

ORDINANCE NO. 1192

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF PICO RIVERA, CALIFORNIA, AMENDING CHAPTER 18.40, *LAND USE REGULATIONS* OF TITLE 18, *ZONING* OF THE PICO RIVERA MUNICIPAL CODE HEREIN REFERRED TO AS ZONE CODE AMENDMENT NO. 199

WHEREAS, pursuant to its police power, the City of Pico Rivera may enact and enforce laws within its boundaries which promote the public health, morals, safety, or general welfare of the community, and are not in conflict with general laws; and

WHEREAS, pursuant to California Government Code Sections 65850 et seq., the legislative body of a city may adopt ordinances amending the zoning regulations of the city; and

WHEREAS, pursuant to Pico Rivera Municipal Code Section 18.62.080 et seq., the City of Pico Rivera's zoning code or any portion thereof may be amended by ordinance of the City Council whenever it is deemed essential, or public necessity, convenience, and general welfare require such changes; and

WHEREAS, this Ordinance is necessary to amend Chapter 18.40, *Land Use Regulations* of Title 18, *Zoning* of the Pico Rivera Municipal Code to update the land uses requiring an entitlement for the following uses: automobile leasing and renting, automobile parts and accessories stores, automobile repair shops, barbershops and beauty shops, discount clothing store, dollar store, drug store, medical clinic, nail salon, resthomes, shoe warehouse, and tattoo shops; and

WHEREAS, the Planning Commission of the City of Pico Rivera conducted a duly noticed public hearing on the matter of Zone Code Amendment No. 199, at a legally noticed public hearing held on March 3, 2025; and

WHEREAS, the City Council conducted a public hearing on the matter of amendments of the Municipal Code including sections of Title 18, *Zoning*, at a legally noticed public hearing held on March 25, 2025; and

WHEREAS, the City Council adopted Resolution No. 7392 announcing its findings and decision in support of the proposed amendments; and

WHEREAS, the City Council of the City of Pico Rivera desires to amend the Pico Rivera Municipal Code as set forth herein.

NOW THEREFORE, BE IT ORDAINED by the City Council of the City of Pico Rivera as follows:

SECTION 1. The City Council finds that the above recitals are true and correct and incorporated herein as part of the findings.

SECTION 2. The City Council hereby finds and determines that this Ordinance is not subject to the California Environmental Quality Act ("CEQA") pursuant to CEQA guidelines Section 15061(b)(3) and CEQA Guidelines section 15060(c)(2) because the activity is covered by the general rule that CEQA applies only to projects which have the potential for causing a significant effect on the environment and it can be seen with certainty that there is no possibility that the Ordinance may have a significant effect on the environment, and because there is no possibility that the proposed ordinance would have direct physical change, or reasonably foreseeable indirect physical change, in the environment.

SECTION 3. The City Council finds that the proposed amendments are consistent with the spirit and integrity of the General Plan and are necessary to protect the public health, safety and general welfare of the public based on the following findings:

1. The proposed amendments to automobile leasing and renting, automobile parts and accessories stores, automobile repair shops, barbershops and beauty shops, discount clothing store, dollar store, drug store, medical clinic, nail salon, rest homes, shoe warehouse, and tattoo shops ensure the uses are located appropriately and are compatible with adjoining land uses and neighborhoods.
2. The proposed amendments are consistent with General Plan Chapter 3 Land Use Element Goal 3.6: Improve the community image by ensuring a consistent level of high-quality design and ongoing maintenance and improvement of existing development. The proposed amendment will give the Planning Commission and/or the Director discretionary oversight to ensure business density is regulated and the community character is maintained.
3. The proposed amendments are consistent with General Plan Chapter 3 Land Use Element Goal 3.7, Policy 3.7-1 Design. Regulate the design and site planning of new development in and adjacent to residential neighborhoods to ensure compatibility between the new development and the existing residential areas. The proposed amendments will give the Planning Commission and/or Director discretionary oversight to ensure businesses are located appropriately and compatible with adjoining land uses and neighborhoods.
4. The proposed amendments are consistent with General Plan Chapter 3 Land Use Element Goal 3.9, Policy 3.9-4 Design and Buffer to ensure that land uses are sited and adequately buffered from surrounding neighborhoods and development to minimize negative impacts such as visual pollution, noise, odors, and other such conflicting uses.

