

P I C O R I V E R A



**C O M P R E H E N S I V E
Z O N I N G C O D E U P D A T E**

ABOUT THE PROJECT

The City of Pico Rivera (City) updated its General Plan in 2014 and is now in the process of updating its Zoning Code, provided in Title 18 of the City's Municipal Code, to implement the community's long-range vision for future development as expressed in the General Plan. This Comprehensive Zoning Code Update project (CZCU) will allow for an updated, streamlined, and user-friendly set of regulations for new and existing development citywide.

WHAT IS THE ZONING CODE?

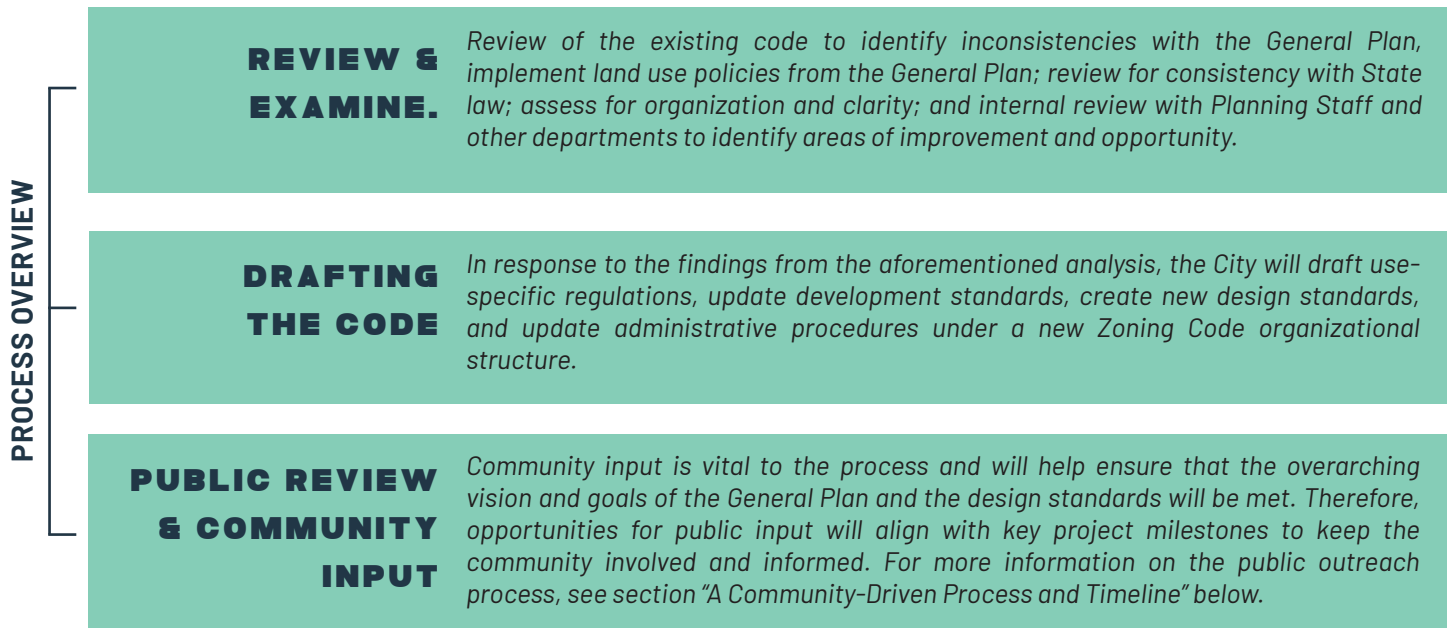
The Zoning Code is a regulatory tool that implements the General Plan, which establishes the community's long-range vision for future development. While the Land Use Element of the General Plan designates the type, intensity, location, and character of land uses allowed throughout the City, the Zoning Code regulates specifically how land may be developed to achieve that vision. The Zoning Code regulates aspects of development including use, standards for development (such as size and height of buildings), standards for design (such as site and building design), administration and procedures for reviewing and approving development projects, and performance standards.

Why Update the Zoning Code?

The 2014 update to the General Plan outlines multiple policies to amend the Zoning Code to be able to implement the goals of the General Plan. The City's current Zoning Code has not been comprehensively updated since 1993. Although it has been amended over the years, the resulting Zoning Code remains outdated, unorganized, and difficult to use and understand. The CZCU will ensure that the Zoning Code effectively implements the policies of the General Plan while also addressing recently approved State legislation to facilitate housing, set clear expectations for the design of new development (known as Objective Design Standards), and streamline the review and approvals process. The CZCU will modernize the City's approach to development regulation to reflect current development uses and best practices, and to provide an illustrated and user-friendly set of regulations.

