PLANNING COMMISSION

Project Planner:



AGENDA REPORT

| То: | Planning Commission | | | | | | | |
|---------------|--|--|--|--|--|--|--|--|
| From: | Community & Economic Development Director | | | | | | | |
| Meeting Date: | March 3, 2025 | | | | | | | |
| Subject: | AMENDING CHAF TITLE 18, <i>ZONING</i> AND FIND THE A | G – ZONING CODE AMENDMENT NO. 199 – PTER 18.40, <i>LAND USE REGULATIONS</i> OF G OF THE PICO RIVERA MUNICIPAL CODE ACTIVITY EXEMPT FROM THE CALIFORNIA . QUALITY ACT PER SECTION 15060(C)(2) | | | | | | |
| | Project Location: | Citywide | | | | | | |
| | Applicant: | City of Pico Rivera | | | | | | |
| | | | | | | | | |

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.

Julia Gonzalez, Deputy Director

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 PLANNING COMMISSION AGENDA REPORT – MEETING OF MARCH 3, 2025 PUBLIC HEARING – ZONE CODE AMENDMENT NO. 199 AMENDING CHAPTER 18.40, *LAND USE REGULATIONS* OF TITLE 18, *ZONING* OF THE PICO RIVERA MUNICIPAL CODE PAGE 2 OF 5

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. PLANNING COMMISSION AGENDA REPORT – MEETING OF MARCH 3, 2025 PUBLIC HEARING – ZONE CODE AMENDMENT NO. 199 AMENDING CHAPTER 18.40, *LAND USE REGULATIONS* OF TITLE 18, *ZONING* OF THE PICO RIVERA MUNICIPAL CODE PAGE 3 OF 5

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
- 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

PLANNING COMMISSION AGENDA REPORT – MEETING OF MARCH 3, 2025 PUBLIC HEARING – ZONE CODE AMENDMENT NO. 199 AMENDING CHAPTER 18.40, *LAND USE REGULATIONS* OF TITLE 18, *ZONING* OF THE PICO RIVERA MUNICIPAL CODE PAGE 4 OF 5

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:

ZONE CODE AMENDMENT NO. 197 RESOLUTION NO. <u>1323</u> PAGE 2

- 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.

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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:

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| | Land Use | | | | Z | Zone | | | |
|-----|--|--|--|---|---|--|--|---|---|
| D. | Commercial Uses* (Every permitted use of land shall be conducted within an entirely enclosed building except as otherwise designated below.) | 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, <u>1</u> , 24, 51, 55 | | 20, 24, 51, 55 | 20 , <u>1</u> , 24, 51, 55 | 1, 20, 24, 51, 55 | | |
| 8. | Automobile parts and accessories stores | | 20 , <u>2,</u> 29, 55 , 57 | | 20 , <u>2</u> , 29, 55 , 57 | 20 , <u>2</u> , 29, 55, 57 | <u>2</u> , 29, 55 , 57 | | |
| 9. | Automobile repair shops | | 1, 28, 36 | | 1, 28, 36 | 1, 28, 36 | 1, 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 | <u>2, 20,</u> 55 , 33 , 57, <u>84</u> | | <u>2, 20,</u> 55 , 57, <u>84</u> | <u>2, 20, 55, 57, <u>84</u></u> | <u>2, </u> 20, 55 , 57, <u>84</u> | <u>2, 1, 55, 57, <u>84</u></u> | <u>2, 55, 57,</u> <u>84</u> | <u>2</u> , 55 , 57, <u>84</u> |
| 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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| | Land Use | | | | Z | Zone | | | |
|--------------------------|--|------------------------------|--------------------------|---------------|--|--|--------------------------|-------------------------------|------------------------------|
| D. | Commercial Uses* (Every permitted use of land shall be conducted within an entirely enclosed building except as otherwise designated below.) | 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 |
| 33. | Discount Clothing Store | | <u>1,</u> | <u>1,</u> | <u>1,</u> | <u>1,</u> | <u>1,</u> | <u>1,</u> | <u>1,</u> |
| 34. | Dollar Store | | <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> | Drapery shops | | 17, 20, 55, 57 | | 17, 20, 55, 57 | 17, 20, 55, 57 | 1, 17, 55, 57 | 17, 55, 57 | 17, 55, 57 |
| 34. 36. | Dressmaking and millinery shops | | | | 17, 20, 55, 57 | 17, 20, 55, 57 | 1, 17, 55, 57 | 17, 55, 57 | 17, 55, 57 |
| 35. 37. | 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 |
| 36. 38. | Drug or alcohol outpatient treatment facilities | 1 | | | 1 | 1 | | | |
| 37. 39. | 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 |
| 38. 40. | Dry cleaning, laundry and pressing establishments | 20, 33 | | | 20, 55, 57 | 20, 55, 57 | 1, 55, 57 | 55, 57 | 55, 57 |
| 39. 41. | Electric distribution substation | 1, 55 | | 1 | 1 | 1 | | | |

