

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

STUDY SESSION #2
WORKING GROUP

AGENDA



1. Introductions
2. Purpose of this Study Session
3. What is the Zoning Code?
4. What are the issues?
5. What are Special Use Regulations?
6. Overview of Draft Regulations
 - a) Land Use and Zoning Chart
 - b) Special Use Regulations
7. Next Steps

2. Purpose of this Study Session

COMPREHENSIVE ZONING CODE UPDATE



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



P I C O R I V E R A

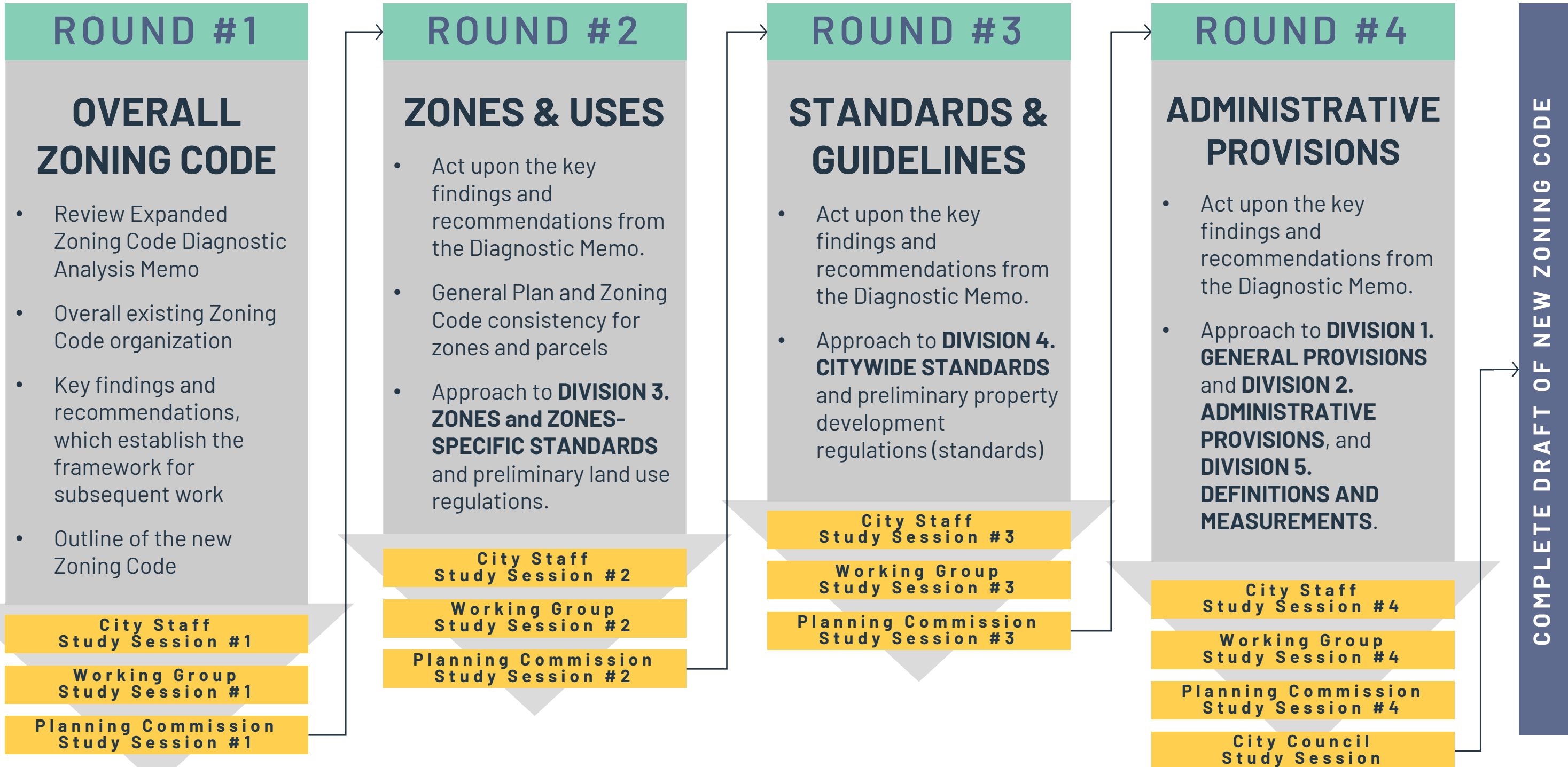


C O M P R E H E N S I V E
Z O N I N G C O D E U P D A T E

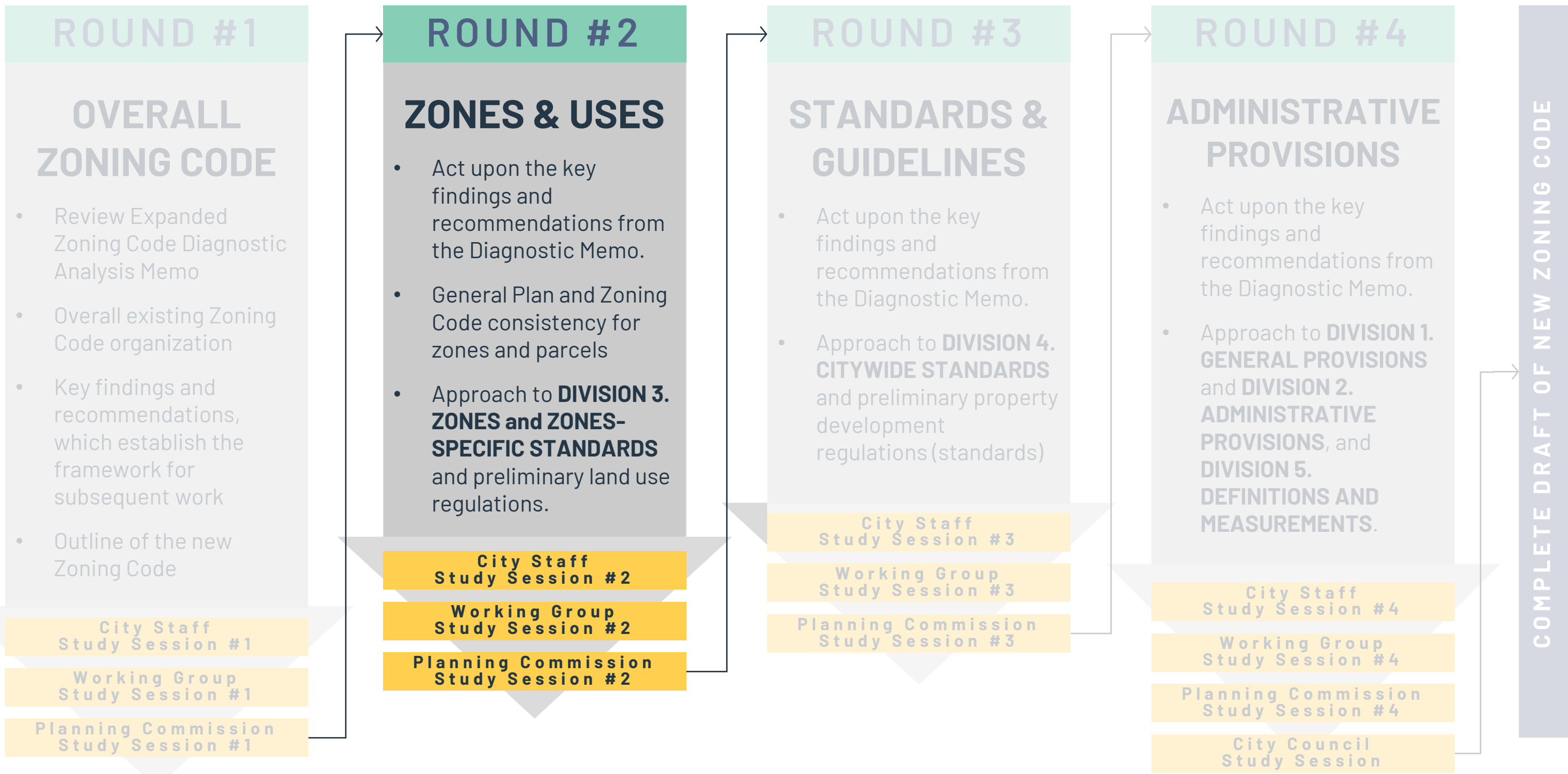
Goals of the Zoning Code Update:

- Implement the goals and policies of the General Plan;
- Be consistent with State and Federal law;
- Be user-friendly and simple to understanding;
- Allow for a transparent, predictable, and consistent development process;
- Promote well-designed buildings and places;
- Be enduring and have longevity in use; and
- Eliminate ambiguity in intentions.

