

P I C O R I V E R A



C I T Y W I D E  
D E S I G N S T A N D A R D S  
A N D G U I D E L I N E S

**COMMUNITY WORKING GROUP MEETING #1**

# Meeting Agenda



- Introductions and Pico Rivera 2035
- Citywide Design Standards and Guidelines Project Overview and Project Goals
- Working Group Roles & Responsibilities
- Outreach and Engagement Plan Feedback and Project Timeline
- Next Steps: Working Group Meeting #2





# Project Team



**Estefany Franco**, Project Planner  
**Julia Gonzalez**, Deputy Director Community & Economic Development  
**Alvie Betancourt**, Director of Community & Economic Development



**Rachel Lindt**, Senior Planner  
**Janet Rodriguez**, Urban Planner  
**Shannon Heffernan**, Principal Planner  
**Cathy Tang Saez**, Senior Urban Designer



**Veronica Hahni**, Executive Director  
**Anna Apostolos**, Director of Neighborhood Improvement Projects  
**Arturo Nevarez**, Program Manager

## Working Group

**Ronnie Medina Jr.** (RMJ Drafting Services)  
**Lupe Quintana** (Preferred Bank)  
**Rudy Garcia** (Advertising Look Over Here)  
**Miguel Perez** (MP Designs LLC)  
**Lauren Talbot** (Pico Rivera Library)  
**Jayro Queme** (Resident)  
**Steve Hernandez** (Cesar Chavez Foundation)  
**Ignacio Crespo** (O.C. Design and Engineering)  
**Jaime Suarez** (Homeworks)  
**Jayro Queme** (City Resident)



- **Pico Rivera 2035: Community Revitalization Program (PR 2035)** is a modern-day renaissance designed to stimulate holistic, smart, equitable, and sustained long-term community development and economic growth.
- **Initiatives Include:**
  - Citywide Design Standards and Guidelines
  - Washington Boulevard TOD Specific Plan
  - Historic Whittier Boulevard Specific Plan
  - Active Transportation and Multimodal Plans
  - Safety projects & more



# Project Overview and Goals

PICO RIVERA CITYWIDE DESIGN STANDARDS AND GUIDELINES

# Why is the City Creating New Design Standards?

- **Facilitate New Housing**
- **Set Clear Expectations**
- **Enable Quicker Processing Times**
- **Comply with recent State Legislation**
  - Affordable Housing Streamlined Approval Process (SB 35, 2017)
  - Housing Crisis Act (SB 330, 2019)
- **Shape the Design of Future Private Development in the City that is Consistent with the Community's Vision and Goals**



# Project Overview

Prepare **Citywide design standards and guidelines** for:

- **Residential**
- **Commercial**
- **Industrial**
- **Mixed-use**





# The Future of Pico Rivera

**Your voice and input will help guide:**

- **The "look and feel" of the City**
- **The preservation and enhancement of the community's character, culture, and identity**
- **How we engage the broader community**





# What Are Design Standards and Guidelines?



## What are Design Standards?

Objective design standards are mandatory regulations for private property that are **measurable and verifiable**. This is accomplished by using language such as “**shall**,” “**must**,” or “**is required to**,” and associating the standard with a quantifiable measurement, dimension, or quantity. A planning review process based on objective design standards involves no personal or subjective judgment by a public official.

### Sample Design Standard:

*“Each non-residential **ground floor façade** shall dedicate a **minimum of 60% of the façade area** to façade openings, such as windows or doors.”*

## What are Design Guidelines?

Design guidelines establish recommended best practices for the design of private property, addressing a range of appropriate responses to a variety of design issues. Design guidelines identify common design goals to improve and enhance the desired character of the built environment. This is accomplished by using language such as “**should**,” “**is preferred**,” or “**is encouraged to**.” Design guidelines also provide direction to applicants and City staff when reviewing projects.