SECTION 4. Amend Chapter 18.40, *Land Use Regulations*, Table 18.40.040(D) *Land use chart—Contents*. to read as follows:

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D.	Land Use Commercial Uses* (Every permitted use of land shall be conducted within an entirely enclosed building except as otherwise designated below.)	Zone							
		P-A	C-M	C-N	C-C	C-G	CPD	M-U Overlay	R-40 Overlay
1.	Adult uses		60						
2.	Animal hospitals		20, 23, 55, 57		20, 23, 55, 57	20, 23, 55, 57		20, 23, 55, 57	20, 23, 55, 57
3.	Antique shops				12, 20, 27, 55, 57	12, 20, 27, 55, 57	1, 12, 27, 55, 57	1, 12, 27, 57	1, 12, 27, 57
4.	Appliance sales, rentals, repairs, service		20, 28, 55						
5.	Automated teller machines— interior	55	55	55	55	55	1, 55	55	55
6.	Automated teller machines— exterior	61	61	61	61	61	61	61	61
7.	Automobile leasing and renting		20, 1, 24, 51, 55		20, 24, 54, 55	20, 1, 24, 51, 55	4, 20, 24, 54, 55		
8.	Automobile parts and accessories stores		20, 2, 29, 55, 57		20, 2, 29, 55, 57	20, 2, 29, 55, 57	2, 29, 55, 57		
9.	Automobile repair shops		4, 28, 36		4, 28, 36	4, 28, 36	4, 28		
10.	Automobile sales, new and used		2, 13, 28		2, 13, 28	2, 13, 28			
11.	Automobile service stations		1, 28, 81		1, 19, 28	1, 19, 28, 39, 62, 81	1, 19, 28, 39, 62, 81		
12.	Automobile upholstery shops		2, 57		1	1			
13.	Automotive related sales and installation		2		2	2			
14.	Bakeries		15, 20, 55, 57	15, 20, 55, 57	15, 20, 55, 57	15, 20, 55, 57	1, 15, 55, 57	15, 55, 57	15, 55, 57
15.	Banks, savings and loan associations, and other similar lending institutions, but excluding pawnshops	20, 55, 57, 61			20, 55, 57, 61	20, 55, 57, 61	1, 55, 57, 61	55, 57, 61	55, 57, 61
16.	Barbershops and beauty shops	2, 20, 55, 33, 57, 84		2, 20, 55, 57, 84	2, 20, 55, 57, 84	2, 20, 55, 57, 84	2, 4, 55, 57, 84	2, 55, 57, 84	2, 55, 57, 84
17.	Bars and cocktail lounges				1, 25	1, 25	1, 25		
18.	Bicycle shops				20, 55, 57	20, 55, 57	1, 55, 57	55, 57	55, 57
19.	Bookstores	20, 55, 33, 57			20, 55, 57	20, 55, 57	1, 55, 57	55, 57	55, 57