4 ROUNDS OF STUDY SESSIONS



ROUNDS OF STUDY SESSIONS



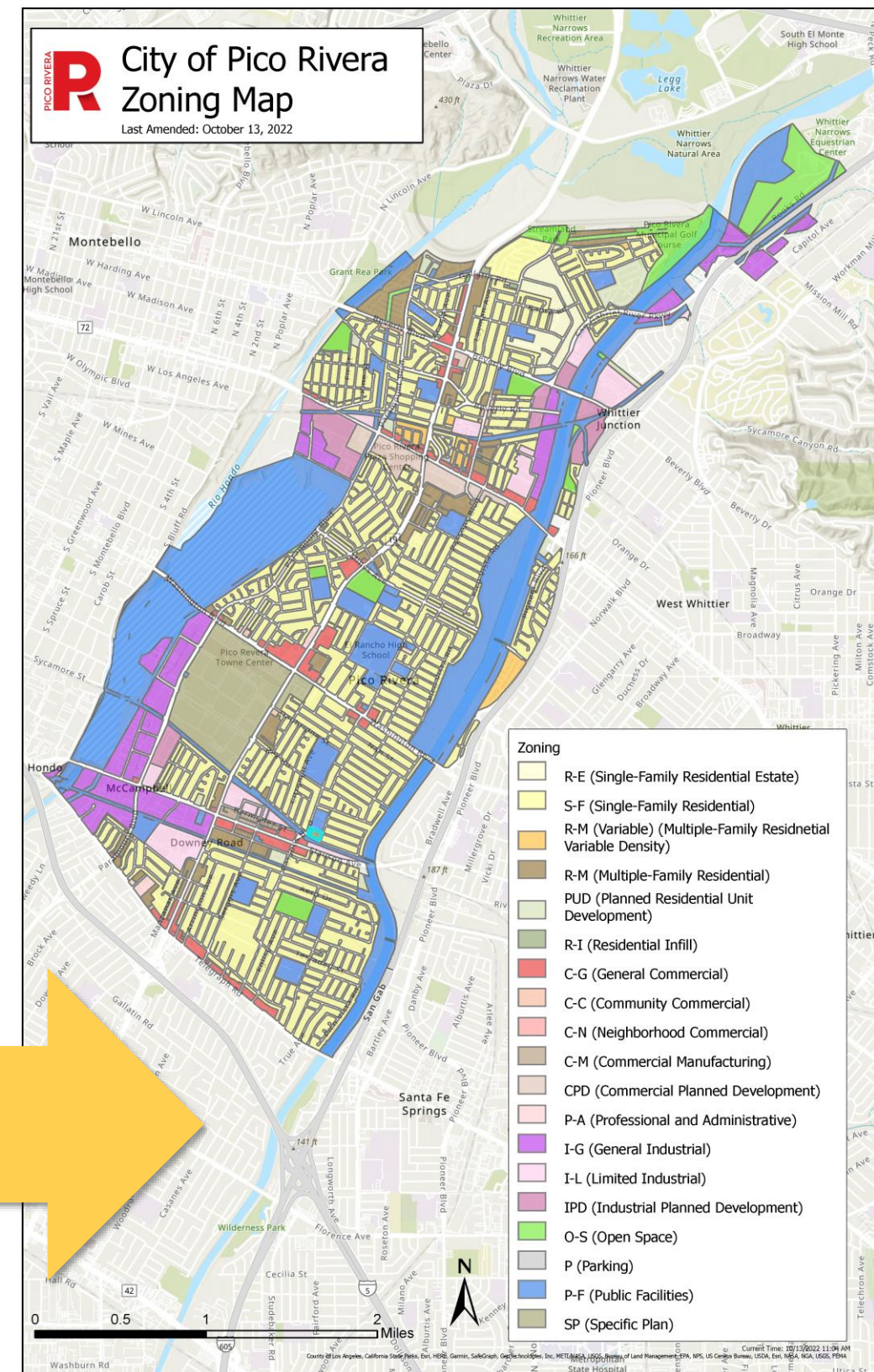
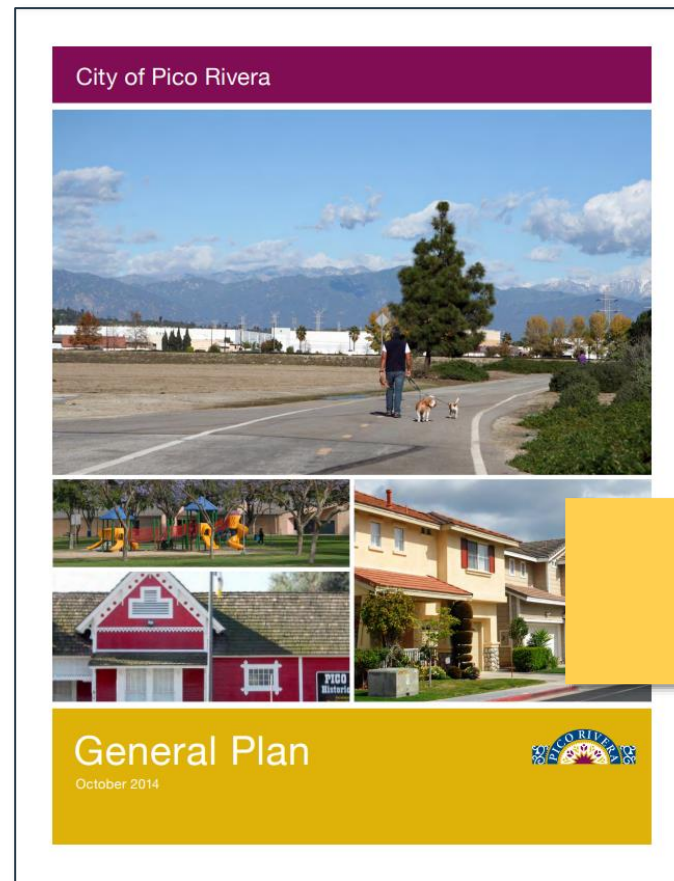
3. What is the Zoning Code?

