

ORDINANCE NO. 1202

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF PICO RIVERA, CALIFORNIA, ADOPTING CODE AMENDMENTS TO TITLE 5, *BUSINESS LICENSE AND REGULATIONS*, TITLE 8, *HEALTH AND SAFETY*, TITLE 9, *PUBLIC PEACE, MORALS AND WELFARE*, TITLE 12 *STREETS, SIDEWALKS AND PUBLIC PLACES*, TITLE 15 *BUILDINGS AND CONSTRUCTION* AND TITLE 17, *SUBDIVISIONS* OF THE PICO RIVERA MUNICIPAL CODE

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, the City identified the need to amend several parts of the Municipal Code to ensure consistency with the proposed Comprehensive Zoning Code Update ("Zoning Code Update"), and

WHEREAS, the Planning Commission of the City of Pico Rivera conducted a duly noticed public hearing on September 15, 2025 on the matter of amending Title 5, *Business License and Regulations*, Title 8, *Health and Safety*, Title 9, *Public Peace, Morals and Welfare*, Title 12 *Streets, Sidewalks and Public Places*, Title 15 *Buildings and Construction* and Title 17, *Subdivisions*

WHEREAS, the City Council held a duly noticed public hearing on November 12, 2025, considered the Planning Commission's recommendation, received public testimony, and reviewed all pertinent documents and materials, 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 adopts the addendum to the 2014 General Plan Environmental Impact Report ("EIR") pursuant to California Environmental Quality Act ("CEQA") Guidelines Section 15164 The project would not create substantial changes that would require major revisions of the EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects. The Project would not create any potential adverse impacts beyond those evaluated within the 2014 General Plan EIR.

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.

SECTION 4 Amend Title 5, *Business License and Regulations* Sections 5.22.040(K), 5.30 040(A)(1), 5 45 040(A)(10) and 5 61 020(B)(3) to read as follows.

5.22.040(K)

K. Any affected person may appeal the decision of the director of community development or his/her designee in writing within five days in accordance with the provisions of Section ~~18.64.040~~ 18.04.100

5.30 040(A)(1)

1 Such person is in compliance with the terms and provisions of Sections 5.30 030 through 5.30 060 and Table 18.12.020.A and Table 18.13.20.A ~~subsection D of Section 18.40.050~~ of this code,

5 45 040(A)(10)

10 Entertainment conducted or sponsored by a corporation, organization, bona fide club, society or association that is exempt from taxation pursuant to United States Internal Revenue Code Section 501(c)(3) shall be exempt from the entertainment permit requirements under this chapter. However, such exempt entities shall nevertheless be required to obtain a temporary use permit pursuant to Section 18.05.040 ~~Chapter 18.61~~ of this code for those events identified under Section ~~18.61.040(B) and (D)~~ 18.05.040(2).

5 61 020(B)(3)

3 Projects which qualify under Section 501(c)(3) of the Internal Revenue Code as charitable organizations and activities and student film productions to satisfy a post-secondary school course requirement at an educational institution. A temporary use permit is required pursuant to the procedures prescribed in Section 18.05.040, Temporary Use Permits ~~Chapter 18.61, Temporary Uses~~, of Title 18, Zoning,

SECTION 5. Amend Title 8, *Health and Safety* Sections 8 12.020 ("Commercial Premises" and "Residential property" definitions), 8.16 010(B)(16), 8 16 010(B)(22), 8 16 010(C)(15) and 8 16 010(C)(20) to read as follows.

8 12.020 ("Commercial Premises" and "Residential property" definitions)

"Commercial premises" means any property located within the boundaries of the city, occupied or used for any purpose other than residential uses with less than four dwelling units, authorized or permitted in the PA, ~~C-N~~, C-C, C-G, CPD and C-M zones, under the provisions of Title 18 of the Pico Rivera Municipal Code, and those mobile home parks, rental housing projects, apartment houses and other multiple dwellings containing four or more dwelling units, where one contract for the collection of refuse for all units within such park, project, house or multiple dwellings is made by the management thereof on behalf of all units thereof

"Residential property" means any property occupied or used for any purpose authorized or permitted in the RE, SF, PUD, ~~and R-M-M and R-M-H~~ zones under the provisions of Title 18 of the Pico Rivera Municipal Code, as may be amended from time to time, and located within the boundaries of the city, except as provided in the definition of commercial premises in subsection E of this section

8 16 010(B)(16)

