

ORDINANCE NO. 1197

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF PICO RIVERA, CALIFORNIA, APPROVING A ZONE RECLASSIFICATION AMENDING THE ZONING DESIGNATION OF 31 PARCELS AS DESCRIBED IN ATTACHMENT "A" AND DESIGNATED HEREIN AS ZONE RECLASSIFICATION NO. 329

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, Section 18 62.230 of the Pico Rivera Municipal Code authorizes the City Council of the City of Pico Rivera, upon receipt of resolution from the Planning Commission of the City of Pico Rivera, shall hold a public hearing, and upon hearing all testimony, upon examination and review of the investigative staff reports and upon conclusion of public hearing, to make such determinations and findings of fact as deemed necessary in the best interests of all parties involved and which bear on the disposition of the proposed zone reclassification, and

WHEREAS, on March 24, 2025, the Planning Commission recommended to the City Council the adoption of Zone Reclassification No 329, and

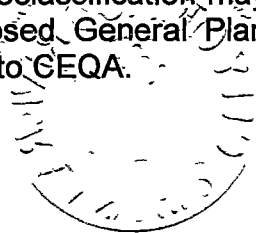
WHEREAS, on May 27, 2025, the City Council of the City of Pico Rivera conducted a public hearing to consider Zone Reclassification to amend the zoning designation of thirty-one parcels as described in Attachment "A", and

WHEREAS, the City Council of the City of Pico Rivera has carefully considered all pertinent testimony, and the staff report offered in the case as presented at the public hearing, and

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 finds the activity is not subject to CEQA pursuant to CEQA Guidelines Section 15060(c)(2) and 15061(b)(3) The activity will not result in a direct or reasonably foreseeable indirect physical change in the environment. No development is proposed in conjunction with this request and future development will require additional review and approval Here it can be seen with certainty that there is no possibility that the proposed General Plan Amendment and Zone Reclassification may have a significant effect on the environment, therefore the proposed General Plan Amendment No 64 and Zone Reclassification No 329 is not subject to CEQA.



SECTION 3 In accordance with Section 18 66 040, *Zone classifications additions* of the Pico Rivera Municipal Code, the Zone Classification to amend real properties described in Attachment "A", are hereby amended and further designated herein as Zone Reclassification No 329

SECTION 4. The Zone Reclassification shall be in accordance with the provisions of the Zoning Ordinance adopted by the City Council of the City of Pico Rivera by Ordinance No 534, adopted April 7, 1975

SECTION 5. In accordance with Section 18 08 060, *Official Zone Map* and 18 62 090, *Statutory and City Council Authority*, the Zoning Ordinance is hereby amended which is comprised of the real properties described on Attachment "A" attached hereto

SECTION 6. This Zone Reclassification is adopted by Ordinance pursuant to public hearings held before the City Planning Commission and City Council

SECTION 7 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

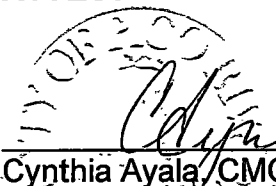
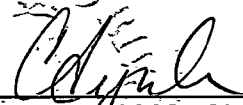
SECTION 8. The City Clerk shall certify to the adoption of this Ordinance The City Council hereby finds that there are no newspapers of general circulation published and circulated within the City The City Clerk shall therefore cause this Ordinance to be posted in five public places within the City as specified in the Pico Rivera Municipal Code within fifteen (15) days of its final passage and this Ordinance shall take effect thirty days following its final passage

ADOPTED AND PASSED this 10th day of June, 2025.



John R. Garcia, Mayor

ATTEST

Cynthia Ayala, CMC, City Clerk

APPROVED AS TO FORM



Arnold M. Alvarez-Glasman, City Attorney

Attachment "A"