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		P-A	C-M	C-N	C-C	C-G	CPD	M-U Overlay	R-40 Overlay
20.	Bowling alleys, skating rinks and similar recreational facilities				1	2	1	1	1
21.	Brewery		1, 80	1, 80	1, 80	1, 80	1, 80	1, 80	1, 80
22.	Building materials, new		20, 55						
23.	Business offices and services	20, 55, 57, 81	20, 55, 57, 81		20, 55, 57, 81	20, 55, 57, 81	1, 55, 57, 81	20, 55, 57, 81	20, 55, 57, 81
24.	Cafés and restaurants	20, 33, 55, 56, 66, 67	20, 55, 56, 66, 67		20, 55, 56, 66, 67	20, 55, 56, 66, 67	1, 55, 56, 66, 67	1, 20, 55, 56, 66, 67	1, 20, 55, 56, 66, 67
25.	Carwashes, automatic or coin-operated only		2		1	1			
26.	Ceramics, stone, tile products		20, 55						
27.	Check cashing establishments		55, 57, 72			55, 57, 72			
28.	Clothing and wearing apparel stores of new retail merchandise only				20, 55, 57	20, 55, 57	1, 55, 57	55, 57	55, 57
29.	Coin-operated games and game arcades		1, 53, 55, 57		1, 53, 55, 57	1, 53, 55, 57	1, 53, 55, 57		
30.	Confectionery stores			20, 55, 57	20, 55, 57	20, 55, 57	1, 55, 57	55, 57	55, 57
31.	Craft and hobby shops				20, 55, 57	20, 55, 57	1, 55, 57	55, 57	55, 57
32.	Dental laboratories or scientific research centers	1						1	1
<u>33.</u>	<u>Discount Clothing Store</u>		<u>1</u>	<u>1</u>	<u>1</u>	<u>1</u>	<u>1</u>	<u>1</u>	<u>1</u>
<u>34.</u>	<u>Dollar Store</u>		<u>1</u>	<u>1</u>	<u>1</u>	<u>1</u>	<u>1</u>	<u>1</u>	<u>1</u>
33. <u>35.</u>	<u>Drapery shops</u>		17, 20, 55, 57		17, 20, 55, 57	17, 20, 55, 57	1, 17, 55, 57	17, 55, 57	17, 55, 57
34. <u>36.</u>	<u>Dressmaking and millinery shops</u>				17, 20, 55, 57	17, 20, 55, 57	1, 17, 55, 57	17, 55, 57	17, 55, 57
35. <u>37.</u>	<u>Drive-in and drive-thru business establishments</u>			1, 18, 28	1, 18, 28	1, 18, 28	1, 18, 28	1, 18, 28	1, 18, 28
36. <u>38.</u>	<u>Drug or alcohol outpatient treatment facilities</u>	1			1	1			
37. <u>39.</u>	<u>Drugstore</u>				1, 20, 55, 57	1, 20, 55, 57	1, 55, 57	1, 55, 57	1, 55, 57
38. <u>40.</u>	<u>Dry cleaning, laundry and pressing establishments</u>	20, 33			20, 55, 57	20, 55, 57	1, 55, 57	55, 57	55, 57
39. <u>41.</u>	<u>Electric distribution substation</u>	1, 55		1	1	1			

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		P-A	C-M	C-N	C-C	C-G	CPD	M-U Overlay	R-40 Overlay
62. 64.	Medical laboratories	2	2			2		2	2
63. 65.	Mobilehome sales, new and used					2, 14			
64. 66.	Motorcycle sales, repairs, rentals, new and used		1		1	1			
65. 67.	Muffler shops, automobile only				1	1			
66. 68.	Multifamily dwellings	1, 34, 57			1, 34	1, 34	1, 34	1	1, 76
69.	<u>Nail Salon</u>		<u>2, 84</u>	<u>2, 84</u>	<u>2, 84</u>	<u>2, 84</u>	<u>2, 84</u>	<u>2, 84</u>	<u>2, 84</u>
67. 70.	Newspaper publishing		1					1	1
68. 71.	Nightclubs		1			1			
69. 72.	Nurseries and retail building				20, 55	20, 55	1, 55		
70. 73.	Off-sale of alcoholic beverages				1, 39	1, 39			
71. 74.	Off-site hazardous waste facility					1, 43, 45			
72. 75.	Off-street parking facilities privately owned and operated	2			2	2	1	1	1
73. 76.	On-site hazardous waste facility					44, 45, 55			
74. 77.	On-site sale or tasting of alcoholic beverages	1, 25	1, 25		1, 25	1, 25	1, 25	1, 25	1, 25
75. 78.	Packaging and assembly of non-hazardous products		20, 28, 58						
76. 79.	Parcel delivery		1						
77. 80.	Pet shops and grooming				20, 55, 57	20, 55, 57	1, 55, 57	55, 57	55, 57
78. 81.	Pharmacies	20, 33, 55, 57			20, 55, 57	20, 55, 57	1, 55, 57	55, 57	55, 57
79. 82.	Physical fitness clubs, physical training including gyms		2			2	2	2	2
80. 83.	Physical therapy		2			2	2	2	2
81. 84.	Picture frames and framing		20, 55, 57		20, 55, 57	20, 55, 57	1, 55, 57	55, 57	55, 57