What is the Zoning Code?

- In the City of Pico Rivera, the Zoning Code exists as Title 18 of the City's Municipal Code.

What does Zoning do?

- It is the primary means of implementing the vision and policies of the City's General Plan.
 - Social well-being
 - Excellence in place-making
 - Respect for the natural environment
 - Economic vitality



What is the Zoning Code?

What does Zoning do?

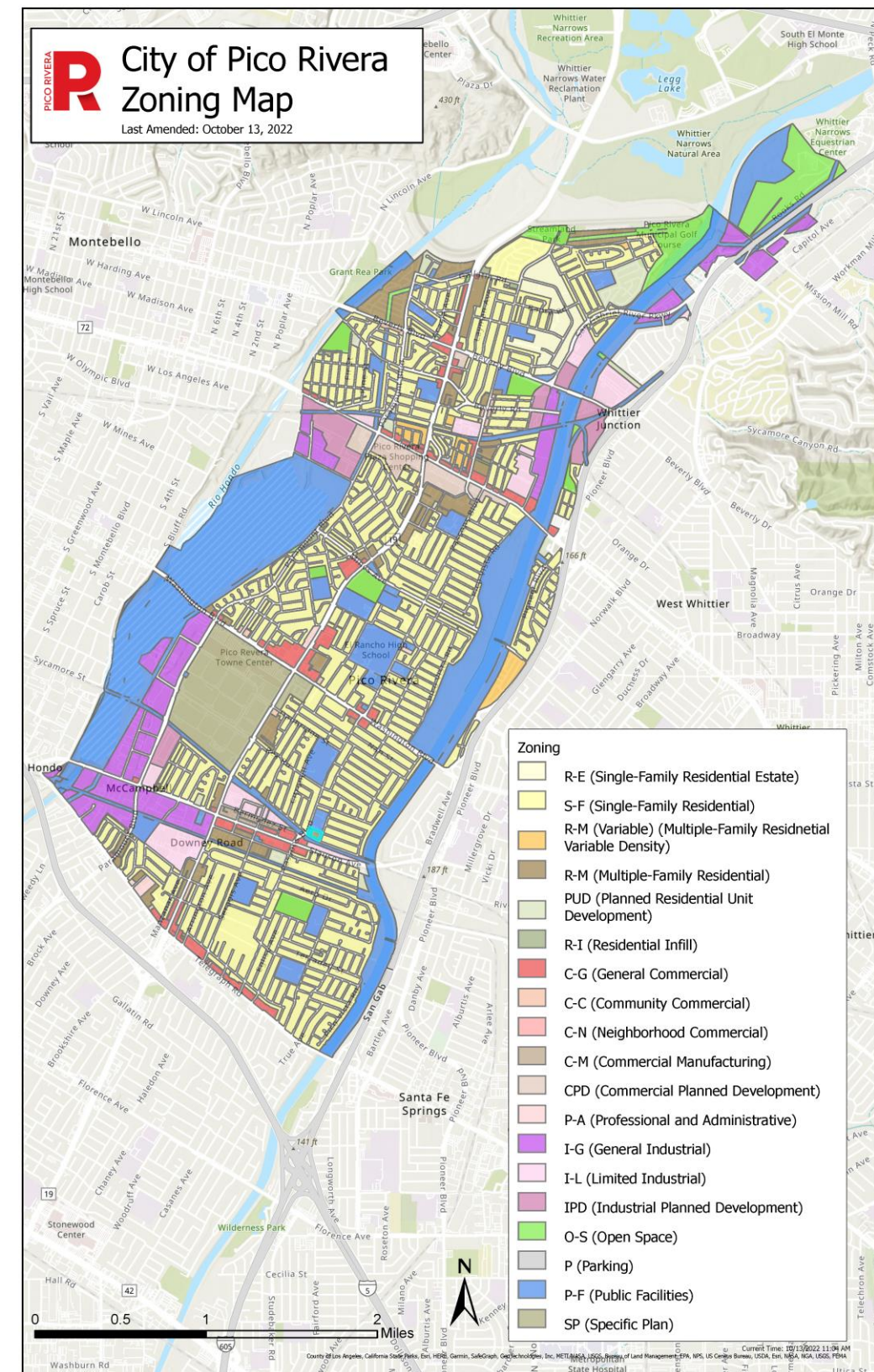
- It provides land use and property development regulations for all properties in the City, including:
 - Uses and activities
 - Physical character of buildings and sites
 - Procedures for approvals