	APN	Address	Existing General Plan Designation	Existing Base Zoning	Proposed General Plan	Mixed Use Overlay Zone (Existing and Proposed)	Proposed Base Zoning
1.	6374-006-016	4717 Citrus Dr	Mixed Use (MU)	Limited Industrial (I-L)	No change	No change	Multiple-Family Residential (R-M)
2.	6374-006-017	4721 Citrus Dr	Mixed Use (MU)	Limited Industrial (I-L)	No change	No change	Multiple-Family Residential (R-M)
3.	6374-006-003	4731 Citrus Dr	Mixed Use (MU)	Limited Industrial (I-L)	No change	No change	Multiple-Family Residential (R-M)
4.	6374-006-002	4747 Citrus Dr	Mixed Use (MU)	Limited Industrial (I-L)	No change	No change	Multiple-Family Residential (R-M)
5.	6374-006-019	4739 Durfee Ave.	Mixed Use (MU)	Limited Industrial (I-L)	No change	No change	Multiple-Family Residential (R-M)
6.	6374-006-020	4725 Durfee Ave.	Mixed Use (MU)	Limited Industrial (I-L)	No change	No change	Multiple-Family Residential (R-M)
7.	6374-006-018	4747 Durfee Ave.	Mixed Use (MU)	Limited Industrial (I-L)	No change	No change	Multiple-Family Residential (R-M)
8.	6374-006-900	4759 Durfee Ave.	Mixed Use (MU)	Limited Industrial (I-L)	No change	No change	Multiple-Family Residential (R-M)
9.	5272-031-014	8451 Beverly Road	Commercial (C)	Neighborhood Commercial (C-N)	Low Density Residential (LDR)	N/A	Single-Family Residential (S-F)
10.	6387-025-012	8518 Rosemead Blvd	Commercial (C)	General Commercial (C-G)	Mixed Use (MU)	Propose M-U Overlay	No change
11.	6387-025-011	No Address	Commercial (C)	General Commercial (C-G)	Mixed Use (MU)	Propose M-U Overlay	No change
12.	6387-025-010	No Address	Commercial (C)	General Commercial (C-G)	Mixed Use (MU)	Propose M-U Overlay	No change
13.	6387-025-009	8500 Rosemead Blvd	Commercial (C)	General Commercial (C-G)	Mixed Use (MU)	Propose M-U Overlay	No change
14.	6387-025-008	8442 Rosemead Blvd	Commercial (C)	General Commercial (C-G)	Mixed Use (MU)	Propose M-U Overlay	No change
15.	6387-025-007	8438 Rosemead Blvd	Commercial (C)	General Commercial (C-G)	Mixed Use (MU)	Propose M-U Overlay	No change
16.	6387-025-032	8434 Rosemead Blvd	Commercial (C)	General Commercial (C-G)	Mixed Use (MU)	Propose M-U Overlay	No change
17.	6387-025-045	8420 Rosemead Blvd	Commercial (C)	General Commercial (C-G)	Mixed Use (MU)	Propose M-U Overlay	No change
18.	6387-025-002	8412 Rosemead Blvd	Commercial (C)	General Commercial (C-G)	Mixed Use (MU)	Propose M-U Overlay	No change
19.	6387-025-001	8408 Rosemead Blvd	Commercial (C)	General Commercial (C-G)	Mixed Use (MU)	Propose M-U Overlay	No change
20.	6368-026-034	8401 Rosemead Blvd	Commercial (C)	General Commercial (C-G)	Mixed Use (MU)	Propose M-U Overlay	No change
21.	6368-026-038	8403 Rosemead Blvd	Commercial (C)	General Commercial (C-G)	Mixed Use (MU)	Propose M-U Overlay	No change
22.	6368-026-035	8417 Rosemead Blvd	Commercial (C)	General Commercial (C-G)	Mixed Use (MU)	Propose M-U Overlay	No change

	APN	Address	Existing General Plan Designation	Existing Base Zoning	Proposed General Plan	Mixed Use Overlay Zone (Existing and Proposed)	Proposed Base Zoning
23.	6368-026-037	8427 Rosemead Blvd	Commercial (C)	General Commercial (C-G)	Mixed Use (MU)	Propose M-U Overlay	No change
24.	6368-026-024	8439 Rosemead Blvd	Commercial (C)	General Commercial (C-G)	Mixed Use (MU)	Propose M-U Overlay	No change
25.	6368-026-023	No Address	Commercial (C)	General Commercial (C-G)	Mixed Use (MU)	Propose M-U Overlay	No change
26.	6368-026-022	8447 Rosemead Blvd	Commercial (C)	General Commercial (C-G)	Mixed Use (MU)	Propose M-U Overlay	No change
27.	6368-026-021	8501 Rosemead Blvd	Commercial (C)	General Commercial (C-G)	Mixed Use (MU)	Propose M-U Overlay	No change
28.	6368-026-036	8509 Rosemead Blvd	Commercial (C)	General Commercial (C-G)	Mixed Use (MU)	Propose M-U Overlay	No change
29.	6368-026-018	No Address	Commercial (C)	General Commercial (C-G)	Mixed Use (MU)	Propose M-U Overlay	No change
30.	6368-026-017	No Address	Commercial (C)	General Commercial (C-G)	Mixed Use (MU)	Propose M-U Overlay	No change
31.	6377-007-903	5055 Passons Blvd.	High Density Residential (HDR)	Multiple-Family Residential (R-M)	Park/Open Space (P-OS)	N/A	Open Space (O-S)
32.	6379-020-017	6421 Millux Ave	Public Facilities (PF)	Single-Family Residential (S-F)	Low Density Residential (LDR)	N/A	No change
33.	6379-020-016	6427 Millux Ave	Public Facilities (PF)	Single-Family Residential (S-F)	Low Density Residential (LDR)	N/A	No change
34.	6379-020-015	6503 Millux Ave	Public Facilities (PF)	Single-Family Residential (S-F)	Low Density Residential (LDR)	N/A	No change
35.	6379-020-012	6509 Millux Ave	Public Facilities (PF)	Single-Family Residential (S-F)	Low Density Residential (LDR)	N/A	No change
36.	6379-020-013	6513 Millux Ave	Public Facilities (PF)	Single-Family Residential (S-F)	Low Density Residential (LDR)	N/A	No change
37.	6379-020-014	6519 Millux Ave	Public Facilities (PF)	Single-Family Residential (S-F)	Low Density Residential (LDR)	N/A	No change