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| | Land Use | | | | 2 | Zone | | | |
|------------------------------|--|-------------------|-------------------|-------------------------|----------------------|-------------------------|------------------|-------------------|-------------------|
| D. | Commercial Uses* (Every permitted use of land shall be conducted within an entirely enclosed building except as otherwise designated below.) | P-A | C-M | C-N | C-C | C-G | CPD | M-U Overlay | R-40 Overlay |
| 40. <u>42.</u> | Electronic components and supplies | | 20, 58 | | | | | | |
| 41. 43. | Equipment (light) rentals | | 20, 55 | | | | | | |
| 4 2. 44. | Florist shops | 20, 33, 55, 57 | 20, 55, 57 | | 20, 55, 57 | 20, 55, 57 | 1, 55, 57 | 20, 55, 57 | 20, 55, 57 |
| 4 3. 45. | Food markets | | | 20, 55, 57 | 20, 55, 57 | 20, 55, 57 | 1, 55, 57 | 1, 55, 57 | 1, 55, 57 |
| 44. 46. | Fortune telling | | | | | 1, 37 | | | |
| 45. 47. | Fire cell generator | 1, 55 | | 1, 55 | 1, 55 | 1, 55 | | | |
| 46. 48. | Furniture and appliance stores | | 20, 22, 55, 57 | | 20, 22, 55, 57 | 20, 22, 55, 57 | 1, 22, 55, 57 | 20, 22, 55, 57 | 20, 22, 55, 57 |
| 47. 49. | Furniture, cabinet making | | 20, 58 | | | | | | |
| 4 8. 50. | Furniture upholstery | | 20, 55, 57 | | 20, 55, 57 | 20, 55, 57 | | | |
| 4 9. 51. | Galleries, works of art and collections | 20, 33, 55, 57 | | | 20, 55, 57 | 20, 55, 57 | 1, 55, 57 | 55, 57 | 55, 57 |
| 50. 52. | Gas metering and control stations | 1, 55 | | 1 | 2 | 2 | | | |
| 51. 53. | Hardware stores | | | | 20, 55, 57 | 20, 55, 57 | 1, 55, 57 | 1, 55, 57 | 1, 55, 57 |
| 52. 54. | Home occupations | 11 | | | 11 | 11 | | 11 | 11 |
| 53. 55. | Hospitals/medical facilities | 1 | | | 1 | 1 | | 1 | 1 |
| 54. 56. | Hotels and motels | | | | 1 | 1 | | | |
| 55. <u>57.</u> | Jewelry stores | 20, 33, 55, 57 | | | 20, 55, 57 | 20, 55, 57 | 1, 55, 57 | 1, 20, 55, 57 | 1, 20, 55, 57 |
| 56. 58. | Laundromats | | | 2, 20, 55, 57, 81 | 2, 20, 55, 57, 81 | 2, 20, 55, 57, 81 | 1, 55, 57, 81 | 1, 55, 57, 81 | 1, 55, 57, 81 |
| 57. 59. | Liquor stores, packaged off-sale only | | 1, 81 | | 1, 81 | 1, 81 | 1, 81 | 1, 81 | 1, 81 |
| 58. 60. | Live/work | 78 | | 78 | 78 | 78 | | 77, 78 | 77, 78 |
| 59. 61. | Locksmith shop | | 20, 55, 57 | | 20, 55, 57 | 20, 55, 57 | 20, 55, 57 | 55, 57 | 55, 57 |
| 60. 62. | Massage establishment | | | | | 1 | | | |
| 61. 63. | Medical clinic | 2, <u>85</u> | 2, <u>85</u> | 2, <u>85</u> | 2, <u>85</u> | 2, <u>85</u> | 2, <u>85</u> | 2, <u>85</u> | 2, <u>85</u> |