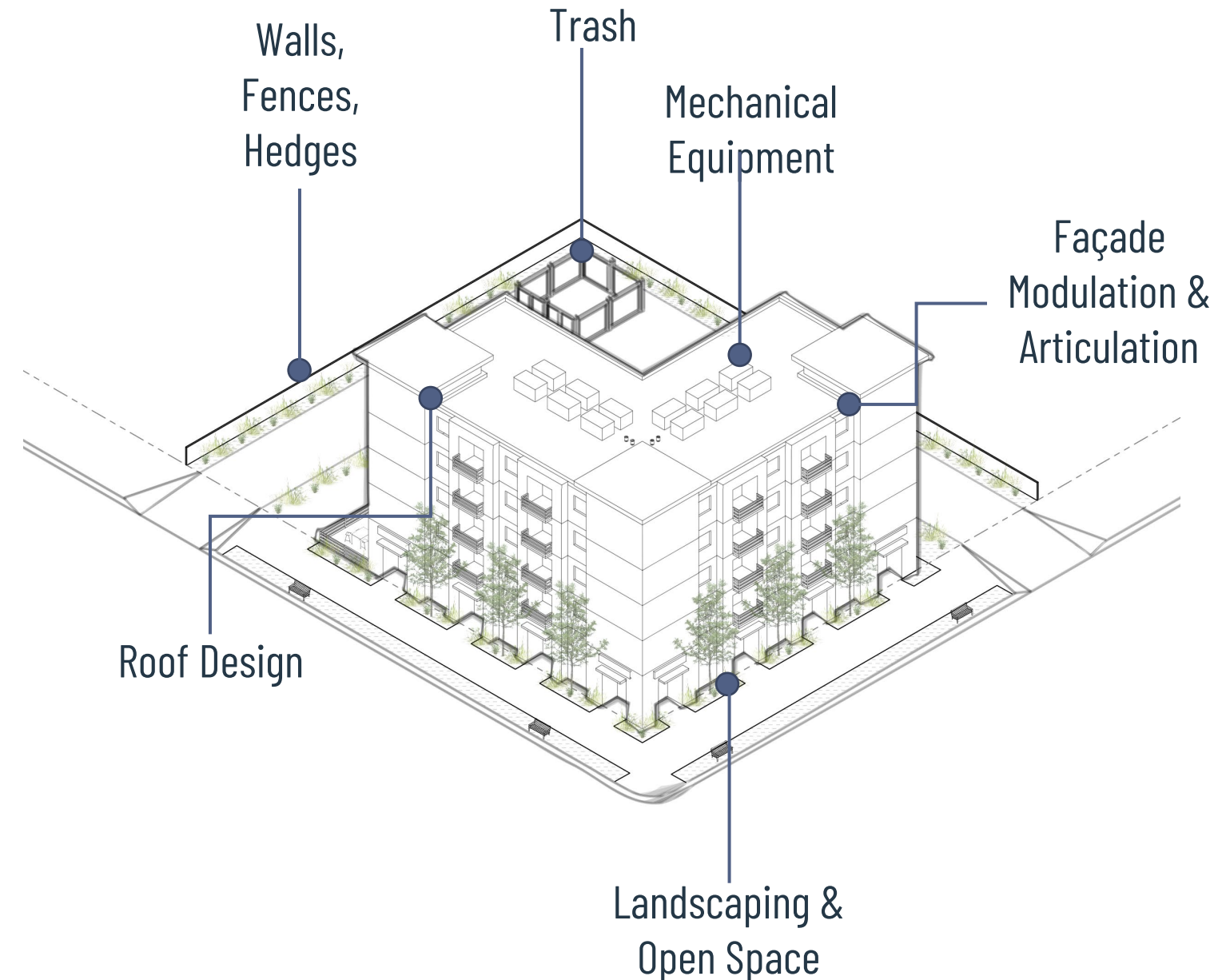
### Sample Design Guideline:

*“Awning design **should** be consistent with the character and architectural style of the building.”*

# Topics Addressed by Standards and Guidelines



- **SITE DESIGN**, such as access and circulation, parking layout, mechanical equipment, trash, utilities, private and common open space, landscaping (including fences, walls, and hedges), exterior lighting, outdoor seating/dining, signage, outdoor display/sales of merchandise, etc.
- **BUILDING DESIGN**, such as building massing and scale, façade modulation and articulation, ground floor design, windows and doors, building entry design, corner treatments, roof design, materials, etc.



