



CITY OF PLEASANT HILL

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CITY-WIDE DESIGN GUIDELINES CHECKLIST

SINGLE-FAMILY RESIDENTIAL

Application Submittal

Please review the City of Pleasant Hill City-Wide Design Guidelines and complete the following checklist acknowledging your review of the design guidelines applicable to your project. In order to be approved, your project must be found in substantial conformance with the Guidelines. Space is provided below each item so that you can make note of any particular design features or other aspects of your project relating to each section of the Guidelines to assist staff and/or the Architectural Review Commission in reviewing your project. If you need additional space to respond, please feel free to attach supplemental information. The City-Wide Design Guidelines are available to review or download from the City’s website at www.ci.pleasant-hill.ca.us.

- SITE PLANNING** – Structure/home location of a building on its lot has an impact on the site and on user functionality of the building and its interplay between building and site. Location and appearance of the site entry is critical to the image of a home, either by reinforcing the architecture of the building or breaking down the appearance. *(See Residential Design Guidelines Section A.1)*

Comments: _____ :

Reviewed: Yes No

- SCALE AND MASS** – The size and scale of a new structure should relate to the scale of other buildings in the immediate neighborhood, thus, creating visual unity. *(Guidelines in Section A.2)*

Comments: _____

Reviewed: Yes No

3. **BUILDING ARCHITECTURE AND APPEARANCE** – It is sometimes the little details that are often ignored that can elevate the appearance of a home from good to great. It is the desire of the City to not have plain/undistinguished buildings, rather to encourage interesting details that are the hallmark of great neighborhoods. *(Guidelines in Section A.3)*

Comments:

Reviewed: Yes No

4. **ACCESSORY DWELLING UNIT** - Recent State laws have further encouraged the creation of second dwelling units throughout the State of California. New laws will allow attached and detached accessory structures at larger sizes that could have an effect on residential neighborhoods, particularly related to massing, privacy, air, and light intrusion. *(Guidelines in Section A.4)*

Comments:

Reviewed: Yes No

5. **LANDSCAPING** – Landscaping is an integral component of any project. Landscaping should complement good architectural design and help create a finished project. *(Guidelines in Section A.5)*

Comments:

Reviewed: Yes No

6. **FENCES AND WALLS** – Fences and walls are often used to delineate property boundaries. Good designed fences and walls can add to the appearance of the property while affording the privacy that owner’s desire. *(Guidelines in Section A.6)*

Comments:

Reviewed: Yes No

7. **LIGHTING** – Lighting in single-family neighborhoods can add to the appearance of a home through accent lights, but can also negatively impact a site and the surrounding environment with too much light that may cause light spillage and glare. (*Guidelines in Section A.7*)

Comments:

Reviewed: Yes No

7. **INFILL-SINGLE FAMILY RESIDENTIAL** – Larger homes and additions are becoming more common in the City. Many are located in older neighborhoods, which were developed at a time when smaller homes were common and styles were more modest in their outward appearance. Larger homes should not be allowed to overwhelm their neighbors and should maintain the neighborhood context. The general scale and character of the neighborhood should be respected. (*Guidelines in Section A.8*)

Comments:

Reviewed: Yes No

9. **SUBDIVISIONS** – New residential subdivisions are an opportunity to develop large pieces of property. The goal should be to set a framework for the entire area that creates a sense of community and preserves the surrounding environment. Designs for new subdivisions should provide high-quality site, architectural, and landscape design plans that promote a sense of community. Site planning of new subdivisions should link the subdivisions' various components to each other. (*Guidelines in Section A.9*)

Comments:

Reviewed: Yes No

10. **HILLSIDE RESIDENTIAL** – Hillside areas of the City (areas that have an average slope of greater than 15%) include unique features, scenic views, and the sloping topography. Hillside development should minimize impacts on the natural, native environment and be sensitive to

the impacts of development on the hillside. (*Guidelines in Section A.10*)

Comments:

Reviewed: Yes No

11. **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 the 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 A.11*)

Comments:

Reviewed: Yes No

I acknowledge that the Residential Design Guidelines noted above have been reviewed and considered in the design of my project: Yes No

Note: This checklist is intended to assist you in addressing the key issues identified in the City-Wide Residential Design Guidelines; however, it is not intended to be an exhaustive or comprehensive list of all issues, regulations, ordinances or other City requirements that may be applicable to your project.

Analysis completed by: _____

Date: _____

