

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**ABOUT THE PROJECT**

The City of Pico Rivera is developing citywide design standards and guidelines for residential, commercial, industrial, and mixed-use developments.

The purpose of this project is to 1) create objective design standards consistent with new State law, and 2) create design guidelines that will shape the design of future development in the city consistent with the community's vision and goals.

Through a community-driven process, this project will elevate the design of future development in the city and strengthen the vibrant character of Pico Rivera.

Topics addressed by Design Standards and Guidelines:

- Site Design, such as building placement, open space, landscaping and screening, parking location and design, walls and fences, utilities
- Building Design, such as massing and scale, articulation, roof design, façade design

WHAT ARE OBJECTIVE DESIGN STANDARDS & DESIGN GUIDELINES?**Objective Design Standards**

Objective design standards are mandatory regulations for private property that are measurable and verifiable to all parties prior to a project submittal to the City. A planning review process based on objective design standards involves no personal or subjective judgment by a public official.

Why have Objective Design Standards?

Objective design standards create a more efficient and predictable path to planning approvals for new development projects, providing applicants and developers with a clear understanding of the City's expectations for development. Objective design standards also allow the City to streamline development of new multi-family and mixed-use residential housing projects in compliance with Senate Bill (SB) 35 (Government Code Section 65913.4) and the Housing Accountability Act, as amended in 2019 by SB 330, to enable quicker processing times for applicants while also ensuring projects achieve a desired level of quality within the built-environment.

Click [here](#) for more information on the State of California's Objective Design Standards Toolkit.

Example Objective Design Standards

"A ground floor retail use shall have a minimum floor-to-ceiling height of twelve feet...." (Pico Rivera Municipal Code Chapter 18.42.50 Special use conditions and chart notes, Note 64. Design Guidelines, b. Building Elevations/Architecture)

Design Guidelines

Design guidelines are best practices for the design of private property, addressing a range of appropriate responses to a variety of specific design issues. Design guidelines provide direction to applicants and City staff when reviewing projects.

Why have Design Guidelines?

Design guidelines establish cohesive design principles for different types of developments in the city. The guidelines identify common design goals to strengthen and develop the desired character of the built environment in Pico Rivera. Design guidelines can be used for single-family, commercial, and industrial developments in the city.

Example Design Guidelines

"Within a design theme, a variety of durable material and textures is strongly encouraged. Materials such as granite, marble, polished stones, and other panels should be used as accent materials on the building's base." (Pico Rivera Municipal Code Chapter 18.42.50 Special use conditions and chart notes, Note 64. Design Guidelines, c. Materials)

"A six-foot high masonry wall shall be constructed along the property line of any lot where construction of any mixed-use development is adjacent to property zoned and used for residential purposes." (Pico Rivera Municipal Code Chapter 18.42.50 Special use conditions and chart notes, Note 64. Design Guidelines, i. Walls)

HOW DESIGN GUIDELINES SUPPORT OBJECTIVE 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 oftentimes 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.

A COMMUNITY-DRIVEN PROCESS

The City values the community's vision and goals for the design of future development in Pico Rivera. To ensure that voices are heard to shape the process, the City is undertaking a community-driven process across the following engagement methods to facilitate meaningful participation and input into the process:

- **Community Working Group**, which meets regularly to provide input and feedback throughout the project to act as a sounding board and ensure that the project team receives in-depth input from community experts. The Community Working Group is made up of a select set of community members and stakeholders who have direct experience with design and development in Pico Rivera, such as designers, architects, and developers, as well as business owners and others.
- **Community Outreach Events** to invite the broader public and stakeholders to share information about the project, understand priorities around design and building character in the City, and receive input on the draft materials to shape final materials.
- **Study Sessions** with the Planning Commission and City Council to inform the City's decision-makers about the project and relevant State laws to understand project goals and aspirations, present draft materials, and receive input to shape final materials. Study Sessions will be open to the public.
- **Public Hearings** with the Planning Commission and City Council to present final materials and receive approval from decision-makers. Public Hearings will be open to the public.

Refer to the project website for future opportunities to attend upcoming public engagement events and provide your input <https://www.pico-rivera.org/index.php/community-design-standards-and-guidelines/>

PROJECT TIMELINE



PROJECT RESOURCES AND CONTACT INFORMATION

To learn more about this project, please visit:

<https://www.pico-rivera.org/index.php/community-design-standards-and-guidelines/>

To stay updated on the project, please enter your contact information here:

<https://www.pico-rivera.org/index.php/sign-up-for-updates/>

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