

## 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

## COMPREHENSIVE ZONING CODE UPDATE (CZCU)

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. This document provides an overview of Objective Design Standards, design guidelines, and other resources.

## OBJECTIVE STANDARDS INFORMATION &amp; RESOURCES

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)

**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

**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.

**Example Design Guidelines**

"Awning design **should** be **consistent with the character and design of the building**." (Pico Rivera Municipal Code Chapter 18.42.50 Special use conditions and chart notes, Note 64. Design Guidelines, f. Awnings/Canopies)

## 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.

## WHY DOES THE CITY REGULATE DESIGN?

Because design affects the appearance and function of the built environment, it is in the City's interest to regulate design to be able to protect and promote the health, safety, and well-being of the general public. In addition, the CZCU will help to implement the various goals and policies established in the City's General Plan including goals related to design, such as:

*Goal 3.6: Improve the community image by ensuring a consistent level of high-quality design and ongoing maintenance and improvement of existing development.*

## WHERE WILL THE STANDARDS AND GUIDELINES APPLY?

Although State laws apply to housing projects with more than one residential unit, including mixed-use, the new design standards will apply to all residential, commercial, industrial, and mixed-use projects within the following zoning districts:

- R-E Single-Family Residential Estate Zone
- S-F Single-Family Residential Zone
- R-I Residential Infill Zone
- R-M Multiple-Family Residential Variable Density Zone
- P-A Professional and Administrative Zone
- C-N Neighborhood Commercial Zone
- C-C Community Commercial Zone
- C-G General Commercial Zone
- C-M Commercial/Manufacturing Zone
- Mixed Use Overlay Zone
- I-L Limited Industrial Zone
- I-G General Industrial Zone
- PUD Planned Residential Unit Development Zone
- CPD Commercial Planned Development Zone
- IPD Industrial Planned Development Zone
- R-40 Overlay Zone

## PROJECT RESOURCES AND CONTACT INFORMATION

To learn more about this project, **scan the QR Code** or please visit:

<https://www.pico-rivera.org/index.php/codeupdate/>

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

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

For more information, please contact: Estefany Franco, Planner and Project Manager with the City of Pico Rivera  
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