# Design Standards & Guidelines Principles



## ✓ OBJECTIVE

- *Standards that are clear, measurable, and verifiable*

## ✓ SIMPLE & USER-FRIENDLY

- *Standards and guidelines that are simple and legible for all users (City staff, design community, developers, property owners)*

## ✓ NON-DUPLICATIVE

- *Standards and guidelines that do not repeat – or worse – conflict with other standards and guidelines*

## ✓ SHAPES BEHAVIOR, NOT STYLE

- *Standards and guidelines that facilitate "well-behaved" buildings, as opposed to a prescriptive architectural style*



# Citywide Design Standards & Guidelines Goals



## ✓ ENDURING

- *Standards and guidelines that withstand fads and fleeting trends*

## ✓ FEASIBLE

- *Standards that reduce or eliminate barriers to new development*

## ✓ BALANCE

- *Standards that balance flexibility and creativity with objectivity*

## ✓ CONTEXT-SENSITIVE

- *Standards and guidelines that take into consideration the existing context, character, and culture of the community*

# How Design Guidelines Support Design Standards

- Design guidelines **complement** design standards by addressing certain design topics that can be implemented across a broad range of applications, such as architectural design or style.
- While **design standards create clear and predictable outcomes, design guidelines leave room for design flexibility and creative expression** in how they can be applied to development projects.
- Guidelines are often accompanied by **illustrations** and graphics **to encourage and inspire good design** while helping to clarify the intent behind the design guideline.
- Both guidelines and standards are intended to **achieve a desired level of quality for the built environment aligned with the community's expectations** for development projects in the city.



# Single Family Homes in Pico Rivera have a Defined Character, Yet are Unique





# Proposed Mixed-Use Development in Pico Rivera



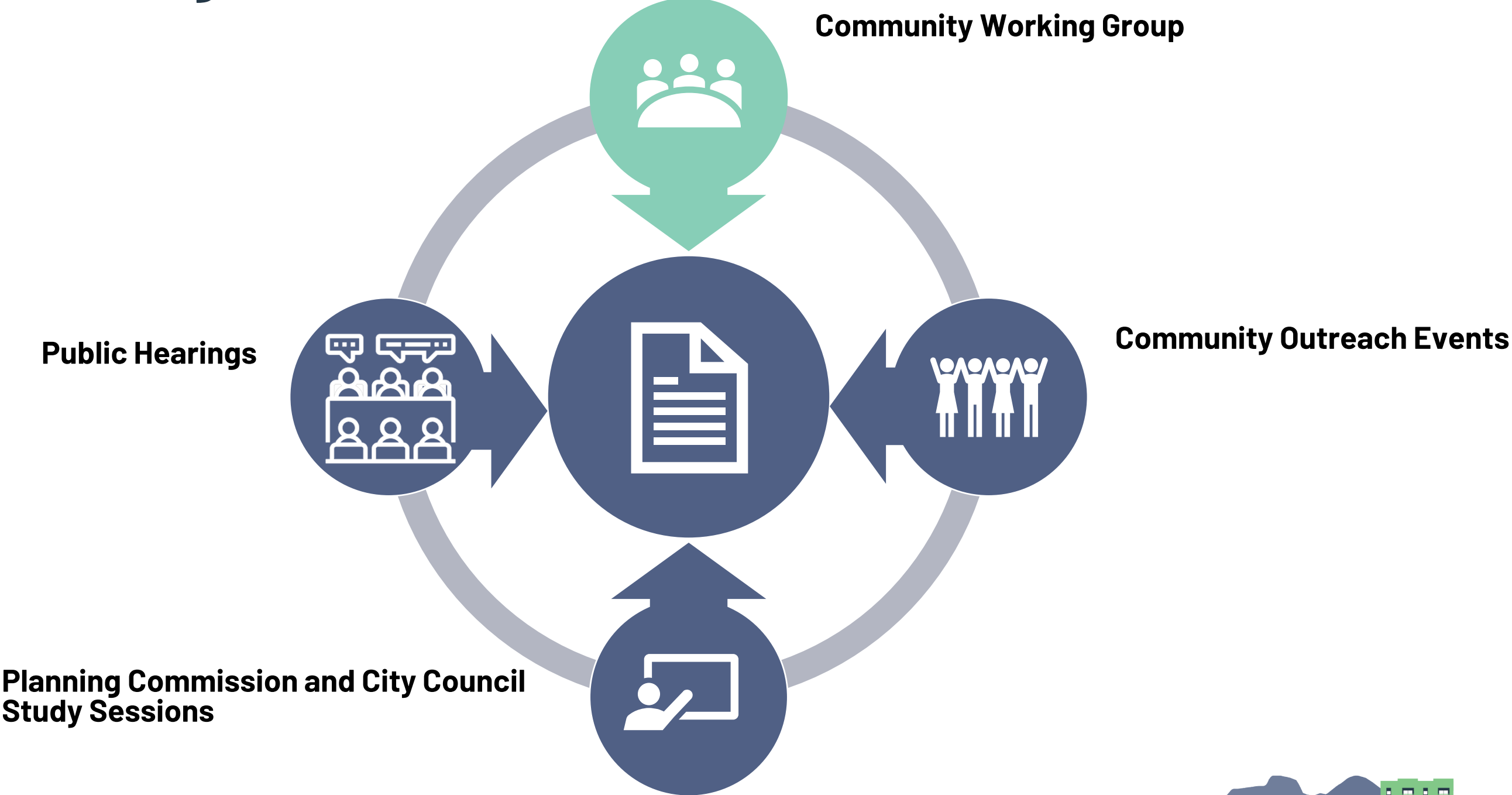
- Shade tree canopy and sustainable landscaping
- Enhanced public realm
- Ground floor transparency and active uses
- Accessible ground-floor entries
- Diversity of private and public open spaces
- Façade articulation and modulation
- Diversity in façade materials and colors
- Effective signage for businesses