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| | Land Use | | | | : | Zone | | | |
|------------|--|-------------------|---------------|--------------|---------------|---------------|--------------|----------------|-----------------|
| D. | Commercial Uses* (Every permitted use of land shall be conducted within an entirely enclosed building except as otherwise designated below.) | 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 |

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| | Land Use | Zone | | | | | | | |
|-------------|--|--------------|-------------------|-----------|-------------------|-----------------------|------------------|----------------|-----------------|
| D. | Commercial Uses* (Every permitted use of land shall be conducted within an entirely enclosed building except as otherwise designated below.) | P-A | C-M | C-N | C-C | C-G | CPD | M-U Overlay | R-40 Overlay |
| 82. 84. | Printing and reproduction establishments | | 20, 28, 55, 57 | | 20, 54, 55, 57 | 20, 54, 55, 57 | 1, 54, 55, 57 | 55, 57 | 55, 57 |
| 83. 85. | Private clubs, fraternities, sororities, lodges and institutions of nonprofit or charitable nature | | | | 2 | 2 | | 55, 57 | 55, 57 |
| 84. 86. | Religious places of worship | 1 | | 1 | 1 | | | | |
| 85. 87. | Resthomes | 2 | | | <u>1,-2</u> | <u>1,2</u> | | | |
| 86. 88. | Retail sales and personal service businesses | | | | 20, 55, 57, 81 | 20, 55, 57, 81 | 1, 55, 57, 81 | 55, 57, 81 | 55, 57, 81 |
| 87. 89. | Satellite dish receiving antenna | 30 | 30 | 30 | 30 | 30 | 30 | 1 | 1 |
| 88. 90. | Self-storage facility | 1, 71, 82 | | | | | | | |
| 89. 91. | Shoe repair shops | | | | 20, 55, 57 | 20, 55, 57 | | 55, 57 | 55, 57 |
| <u>92.</u> | Shoe Warehouse retail store | | <u>1</u> | <u>1</u> | <u>1</u> | <u>1</u> | <u>1</u> | <u>1</u> | <u>1</u> |
| 90. 93. | Sign shops | | 28, 55 | | 20, 55, 57 | 20, 55, 57 | | 55, 57 | 55, 57 |
| 91. 94. | Small boat sales and service | | 20, 28, 55 | | | | | | |
| 92 95 | Smoke shop | | | | | | | | |
| 93. 96. | Stationery stores, including incidental printing | | | | 20, 55, 57 | 20, 55, 57 | 1, 55, 57 | 55, 57 | 55, 57 |
| 94. 97. | Studios (dance, martial arts, music, and photography, except motion picture) | | | | 2, 20, 55, 57 | 2, 20, 55, 57 | 1, 55, 57 | 1, 55, 57 | 1, 55, 57 |
| 98. | Tattoo shops | | <u>84</u> | <u>84</u> | <u>84</u> | <u>84</u> | | <u>84</u> | <u>84</u> |
| 95. 99. | Temporary uses | 42 | 42 | 42 | 42 | 42 | 42 | 42 | 42 |
| 96. 100. | Theaters | | | | 1 | 1 | 1 | 1 | 1 |
| 97. 101. | Trade schools | 1 | 1 | | 1 | 1 | 1 | 1 | 1 |
| 98. 102. | Truck, trailer, camper, recreational vehicle sales, new and used | | 1 | | | | | | |
| 99. 103. | Unclassified uses | 1, 48 | 1, 48 | 1, 48 | 1, 48 | 1, 48 | 1, 48 | 1, 48 | 1, 48 |

ORDINANCE NO. _____ Page 8 of 10

| | Land Use | Zone | | | | | | | |
|--------------|--|------|---------------|-----|---------------|---------------|--------------|----------------|-----------------|
| D. | Commercial Uses* (Every permitted use of land shall be conducted within an entirely enclosed building except as otherwise designated below.) | 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 😥00 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

ORDINANCE NO. _____ Page 9 of 10

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.