Who uses the Zoning Code?

- Property owners
- Developers, builders, and designers
- City staff

What does Zoning NOT do?

- It cannot dictate architectural style.
- It cannot regulate the free market.
- It cannot establish land use policy.



4. What are the Issues?

Diagnostic Memo Recommendations



Consolidate all zone-specific provisions within their respective zone chapter

Discontinue the special/specific use chart notes system

Utilize consistent terminology throughout and rely on the DEFINITIONS chapter to establish the default

Simplify land use permissions

Simplify list of uses into broad use type categories

Resolve unused/unapplied, conflicting, or incorrectly referenced regulations

Resolve seemingly odd regulations

5. What are Special Use Regulations?

What are Special Use Regulations?



Use specific regulations or special use regulations are used by cities to place limitations on, or apply conditions or specific standards to, certain land uses.

Why have special use regulations?

- Create safeguards for the wellbeing of the community and avoid incompatible land uses
- Minimize public nuisances caused by operations
- Provide guidance and flexibility for the development and business community
- Establish standards so that uses can be permitted in more zones

Examples:

- **Hours of operation**
 - Minimize noise, especially when adjacent to residential
- **Design to minimize pedestrian conflicts**
 - Applies to auto-oriented uses like drive throughs
 - Allows outdoor dining that doesn't disrupt the public right-of-way

6. Overview of Draft Regulations

- a) **Land Use and Zoning Chart**
- b) Special Use Regulations

Land Use and Zoning Chart



■ Note System Analysis

- Development Standards
 - Note 28. "Outdoor storage and/or operations shall be visually screened from view subject to the approval or conditional approval of the zoning administrator."
- Use Regulations
 - Note 18. "The following operations and property development regulations shall apply to drive-in business establishments." (applies to drive-in and drive-through business establishments)
- Permit Types
 - Note 1. "Subject to the issuance of a conditional use permit"
- Definitions
 - Note 12. "All goods, wares and other merchandise shall be of an intrinsic value, and shall specifically exclude secondhand goods." (applies to antique shops)

Land Use and Zoning Chart



Reorganized Land Use and Permit Table

- Residential Zones, Commercial Zones, Industrial Zones, Special Purpose Zones
 - Special Purpose Zones - Open space, public facilities, and parking zone
 - Removed overlay zones because the base zone uses still apply and overlay regulations are development standards
 - Review and revise existing descriptions

Example from Administrative Draft

Table 18.12.020.A, Allowed Uses and Regulations - Residential Zones

Land Use	R-E	S-F	R-I	R-M	R-M-V	PUD	Additional Regulations	Internal Recommendations	Notes/
Residential Uses									
Residential Types	See subclassification below								
Single-family dwellings	P	P	P (76)		P	P (76)	76: Development standards apply (see above)		
Two-family dwellings lots ≤ 20,000 sq. ft.	—	—	—		P	—			
Two-family dwellings lots > 20,000 sq. ft.	—	—	—		PPD				

Land Use and Zoning Chart Examples



Modernize and Group Uses

- Hardware stores, jewelry stores, craft and hobby stores and other similar retail uses should be grouped under "General Retail and Merchandise"

Example from Administrative Draft

General Retail and Merchandise	See subclassification below						New Use, recommend consolidating similar uses under the broader use and including a definition to list the uses below
Bicycle shops	—	—	—	P (20,55,5 7)	P (20,55,5 7)	CUP (20,55,5 7)	Delete from table.