# Outreach and Engagement

PICO RIVERA CITYWIDE DESIGN STANDARDS AND GUIDELINES

# A Community Driven Process





# Engagement at Every Step of the Planning Process

Discover	Analyze	Develop	Refine
<ul style="list-style-type: none"><li>• City tour</li><li>• City staff interviews on existing processes</li><li>• Existing document reviews</li></ul>	<ul style="list-style-type: none"><li>• Site analysis</li><li>• Existing code analysis and recent projects review</li></ul>	<ul style="list-style-type: none"><li>• Draft design standards</li><li>• Prototypical site testing</li><li>• Illustrated User Guide</li></ul>	<ul style="list-style-type: none"><li>• Final design standards</li><li>• Final Illustrated User Guide</li></ul>
<i>City Coordination and Community/Stakeholder Engagement</i>			
<ul style="list-style-type: none"><li>• Outreach plan</li><li>• <b>Working Group</b> creation and initial meetings</li></ul>	<ul style="list-style-type: none"><li>• <b>Working Group meetings</b></li></ul>	<ul style="list-style-type: none"><li>• <b>Working Group meetings</b></li><li>• Outreach Event #1</li><li>• Study Sessions</li></ul>	<ul style="list-style-type: none"><li>• <b>Working Group meetings</b></li><li>• Outreach Event #2</li><li>• Adoption hearings</li></ul>



# Community Working Group



## Roles and Responsibilities

- Comprised of **stakeholders within the community**.
- Members **serve as liaisons and representatives** in the community at large and **actively share their ideas** to help make decisions about the project.
- Provide in-depth **input and constructive feedback** throughout project.
- **Serve as a sounding board for the content and messaging larger public workshops**, helping to advertise in-person outreach events and popups.
- **Support project timeline** and process by **attending scheduled** working group meetings.

# Community Working Group Meetings



**Meeting 1:** Project Overview and Finalize Outreach and Engagement Plan

**Meeting 2:** Built Environment Existing Issues, Constraints, and Opportunities as part of the broader community

**Meeting 3:** Draft Concepts and Review Materials for Community Pop-Up

**Meeting 4:** Draft Concept Refinement

**Meeting 5:** Draft Objective Design Standards as part of the Objective Design Standards Showcase

**Meeting 6:** Final Objective Design Standards and User Guide Tutorial





# Project Timeline

Winter 2022



Document & Existing Regulations Review



Community Event #1



Working Group Meeting #2

Spring 2023



Draft Concepts



Working Group Meeting #3

Summer 2023



Draft Design Standards and Guidelines



Working Group Meeting #4



Community Event #2



Working Group Meeting #5



Planning Commission & City Council Study Sessions

Fall – Winter 2023



Final Design Standards & Guidelines and Illustrated User's Guide



Working Group Meeting #6



Planning Commission & City Council Study Sessions



# Community Event #1 Issues, Opportunities and Goals

- **Community Pop-up: Location and Event TBD**
- **Purpose:** Understanding issues, opportunities, and goals for the Project team from the broader community. Share Objective Design Standards 101 document.
- **Format:** Open house style with feedback stations and displays. Materials will be interactive, colorful, and accessible to encourage greater participation and conversation. **A mix of questions and feedback activities will be included to gather community input to shape the process.**
- **Accessibility:** Spanish speakers available at the event, along with English and Spanish translated materials.
- **Advertising: TBD**