16 Property in which required yard areas are not landscaped in accordance with the landscape requirements as set forth in Section ~~18.42.050(B)(20)~~ 18.18.040;

8 16 010(B)(22)

22. Abandoned service stations as defined in Section ~~18.40.050(C)(19)(n)~~ 18.22.080(A)(11) of the Pico Rivera Municipal Code;

8 16 010(C)(15)

15 Unpermitted or illegal signs not in compliance with Chapter ~~18.46~~ 18.20 of the Pico Rivera Municipal Code;

8 16.010(C)(20)

20 Any building, sign or structure erected, reconstructed, or structurally altered, or any building, sign, structure or land used in any manner contrary or in violation of the terms and provisions of the zoning ordinance of the city contained in Chapter ~~18.18~~ Title 18, Zoning of this code,

SECTION 6. Amend Title 9, *Public Peace, Morals and Welfare* Section 9 42.030 *Prohibition* to read as follows.

9 42.030 Prohibition

Smoke shops are expressly prohibited in all zones, all specific plans, and all overlay zones in the City of Pico Rivera. No business license, use permit, variance, building permit, or any other entitlement or permit, whether administrative or discretionary, shall be approved or issued for the establishment or operation of a smoke shop in any zoning district, and no person shall establish, operate, conduct or allow a smoke shop anywhere within the city limits. Smoke shops legally operating at the time of the adoption of the ordinance codified in this chapter would be permitted to continue operating in the city and apply for renewals of licenses, which would be subject to approval or denial under existing standards. The city would also reserve the right to suspend or revoke any existing permit, license, or entitlement under existing standards. Existing smoke shops shall not be permitted to intensify, expand, or relocate the use within the city and shall be subject to the provisions of Chapter ~~18.54~~ 18.07 (Nonconforming Uses Provisions) of this code

SECTION 7. Amend Title 12, *Streets, Sidewalks and Public Places* Section 12.32.110(B)(2) to read as follows.

12.32.110(B)(2)

2. No more than one newsrack group consisting of not more than three newsracks shall be permitted on each side of the street per block. For purposes of this section, "block" shall have the same meaning provided under as Section ~~48-04.424~~ 18.25.020 (Definitions, "B") of this code.

SECTION 8. Amend Title 15, *Buildings and Construction* Section 15 08.200 Chapter 36 Section 3600 (3602.3) to read as follows.

15 08.200 Chapter 36 Section 3600 (3602.3)

3602.3 Parking area is an area or space designed, used or intended to be used for the storage, parking, maintenance, service, driving, repair, display or operation of vehicles and includes areas used or intended to be used for driveway or access to such parking areas from the public right-of-way to such area, but does not include public roads, streets, highways and alleys. Parking area, as herein defined, includes within its definition those areas defined in Section ~~48.44~~ 18.19 of Title 18 of the Pico Rivera Municipal Code pertaining to automobile storage areas and off-street parking spaces as well as the driveway thereof

SECTION 9. Amend Title 17, *Subdivisions* Section 17 04 130, *Planned residential lot sale or separation conditions* and 17.28.140, *Annexed property* to read as follows.

17 04 130 Planned residential lot sale or separation conditions.

Where lots are sold or otherwise separated in ownership, no dwelling unit or lot shall be sold or encumbered separately from an undivided interest in the open space and areas designated as common vehicular and/or pedestrian access appurtenant to such dwelling unit and lot in accordance with the provisions set forth in Chapter ~~48.42~~ 18.11.030 of this code. Such undivided interest shall include either an undivided interest in the open space and area designated for common vehicular and/or pedestrian access, or a share in the corporation or voting membership in an association owning the open space and designated common vehicular and/or pedestrian access. This provision shall not apply when the required open space reserved to the lot owners and maintenance easements are granted to an established maintenance district, or when other satisfactory means to insure permanent reservation of required open space have been approved by the planning commission and city council.

17.28.140 Planned residential unit developments.

In addition to the information required to be shown on the tentative and final tract maps relative to the division of lots or parcels, where such lots or parcels are to be sold or separated in ownership from other property in a planned residential unit development, or applicable phase thereof, the respective maps shall also designate the boundaries of lots or parcels of land to be sold or separated in ownership. In no case shall the subdivision of land create any lot or parcel having less than the minimum required area as set forth in Chapter ~~48.42~~ Section 18.11.030 of this code

SECTION 10. If any section, subsection, subdivision, paragraph, sentence, clause