ZONING CODE UPDATE PROCESS

The process to update the Zoning Code involves an initial review of the existing code, drafting and updating the regulations and approach, and community input and public review prior to finalizing the updated Zoning Code for adoption. This section provides an overview of the process:

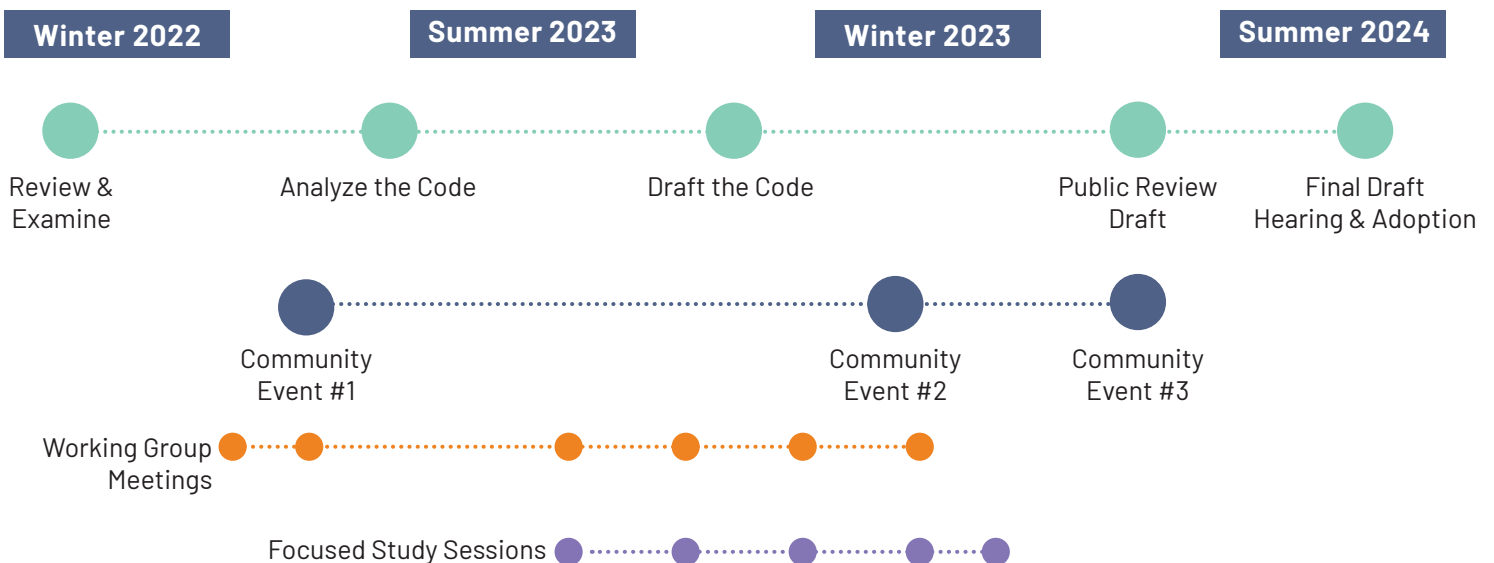


A COMMUNITY-DRIVEN PROCESS

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** will meet regularly throughout the life of the project to provide focused and technical input and feedback, to act as a sounding board, and to ensure consistency with community goals. The Community Working Group is made up of select community leaders and stakeholders who have direct experience with the Zoning Code, such as designers, architects, and developers, as well as business and property owners.
- **Focused Study Sessions with the Planning Commission and City Council** will inform the City's decision-makers about the project, present findings and draft materials, and feedback from the Community Working Group meetings to receive input that will shape the final Zoning Code. Study Sessions will be open to the public.
- **Community Outreach Events** will invite the broader public and community to provide input during key project milestones. Events include 1) an introductory open house to receive input on the community's vision and goals for the vision for the City, 2) during the preparation of the draft Zoning Code, and 3) in tandem with the release of the Public Review Draft prior to final adoption.
- **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.

PROJECT TIMELINE



HOW TO GET INVOLVED

Your input is important. You can get involved in the CZCU project by any one of the following methods:

- Scan the QR Code or please visit: <https://www.pico-rivera.org/index.php/codeupdate/> to view project information and updates, or
- Register for the project mailing list at <https://www.pico-rivera.org/index.php/sign-up-for-updates/> to receive project updates via email and participating in upcoming community events, or
- Contact the City's Project Manager, Estefany Franco, Planner and Project Manager with the City of Pico Rivera at codeupdate@pico-rivera.org or (562) 801-4026.

