



**To:** Planning Commission

**From:** Community & Economic Development Director

**Meeting Date:** March 3, 2025

**Subject:** PUBLIC HEARING – ZONING CODE AMENDMENT NO. 199 – AMENDING CHAPTER 18.40, *LAND USE REGULATIONS* OF TITLE 18, *ZONING* OF THE PICO RIVERA MUNICIPAL CODE AND FIND THE ACTIVITY EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT PER SECTION 15060(C)(2) AND 15061 (B)(3)

Project Location: Citywide

Applicant: City of Pico Rivera

Project Planner: Julia Gonzalez, Deputy Director

**Introduction:**

The Pico Rivera Municipal Code requires periodic updates to ensure it reflects the direction and vision of city officials. As part of this effort, land uses and their respective approval processes are regularly evaluated to ensure their appropriateness and compatibility. The proposed amendments include updates to Chapter 18.40 – Land Use Regulations of Title 18 – Zoning in the Pico Rivera Municipal Code. The proposed amendments will require a Conditional Use Permit (CUP) or a Precise Plan of Design (PPD) and/or distance requirements for specified uses.

A Conditional Use Permit is a zoning approval granted by the Planning Commission that allows a property owner to use land in a way that is not typically permitted under the existing zoning regulations. CUPs are required for land uses that may have unique or potentially significant impacts on the surrounding area and require special conditions to ensure compatibility with nearby properties.

A Precise Plan of Design is a zoning approval granted by the Zoning Administrator (Director of Community and Economic Development) that provides specific guidelines for the development of a site, building, or business. PPDs are required for land uses that benefit from additional design oversight to ensure consistency with zoning

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regulations, architectural standards, and community character and does not adversely affect nearby properties.

The proposed amendment would affect the following uses:

- Automobile-related services: Leasing and renting, parts and accessories, automobile repair shops
- Medical and personal care: Medical and dental offices, barbershops, beauty salons, nail salons
- Retail businesses: Discount clothing and shoe stores (warehouse), dollar stores, drug stores
- Service-based businesses: tattoo shops

**DISCUSSION:**

On April 25, 2023, the City Council adopted Urgency Ordinance No. 1169, establishing a 45-day moratorium on new businesses in the Commercial General (C-G) and Commercial Planned Development (CPD) zones. On May 31, 2023, the City Council adopted Urgency Ordinance No. 1172, extending the moratorium for 10 months and 15 days per Government Code Section 65858. On February 13, 2024, the City Council voted to extend the moratorium for a final year, with an expiration date of March 11, 2025.

The moratorium applied to the following business types:

- Automobile-related services: Leasing and renting, parts and accessories
- Medical and personal care: Medical clinic, barbershops, beauty salons, nail salons
- Retail businesses: Discount clothing and shoe stores (warehouse), dollar stores, drug stores
- Service-based businesses: tattoo shops

The proposed amendments will require a Conditional Use Permit (CUP) or a Precise Plan of Design (PPD) and/or distance requirements for uses specified above. These changes will ensure that businesses align with the city's overall vision and maintain compatibility with surrounding areas. By implementing an entitlement process and distance requirements, the City will strike a balance between economic development and community well-being while maintaining a thriving and diverse commercial environment. This approach will allow the Planning Commission and the Director to assess whether a particular business is suitable for a given location. Some of these business types may already require a CUP and/or PPD in certain zones, and those requirements will remain unchanged.

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The proposed amendments are intended to:

- Regulate business density
- Maintain community character
- Ensure compatibility with surrounding areas

### **Environmental Review**

The proposed ordinance is not subject to the provisions of the California Environmental Quality Act ("CEQA") pursuant to CEQA Guidelines Section 15060(c)(2) and 15061(b)(3). An activity is not subject to CEQA if: The activity will not result in a direct or reasonably foreseeable indirect physical change in the environment. The activity is not a project as defined in Section 15378. The activity is covered by the commonsense exemption that CEQA applies only to projects which have the potential for causing a significant effect on the environment. Here it can be seen with certainty that there is no possibility that the proposed ordinance may have a significant effect on the environment, therefore the proposed ordinance is not subject to CEQA

### **Public Notice:**

Notice of the public hearing was published in the Cerritos Community Newspaper no less than ten (10) days prior to the date set for the public hearing and posted at City Hall, Post Office and Park facilities (Rivera, Pico and Smith Park). The agenda was posted at City Hall 72 hours prior to the Planning Commission meeting.

### **Recommendation:**

That the Planning Commission adopt a Resolution:

1. Recommending approval to the City Council of Zone Code Amendment No. 199 amending Chapter 18.40, *Land Use Regulations* Of Title 18, *Zoning*, of the Pico Rivera Municipal Code; and
2. Find the proposed Zone Code Amendment exempt from the California Environmental Quality Act pursuant to CEQA Guidelines Sections 15060(c)(2) and 15061(b)(3).