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, <u>Cynthia Ayala</u>, 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

ATTACHMENT 3

PROOF OF PUBLICATION (2015.5 C.C.P.) Los Cerritos Community Newspaper-Group 13017 Artesia Blvd., Suite C-102 Cerritos CA 90703 (562) 407-3873

County Clerk's Filing Stamp

2025 FEB 27 AM 9: 55

STATE OF CALIFORNIA. COUNTY OF LOS ANGELES

I am the principal clerk of the printer of Los Cerritos Community News, a newsi general circulation, printed and publishe time each week in the County of Los At City of CEerritos and which newspaper adjudged a newspaper of general circula by the Superior Court of the County of 1 Angeles, State of California, under the c September 9, 1996, in Case Number V5 that the notice, of which the annexed is a copy (set in type not smaller than nonpar been published in each regular and entire of said newspaper and not in any suppler thereof on the following dates, to wit:

2/21/25

foregoing is true and correct. DATED AT CERRITOS, CALIFORNIA,

THIS 21st DAY OF FEBRUARY 2025

Signature

Brian Hews Clerk, LC

Los Cerritos Community News 13047 Artesia Blvd. Suite C-102, Cerritos, 562-407-3873 LCCN FORM 82180 PROOF County of Los Angeles

CITY OF PICO RIVERA PLANNING COMMISSION PUBLIC HEARING **UPDATE TO TABLE 18.40.040, LAND USE CHART, OF THE PICO RIVERA MUNICIPAL CODE TITLE 18, ZONING ZONE CODE AMENDMENT NO. 199**

NOTICE IS HEREBY GIVEN that a public hearing will be held before the Planning Commission for the purpose of amending Table 18.40.040 within Title 18, Zoning of the Pico Rivera Municipal Code. The amendment will require a Conditional Use Permit Application for specified land uses.

In accordance with the provisions of the California Environmental Quality Act (CEQA), to the extent that the actions constitute a project, there is no possibility that the project will have a significant effect on the environment and as a result, no further CEQA review is necessary. This determination is in accordance with Section 15061 (b) (3) of the CEQA Guidelines that states, a project is exempt from CEOA where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment.

| WHEN: | Monday, March 3, 2025 | |
|--------|---|--|
| TIME: | 6:00 PM | |
| WHERE: | City Hall Council Chambers 6615 Passons Boulevard Pico Rivera, CA 90660 | |

I certify (or declare) under penalty of perju PERSONS INTERESTED IN THIS MATTER are invited to attend this hearing to express their opinion on the above matter. Written comments may also be submitted to the City of Pico Rivera Planning Division by Monday, March 3, 2025, before 5:00 p.m. Copies of all relevant material including reports, and maps are available to the general public for review in the Planning Division at City Hall, 6615 Passons Boulevard, Pico Rivera, California. For more information, please call Julia Gonzalez with the Planning Division at (562) 801-4447 or email at juliagonzalez@pico-rivera.org.

> If a challenge is made by any party in court from actions arising out of the public hearing, you may be limited to raising only those issues you or someone else raised during the public hearing described in this notice, or in written correspondence delivered to the City of Pico Rivera City Clerk at, or prior to, the public hearing.

Posting Date: February 21, 2025

In compliance with the Americans with Disabilities Act of 1990, the City of Pico Rivera is committed to providing reasonable accommodations for a person with a disability. Please contact Cynthia Ayala at (562) 801-4389 if special program accommodations are necessary and/or if program information is needed in an alternative format. Special requests must be made in a reasonable amount of time for accommodations to be arranged.

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