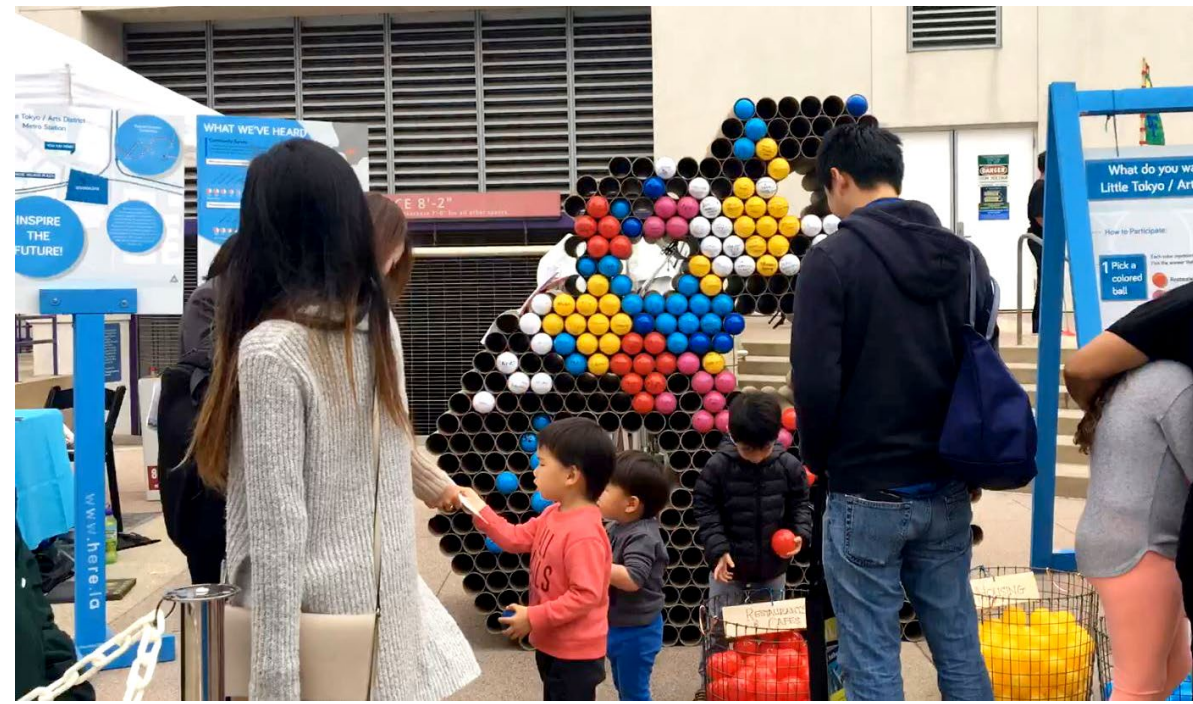




# Community Event #2

## Draft Standards & Guidelines

- **Community Pop-up: TBD** This event could take place in the Pico Rivera Design Studio as an opportunity to synergize Pico Rivera 2035 efforts or be part of the Summerfest event.
- **Purpose:** Share draft Design Standards such as building orientation and building massing and elements, such as setbacks and step-backs, building frontages, façades, entrances, materials, open space, and parking design, as well as contents of the User Guide with the broader community to collect feedback and comments prior to finalization.
- **Format: TBD**
- **Accessibility:** Spanish speakers available at the event, along with English and Spanish translated materials.
- **Advertising: TBD**





# Schedule of Upcoming Community Working Group Meetings

## *Upcoming*

Meeting 2: TBD

## *Potential dates for upcoming meetings :*

- Continue Wednesdays at 6 PM?
- Meeting 3: Wednesday, May 10<sup>th</sup> at 6 PM / Thursday, May 11<sup>th</sup> at 6 PM
- Meeting 4: Wednesday, July 12<sup>th</sup> at 6 PM

An aerial photograph of a city, likely Denver, with a green semi-transparent rectangle overlay on the right side. The city is densely packed with buildings and roads, and the surrounding area is hilly and mountainous. The text "THANK YOU!" is written in large, bold, white capital letters on the left side of the image.

**THANK  
YOU!**

**DUDEK**