



# POMONA

ZONING AND SUBDIVISION CODES UPDATE



## Project Introduction and Code Diagnosis



### Agenda

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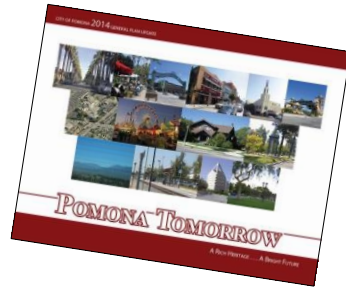
- **The Project: Overview of Approach and Process**
- **Introduction to Zoning and Subdivision Codes and the Update**
- **Issues to be Addressed and Recommendations**
- **What do you Think?**
- **Reporting Out and Feedback**



## 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**
  - Draft regulations and map
  - Public review
  - Hearings and adoption



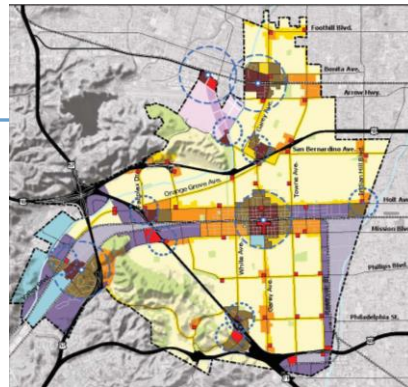
## Purpose of Zoning and Subdivision Regulation

- **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

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### 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

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



## What We Found

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### Key Issues

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



## Code Usability

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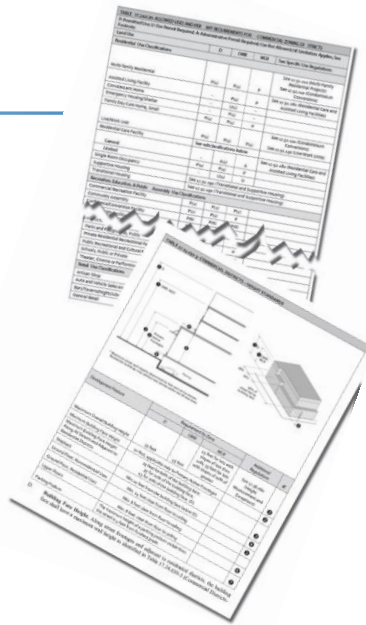
### Current Code

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



## Code Usability

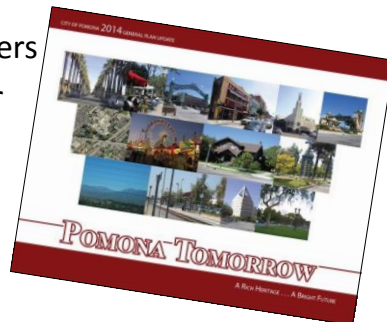
- Create new format and organization
- Consolidate standards
- Simplify, refine, or eliminate unnecessary regulations
- Group and define uses by common functional and physical characteristics
- Use tables, graphics, cross references



## General Plan Implementation

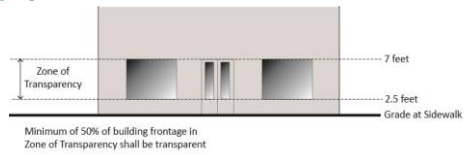
### 2014 General Plan “Pomona Tomorrow”

- 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



## General Plan Implementation

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



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



## General Plan Implementation

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- **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

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- **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

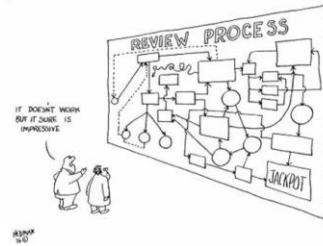




## Review Process

### 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

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### 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

