

**ORDINANCE NO. 1209**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF PICO RIVERA, CALIFORNIA, AMENDING CHAPTERS 18.18. *GENERAL SITE STANDARDS*, 18.19. *OFF-STREET PARKING AND LOADING STANDARDS* AND 18.22. *STANDARDS FOR SPECIAL USES AND ACTIVITIES* OF TITLE 18, *ZONING CODE* OF THE PICO RIVERA MUNICIPAL CODE HEREIN REFERRED TO AS *ZONE CODE AMENDMENT NO 200***

**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 Section 65860, the legislative body of a city has the authority to adopt zoning ordinances to regulate land use in accordance with the General Plan, and

**WHEREAS**, pursuant to Pico Rivera Municipal Code Section 18 06 020 et seq , the City of Pico Rivera's zoning code or any portion thereof may be amended by ordinance of the City Council whenever the public necessity, convenience, or general welfare justify or deem essential, and

**WHEREAS**, the City of Pico Rivera identified the need to amend certain sections of Title 18, Zoning of the Pico Rivera Municipal Code to establish operational and aesthetic standards for thrift stores in compliance with State of California Assembly Bill 2632 (2024), and

**WHEREAS**, the Planning Commission of the City of Pico Rivera conducted a public hearing on Zone Code Amendment No 200, on June 15, 2026, and submitted findings to the City Council, pursuant to Pico Rivera Municipal Code (PRMC) Section 18 06 050 (C)(2); and

**WHEREAS**, the City Council held a duly noticed public hearing on June 23, 2026, considered the Planning Commission's recommendation, received public testimony, and reviewed all pertinent documents and materials, pursuant to PRMC Section 18 06 050; and

**WHEREAS**, the City Council finds that the proposed Zone Code Amendment No 200 is consistent with the General Plan, complying with applicable state laws, and serves the public health, safety, and welfare.

**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.

**SECTION 4.** Amend Chapter 18 18 *General Site Standards*, Section 18 18 070(B)(2). *Ground- or Wall-Mounted Equipment* to read as follows.

**2 Ground- or Wall-Mounted Equipment.** All exterior ground- or wall-mounted equipment shall be prohibited within the front setback. Residential ground-mounted air-conditioning units shall be installed along the rear building wall or side yard, provided that a three-foot side yard setback is maintained. Water heaters shall be placed along the rear half of the building and located within a metal or stucco enclosure painted to match their residence. Exposed vent pipes shall be painted to match the dwelling. All equipment and shall be screened from view using view-obscuring walls, fences, or hedges unless otherwise specified in this Subsection Walls and fences shall match and/or complement the architectural style, color, material, or finish of the adjacent building or structure Walls and fences shall be view-obscuring to screen views of equipment from a street and/or adjacent uses.

a Exception For single-family residential buildings, window-mounted air-conditioning units without screening shall be permitted but shall be prohibited on the front and street side facing façades

b Exception Electric vehicle charging equipment without screening in residential zones shall be permitted

**SECTION 5.** Amend Chapter 18 19

*Off-Street Parking and Loading Standards*, Section 18 19 020(E)(3) *Paving, General* to read as follows.

**3 Paving, General.** All parking and loading areas, including parking spaces and drive aisles, shall be paved with asphalt or concrete so as to prevent dust and mud Residential driveways shall not consist of asphaltic material. At the discretion of the Zoning Administrator, alternative vehicular rated materials may be substituted

**SECTION 6.** Amend Chapter 18.22 *Standards for Special Uses and Activities*, Section 18.22 130(B)(1) to read as follows

**B Permit Requirements.** Home occupations shall be permitted only as an accessory use to a residential dwelling subject to a Home Occupation Permit in accordance with Section 18 05 060 (Other Permits and Approvals).

1 A permit to operate a home occupation shall only be issued to the owner or occupant of the property, and such permit shall only be applicable and remain in effect so long as the applicant is a resident of the premises for which such permit is issued and shall not be transferable to any other person or property Not more than one home occupation permit shall be issued for a dwelling.

2 The following businesses shall not operate out of a home and shall not be permitted by home occupation permits. alcohol sales, firearm and ammunition sales and services, on-site massage therapists, hairdressers, retail sales, vehicle storage, vehicle sales and vehicle repair, vehicle dispatch, furniture or cabinet making, commercial kennels, commercial stables, breeding facilities, forensic testing or as determined by the Zoning Administrator

**SECTION 7** Amend Chapter 18.22 *Standards for Special Uses and Activities*, Section 18.22.210 *Thrift Stores* to read as follows.

A. The following shall apply to new secondhand/thrift shops and as a requirement for approval of any increase in the floor area of an existing shop

- ~~1. All sales and display of merchandise shall be permitted only within a building,~~
- ~~2. Exterior alterations to the premises and all signage must be designed and installed in compliance with all applicable City regulations and guidelines,~~
- ~~3. The building and site shall be maintained in a neat, clean and orderly condition,~~
- ~~4. Outside storage shall not be permitted,~~
- ~~5. The store shall not authorize the donation or drop-off of any goods while the store is closed, and~~
- ~~6. All donations and sorting activities shall take place indoors.~~
- ~~7. The operator shall post a notice in a visible location at any public entrance, which states that goods may not be deposited when the store is closed and listing hours when and where donations will be accepted.~~

- 1 The building and site shall be maintained in a neat, clean and orderly condition.
- 2 Outside storage shall not be permitted.
- 3 Hours of operation shall be between 10.00 a.m. and 8.00 p.m.
- 4 Donations shall be accepted only during business hours.
- 5 All sales and displays of merchandise shall be permitted within a building only.
- 6 There shall be no drop-off of donated goods outside of business hours.
- 7 The operator shall post a notice in a visible location at any public entrance, which states that goods may not be deposited when the store is closed and listing hours when and where donations will be accepted.
- 8 All donation activity shall be conducted entirely indoors.

- 9 Any donated, discarded, or illegally dumped items left outside the building shall be removed immediately by operator.
- 10 Donation acceptance areas shall be clearly marked. The thrift store shall submit a vehicular circulation plan, which does not interfere with any adjacent commercial shopping center ingress, egress, or parking, and shall not queue onto adjacent property or the public right-of-way.
- 11 Exterior alterations to the premises and all signage must be designed and installed in compliance with all applicable City regulations.

**SECTION 8.** 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 9** 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.

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**ADOPTED AND PASSED this 14th day of July, 2026.**

  
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Gustavo V Camacho, Mayor

**ATTEST**

  
\_\_\_\_\_  
Cynthia Ayala, GMC, City Clerk

**APPROVED AS TO FORM**

  
\_\_\_\_\_  
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 1209 was adopted at a regular meeting of the City Council of the City of Pico Rivera, held on Tuesday, July 14, 2026, with the following vote.

**AYES:**           Garcia, Lara, Lutz, Sanchez, Camacho  
**NOES:**           None  
**ABSENT**       None  
**ABSTAIN:**     None

  
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Cynthia Ayala, CMC, City Clerk