Alvie Betancourt

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AB:JG:ca

Attachments:

1. Resolution No. 1323
2. Ordinance
3. Public Notice

**RESOLUTION NO. 1323****A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF PICO RIVERA, CALIFORNIA RECOMMENDING CITY COUNCIL ADOPT ZONE CODE AMENDMENT NO. 199 AMENDING CHAPTER 18.40, LAND USE REGULATIONS OF TITLE 18, ZONING OF THE PICO RIVERA MUNICIPAL CODE**

**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**, the City of Pico Rivera identified the need to amend Chapter 18.40, *Land Use Regulations* of Title 18, *Zoning* of the Pico Rivera Municipal Code to require a amendments to automobile leasing and renting, automobile parts and accessories stores, automobile repair shops, barbershops and beauty shops, Discount Clothing Stores, Dollar Stores, Drugstores, medical clinic, nail salon, rest homes, shoe warehouse retail stores, and tattoo shops, and

**WHEREAS**, studies and investigations were made and a staff report with recommendations was submitted, and the Planning Commission, upon giving the required notice, did on the 3rd of March 2025, conduct a duly noticed public hearing as required by law to consider the code amendments. Notice of the hearing was published in the Cerritos Community Newspaper on February 21, 2025; and

**NOW, THEREFORE, THE PLANNING COMMISSION OF THE CITY OF PICO RIVERA, CALIFORNIA, HEREBY RESOLVES AS FOLLOWS:**

**SECTION 1.** The Planning Commission finds that the foregoing recitals are true and correct and are incorporated herein by reference.

**SECTION 2.** This Resolution with reports, findings and recommendations herein contained and the recommended draft Ordinance attached hereto in this matter shall constitute a report of the Planning Commission to the City Council.

**SECTION 3.** Based upon all testimony and comments from the general public, the examination and review of the investigations by staff included in the staff report contained herein, and all other pertinent and relevant fact pertaining hereto, the Planning Commission finds that the amendment to sections of Title 18, *Zoning*, of the Pico Rivera Municipal Code are necessary and in the best interests of the City and should be approved by the City Council for the following reasons and findings:

1. The proposed amendments to require discretionary approval for automobile leasing and renting, automobile parts and accessories stores, automobile repair shops, barbershops and beauty shops, discount clothing stores, dollar stores, drugstores, medical clinic, nail salon, rest homes, shoe warehouse retail stores, and tattoo shops ensure the uses are located appropriately and 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 Zoning Administrator discretionary oversight to maintain community character, prevent oversaturation of certain businesses, and ensure compatibility with surrounding properties.
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 Zoning Administrator 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.** The proposed 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 5.** Pursuant to Chapter 18.62, Article II, *Zoning Code Amendments*, of the Pico Rivera Municipal Code, the Planning Commission of the City of Pico Rivera hereby recommends to the City Council of the City of Pico Rivera the approval of the draft Ordinance amending Chapter 18.40, *Land Use Regulations* of Title 18, *Zoning* of the Pico Rivera Municipal Code.

**SECTION 6.** The Planning Commission hereby transmits and recommends approval of the attached draft Ordinance, Enclosure 2, adopting Zone Code Amendment No. 199 to the City Council of the City of Pico Rivera.

**SECTION 7.** In the event that any portion of this Resolution is deemed invalid or is unenforceable, such provision shall be severable from the remainder and that the remainder of the Resolution shall be given full force and effect.

**SECTION 8.** The Secretary of the Planning Commission shall certify the adoption of this Resolution.

**APPROVED AND ADOPTED** this 3rd day of March 2025, by members of the Planning Commission of the City of Pico Rivera, voting as follows:

\_\_\_\_\_  
Yarisma Rocha, Chairperson

**ATTEST:**

**APPROVED AS TO FORM:**

\_\_\_\_\_  
Alvaro Betancourt, Director  
Community and Economic Development

\_\_\_\_\_  
Austin A. Ching, Deputy City Attorney

**AYES:**  
**NOES:**  
**ABSENT:**  
**ABSTAIN:**

## ORDINANCE NO. \_\_\_\_

**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 amend 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 \_\_\_\_\_; and

**WHEREAS**, on, the City Council adopted Resolution No. \_\_ 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, resthomes, 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:

