POMONA
ZONING AND SUBDIVISION CODES UPDATE

Project Introduction
and
Code Diagnosis

rrm design group

Agenda

- **The Project: Overview of Approach and Process**
- **Introduction to Zoning and Subdivision Codes and the Update**
- **Issues to be Addressed and Recommendations**
- **What do you Think?**
- **Reporting Out and Feedback**

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Project Objectives

To craft new Zoning and Subdivision Codes that:

– Are consistent with and implement the General Plan

– Promote high quality design

– Respond to community concerns

– Promote infill, mixed-use, and transit-oriented development in activity centers and corridors

– Streamline development review

– Are consistent with State and federal law

– *Are clear, concise, understandable, and easy to use*
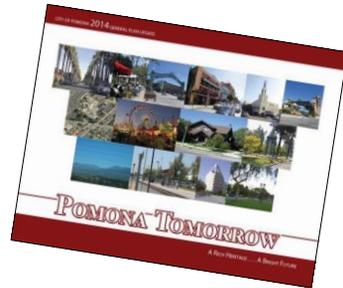
Project Overview

✓ Project initiation, March 2016

✓ Research and assessment by the Consultant, March - August 2016

✓ Code Diagnosis Paper, August 2016

• **Evaluation of issues and options**

o Draft regulations and map

o Public review

o Hearings and adoption

Purpose of Zoning and Subdivision Regulation

- **Implement the General Plan**
- **Minimize the adverse effects that buildings or using one property can have on neighbors**
- **Encourage optimal land use and development patterns and activities within a community, as expressed in planning policies**
- **Achieve economic and fiscal sustainability**

Components

- **Zoning Districts**
  - Reflect General Plan placetypes
- **Allowable Land Uses**
  - What uses are permitted, or prohibited
- **Development and Design Standards**
  - Reflect the desired character of the community
- **Specific Use Standards**
  - Address land use compatibility
- **Administration and Review Procedures**
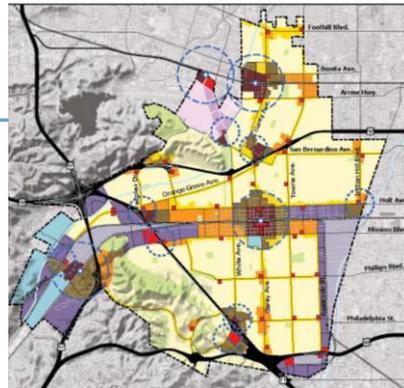
Limitations

Zoning Does Not:

- Dictate Architectural Design
  - Zoning can improve physical character with respect to building envelope
- Regulate Free Market
  - Cannot determine exact mix of tenants in private development
- Establish Land Use Policy
  - Zoning is an implementation tool

Considerations

- Flexibility vs. Predictability
- Flexibility vs. Administrative Cost
- Development Cost vs. Quality
- Preservation vs. Development
- Under-Regulation vs. Over-Regulation

What We Found

Key Issues
- Code Usability
- General Plan Implementation
- Review Process
- Subdivision Standards
- Compliance with State and Federal Law

Code Usability

Current Code
- Text is complex and hard to interpret
- Difficult to navigate
- Duplication of code provisions in different sections
- Unclear lists of uses

Code Usability

- Create new format and organization
- Consolidate standards
- Simplify, refine, or eliminate unnecessary regulations
- Group and define uses by common functional and physical characteristics
- Use tables, graphics, cross references
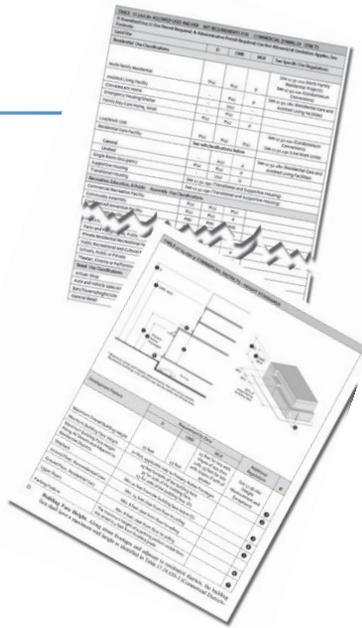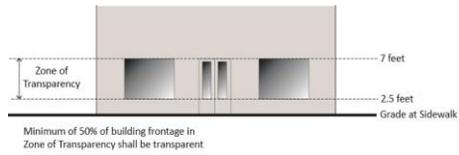

General Plan Implementation

2014 General Plan "Pomona Tomorrow"

- Renewed Downtown
- Refined corridors
- Focus areas and activity centers
- Protect community character
- Promote economic development
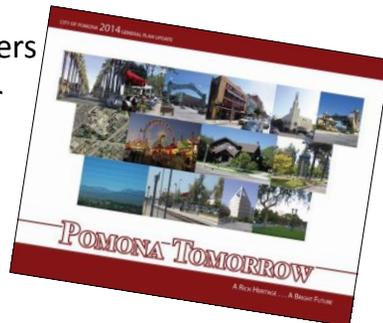
General Plan Implementation

- **Physical form and design related standards**
    - Location of building on a lot
    - Façade design and articulation
    - Orientation of building entrances
    - Number of stories; building height
    - Relation to adjoining sites
    - Limitations on blank walls
    - Transparency
    - Landscaping

Zone of Transparency

7 feet

2.5 feet
Grade at Sidewalk

Minimum of 50% of building frontage in
Zone of Transparency shall be transparent

General Plan Implementation

- **Standards to promote compact development in activity centers**

Building articulation

Consistent street wall

Large windows at
ground level

Building located near the street and storefronts with windows and displays activating
the street frontage and engaging pedestrians.

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General Plan Implementation

- **Increase residential density standards consistent with the General Plan**
  - Include compatibility standards
- **Encourage job generating uses**
  - Provide allowances for targeted industries (high ratio of employees to floor space)
  - Regulate potential incompatibilities


Review Process

- **Review procedures can:**
  - Promote the type of development a community desires by providing a clear, predictable path to project approval
- **Review Procedures Should:**
  - Provide certainty in the review process
  - Build in flexibility to meet needs of individual projects
  - Offer opportunities to request relief

Review Process

Revise administrative procedures to streamline development review

- Reduce reliance on discretionary review
  - Allow more uses by right
  - Create additional design, development and performance standards to ensure compatibility
- Integrate Use-Specific Standards
  - Include standards specific to particular uses
  - Allow for more administrative approval
- Streamline review process
  - Consolidate and clarify procedures and approval criteria
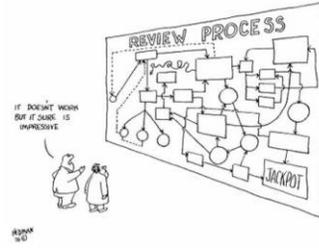
Subdivision Standards

- Update to reflect changes in State law

- Integrate with the Zoning Ordinance

- Update design standards to implement General Plan policies

Subdivision design standards can be tailored to support infill development

Compliance with State and Federal Law

Certain State and federal laws preempt local regulations

- Affordable Housing
- Cottage Food Operations
- Emergency Shelters; Transitional and Supportive Uses
- Family Day Care Homes
- Housing for Persons with Disabilities
- Massage Establishments

- Processing Procedures
- Religious Uses
- Second Units
- Sign Regulations
- Solar Energy Systems
- Telecommunications
- Water Conservation and Landscaping

What do you think?

VISIT THE STATIONS AND GIVE INPUT ON:
- Changes and Improvements
- Development Standards
- The Review Process
- Other Issues