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		P-A	C-M	C-N	C-C	C-G	CPD	M-U Overlay	R-40 Overlay	
400-105.	Wireless telecommunication facilities	45	45	45	45	45	45	45	1	1
401-106.	Wrought-iron work shops		20, 28, 55							
402-107.	Yardage stores				20, 55, 57	20, 55, 57	1, 55, 57			

SECTION 5. Amend Chapter 18.40, *Land Use Regulations*, Section 18.40.050-*Special Use Conditions and Chart Notes*, to add Note 84 as follows:

84. Distance requirement of 1,000 feet between property lines of the same use.

SECTION 6. Amend Chapter 18.40, *Land Use Regulations*, Section 18.40.050-*Special Use Conditions and Chart Notes*, to add Note 85 as follows:

85. A precise plan of design applies to medical clinics under 5,000 square feet.

SECTION 7. Amend Chapter 18.04, *Definitions* to add section 18.04.297, *Dollar Store* as follows:

18.04.297 Dollar Store.

A store that primarily sells inexpensive items, typically priced at one dollar or a few dollars operating in a commercial space.

SECTION 8. Amend Chapter 18.04, *Definitions* to add section 18.04.298, *Drug Store* as follows:

18.04.298 Drug Store.

A retail store that sells medications along with general merchandise such as cosmetics, toiletries, snacks, and household items (e.g., CVS, Walgreens, Rite Aid, etc.). May include a pharmacy section where prescriptions are filled. This is distinguished from a pharmacy which primarily focuses on the preparation, dispensing, and sale of prescription and non-prescription medications, medical supplies, and health-related products and has a pharmacist present during operating hours.

SECTION 9. Amend Chapter 18.04, *Definitions* to add section 18.04.282, *Discount Store* as follows:

18.04.282 **Discount Stores.**

Retail establishments that sell a broad range of outlet, close-out, discontinued, liquidation, or overstock and general merchandise, primarily at a single discount price and/or in the low and very low-price ranges.

SECTION 10. Amend Chapter 18.04, *Definitions* to add section 18.04.642, *Pharmacy* as follows:

Pharmacy means any retail establishment in which the profession of pharmacy is practiced by a pharmacist licensed by the state of California in accordance with the Business and Professions Code and where prescription pharmaceuticals are offered for sale, regardless of whether the retail establishment sells other retail goods in addition to prescription pharmaceuticals. A pharmacy primarily focuses on the preparation, dispensing, and sale of prescription and non-prescription medications, medical supplies, and health related products and has a pharmacist present during operating hours.

SECTION 11. If any section, subsection, subdivision, paragraph, sentence, clause or phrase of this article, or any part thereof, is for any reason held to be unconstitutional or invalid or ineffective by any court of competent jurisdiction, such decision shall not affect the validity or effectiveness of the remaining portions of this article or any part thereof. The City Council hereby declares that it would have passed each section, subsection, subdivision, paragraph, sentence, clause or phrase of this article irrespective of the fact that one or more sections, subsections, subdivisions, paragraphs, sentences, clauses or phrases be declared unconstitutional or invalid or ineffective. To this end, the provisions of this article are declared to be severable.

SECTION 12. The City Clerk shall certify the passage and adoption of this ordinance. The City Council hereby finds and determines that there are no newspapers of general circulation both published and circulated within the City and, in compliance with Section 36933 of the Government Code directs the City Clerk to cause said ordinance, within fifteen (15) days after its passage, to be posted in at least five (5) public places within the City. This ordinance shall take effect thirty (30) days after its adoption.

(Signatures on the following page)

