LIGHTING** – Lighting can serve dual purposes - to enhance the appearance of the project when the sun goes down, and also to provide safety and security. However, lighting can also be intrusive to neighbors and residents as well as to the neighborhood when too bright or inappropriately directed. (*Guidelines in Section B.9*)

*Comments:*

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Reviewed: Yes  No

10. **CIRCULATION** – On-site circulation is provided to connect residents to common facilities, such as parking lots, mail boxes, trash enclosures, other project amenities, other dwelling units, and to points outside the project. Vehicular circulation is important to minimize conflicts between pedestrian and vehicular uses, and to minimize the amount of paving in projects. (*Guidelines in Section B.10*)

Comments:

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Reviewed: Yes  No

11. **PARKING** – Parking is an important issue that needs to be properly addressed in multi-family housing development. Large parking spaces can dominate a site and consume open space possibilities; however, it is needed in adequate amounts as part of a successful development. Parking areas should be safe and secure and allow easy access from housing units. (*Guidelines in Section B.11*)

Comments:

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Reviewed: Yes  No

12. **SERVICE FACILITIES AND UTILITIES** – An important part of multi-family residential projects that is often overlooked is the siting of service facilities and utilities. They should not be treated as after thoughts, but should be designed to enhance or at least not negatively impact the overall site plan. (*Guidelines in Section B.12*)

Comments:

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Reviewed: Yes  No

13. **PUBLIC IMPROVEMENTS** – When a new project is proposed within the City, it can be reasonably expected that construction will also occur within public property (roads, easements, trails, etc.). When this occurs, the private developer is responsible to repair any damage. It is also the expectation that improvements will occur along all frontages related to the project boundaries and any relevant areas that will be impacted by the proposed development. (*Guidelines in Section B.13*)

Comments:

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Reviewed: Yes  No

**14. DRAINAGE AND STORMWATER REQUIREMENTS** – Flooding threats and increase in inundation can be minimized by designing projects that allow rainfall to absorb back into the ground rather than rolling off of impervious uses. State and local requirements also mandate the reduction of stormwater and polluted runoff from project sites. (*Guidelines in Section C.1*)

*Comments:*

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Reviewed: Yes  No

Analysis completed by: \_\_\_\_\_

Date: \_\_\_\_\_

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