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		<del>20, 1, 24, 51, 55</del>		<del>20, 24, 54, 55</del>	<del>20, 1, 24, 51, 55</del>	<del>4, 20, 24, 54, 55</del>		
8.	Automobile parts and accessories stores		<del>20, 2, 29, 55, 57</del>		<del>20, 2, 29, 55, 57</del>	<del>20, 2, 29, 55, 57</del>	<del>2, 29, 55, 57</del>		
9.	Automobile repair shops		<del>1, 28, 36</del>		<del>1, 28, 36</del>	<del>1, 28, 36</del>	<del>1, 28</del>		
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	<del>2, 20, 55, 33, 57, 84</del>		<del>2, 20, 55, 57, 84</del>	<del>2, 20, 55, 57, 84</del>	<del>2, 20, 55, 57, 84</del>	<del>2, 4, 55, 57, 84</del>	<del>2, 55, 57, 84</del>	<del>2, 55, 57, 84</del>
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

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
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
<del>33.</del>	Discount Clothing Store		<u>1</u>	<u>1</u>	<u>1</u>	<u>1</u>	<u>1</u>	<u>1</u>	<u>1</u>
<del>34.</del>	Dollar Store		<u>1</u>	<u>1</u>	<u>1</u>	<u>1</u>	<u>1</u>	<u>1</u>	<u>1</u>
<del>33-35.</del>	Drapery shops		17, 20, 55, 57		17, 20, 55, 57	17, 20, 55, 57	1, 17, 55, 57	17, 55, 57	17, 55, 57
<del>34.</del> <del>36.</del>	Dressmaking and millinery shops				17, 20, 55, 57	17, 20, 55, 57	1, 17, 55, 57	17, 55, 57	17, 55, 57
<del>35.</del> <del>37.</del>	Drive-in and drive-thru business establishments			1, 18, 28	1, 18, 28	1, 18, 28	1, 18, 28	1, 18, 28	1, 18, 28
<del>36.</del> <del>38.</del>	Drug or alcohol outpatient treatment facilities	1			1	1			
<del>37.</del> <del>39.</del>	Drugstore				<u>1</u> , 20, 55, 57	<u>1</u> , 20, 55, 57	1, 55, 57	<u>1</u> , 55, 57	<u>1</u> , 55, 57
<del>38.</del> <del>40.</del>	Dry cleaning, laundry and pressing establishments	20, 33			20, 55, 57	20, 55, 57	1, 55, 57	55, 57	55, 57
<del>39.</del> <del>41.</del>	Electric distribution substation	1, 55		1	1	1			



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
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.	Nail Salon		<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. 69.	Newspaper publishing		1					1	1
68. 70.	Nightclubs		1			1			
69. 71.	Nurseries and retail building				20, 55	20, 55	1, 55		
70. 72.	Off-sale of alcoholic beverages				1, 39	1, 39			
71. 73.	Off-site hazardous waste facility					1, 43, 45			
72. 74.	Off-street parking facilities privately owned and operated	2			2	2	1	1	1
73. 75.	On-site hazardous waste facility					44, 45, 55			
74. 76.	On-site sale or tasting of alcoholic beverages	1, 25	1, 25		1, 25	1, 25	1, 25	1, 25	1, 25
75. 77.	Packaging and assembly of non-hazardous products		20, 28, 58						
76. 78.	Parcel delivery		1						
77. 79.	Pet shops and grooming				20, 55, 57	20, 55, 57	1, 55, 57	55, 57	55, 57
78. 80.	Pharmacies	20, 33, 55, 57			20, 55, 57	20, 55, 57	1, 55, 57	55, 57	55, 57
79. 81.	Physical fitness clubs, physical training including gyms		2			2	2	2	2
80. 82.	Physical therapy		2			2	2	2	2
81. 83.	Picture frames and framing		20, 55, 57		20, 55, 57	20, 55, 57	1, 55, 57	55, 57	55, 57



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
100. 104.	Wireless telecommunication facilities	45	45	45	45	45	45	1	1
101. 105.	Wrought-iron work shops		20, 28, 55						
102. 106.	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 NEXT PAGE)

**ADOPTED AND PASSED this \_\_day of \_\_\_\_\_2025.**

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John R. Garcia, Mayor

**ATTEST:**

**APPROVED AS TO FORM:**

\_\_\_\_\_  
Cynthia Ayala, CMC, City Clerk

\_\_\_\_\_  
Arnold M. Alvarez-Glasman, City Attorney

STATE OF CALIFORNIA        )  
  ) §  
COUNTY OF LOS ANGELES )

I, Cynthia Ayala, City Clerk of the City of Pico Rivera, do hereby certify that the foregoing Ordinance No. \_\_\_\_\_ was adopted at a regular meeting of the City Council of the City of Pico Rivera, held on \_\_\_\_\_, with the following vote:

- AYES:**
- NOES:**
- ABSENT:**
- ABSTAIN:**

\_\_\_\_\_  
Cynthia Ayala, CMC, City Clerk