6. Overview of Draft Regulations

a) Land Use and Zoning Chart

b) Special Use Regulations

Special Use Regulations



■ **Organization of Existing Regulations and Notes:**

- Adult Oriented Businesses – Formatted existing notes with minor revisions for clarity
- Animals as Pets – Renamed from “Animal Keeping”. Reformatted section language (18.50) with minor revisions and organization
- Alcohol Sales – Organized and formatted applicable notes
- Automobile Service Stations – Organized and formatted existing with minor revisions for clarity
- Cottage Food Operations – Organized and revised for consistency with legislation.
- Emergency Shelters and SROs – organized notes and separated into two uses.
- Family Day Care Homes – Flagged for compliance with state law. Recommendation to treat small family day care homes as residential use.

Special Use Regulations



- **Organization of Existing Regulations and Notes:**

- Home Occupations – Organized, separated from Cottage Food Operations. Similar to Cottage Food Operations, we flagged the permit type for consideration
- Telecommunication Facilities – Organized existing regulations

Discussion on Existing Regulations and Notes

- Of the Uses discussed, do you have experience with these types of uses (design, development, permitting)?
- Of the Uses discussed, are there any existing regulations that you have questions or comments on?



Special Use Regulations



▪ **New Regulations:**

- Automobile Washing and Detailing (automatic, self-serve, and staffed)
 - Enclosure of use
 - Waiting areas
 - Setbacks and walls
 - Drainage
 - Noise and Traffic
 - Standalone or Accessory Use
- Automobile Repair Facilities
 - Enclosure of use and screening
 - Vehicle storage
 - Noise and Traffic
 - Hours of operation (7-7)
 - Site maintenance to keep free of oil, grease, and other litter.

Special Use Regulations



▪ **New Regulations:**

- Drive-Through Establishments (Not entirely new but substantial changes)
 - Ingress and Egress
 - On-site circulation (aisles, stacking area/queueing, pedestrian access)
 - Screening
 - Noise
 - Design within shopping centers
- Massage Establishments
 - Applicability to clarify that this applies to ME (opening, conversion, accessory, or relocation)
 - Enclosure of use
 - Conditional operations – fully clothed and covered anatomical areas as allowed under State law
 - Advertisement of services – must be posted with cost
 - Protecting privacy and prohibiting illegal activities

Special Use Regulations



▪ **New Regulations:**

- Outdoor Dining (not entirely new but substantial changes)
 - Separated into “Outdoor Dining on Private Property” and “Outdoor Dining within the Public Right of Way”
 - Accessory use requirement
 - Regulations related to accessibility (regarding a platform, ramp, and seating)
 - Hours not to exceed those of the indoor establishment
 - Design regulations are built upon requiring a barrier and allowing umbrellas or awnings
 - Requires adjacency to café or restaurant in ROW
 - No barrier is required if there is one row of tables and chairs within 48 in of the building facade
 - Setbacks from parking
 - Setbacks for a parklet when in ROW
 - Lighting
 - Clear path of travel required for ROW outdoor dining

Special Use Regulations



▪ **New Regulations:**

- Recycling Facilities (not entirely new but substantial changes) 3 parts: General Provisions, Large Recycling Facilities, Small Recycling Facilities
 - Overconcentration – not more than one in a convenience zone
 - No irrelevant advertisements and required posting of contact information and hours of operation
 - Site maintenance
 - Storage
 - Hours of operation
 - Reverse Vending Machines
 - Collection Storage Units
 - Mobile Recycling Units

Special Use Regulations



▪ **New Regulations:**

- Retail/Shopping Centers
 - Consistent architectural style and compatibility of color, form, materials, and scale
 - Parking area maintenance
 - striping and wheel stops
 - Landscaping – 7% of site area
 - Shopping carts
 - Self locking wheels or contract with a retrieval service
 - Collected at end of day
 - Corral minimums
 - Identifying information on carts

Discussion on New Regulations

- Of the Uses discussed, do you have experience with these types of uses (design, development, permitting)?
- Of the Uses discussed, are there any specific concerns, comments, or questions that should be considered?



7. Next Steps

Next Steps



- Round #2 Study Session with Planning Commission - Tentative Date 12/18
- Round #3 Study Session with Working Group - mid-January