

---

## **A. LAND USE REGULATIONS**

This section includes a matrix, which lists the land uses and indicates whether or not each use is permitted (P) or conditionally (C) permitted in each of the six (6) land use districts within the Specific Plan area. When exceptions have been established, they are so noted at the end of the table.

If a land use is not listed, the Director shall be requested to make a use determination to decide if the proposed use is similar to a listed use. Unless the proposed use is determined to be similar to a listed use, it shall be a prohibited use. Conditional uses listed in the matrix must be applied for in accordance with the provisions of the Zoning Code. Decisions rendered by the Director may be appealed to the Planning Commission and the City Council.

**TABLE 1  
LAND USE MATRIX**

<b>RETAIL COMMERCIAL USES</b>	<b>GC</b>	<b>WC</b>	<b>CC</b>	<b>TC</b>	<b>EC</b>
Antique and Import Shops	P	P	P	P	P
General Apparel & Clothing Stores	P	P	P	P	P
Appliance Stores and Repair (household)		P	P	P	
Athletic, Aerobic and Health Gyms	C	C	C	C	C
Auto Service Station		C			
Auto Related (including motorcycles, boats, Trailers, campers):					
a) Repair/Service		C			
b) Parts and Supplies (no on-site repair)		P		P	
c) Specialty Retail Shop (no on-site installation)		P	P	P	
d) Rental		C			
Awning Shops, Canvas Goods, Sales & Service (within an enclosed building)		P		P	
Bakeries (retail only)	P	P	P	P	P

P - Permitted Use  
C - Conditional Use Permit  
S - Secondary Use (in conjunction with  
a Beauty Salon, Beauty Parlor, or  
Beauty Shop)

GC – Gateway Commercial District  
WC – Las Tunas West Commercial District  
CC – City Center Commercial District  
TC – Temple City Blvd. Commercial District  
EC – Las Tunas East Commercial District

**TABLE 1**  
**LAND USE MATRIX (con't)**

<b>RETAIL COMMERCIAL USES (con't)</b>	<b>GC</b>	<b>WC</b>	<b>CC</b>	<b>TC</b>	<b>EC</b>
Bars and Cocktail Lounges (incidental food service only)	C	C	C	C	
Beauty Colleges		P	C		
Beauty Salons (electrolysis, facial, waxing, etc.)	C	C	C	C	
Bicycle Shops		P	P	P	
Billiard/Pool Hall	C	C	C		
Blueprint, Photocopy, and Printing Service	P	P	P	P	P
Book, Stationary, Newspaper Shops	P	P	P	P	P
Bowling Alley	C	C	C		
Bridal Shops Wedding Attire (Sales or Rental)		C			
Business Colleges and Professional Schools		C			
Business Support Services (i.e. employment, maid or janitorial offices)		P		P	

P - Permitted Use  
C - Conditional Use Permit

GC – Gateway Commercial District  
WC – Las Tunas West Commercial District  
CC – City Center Commercial District  
TC – Temple City Blvd. Commercial District  
EC – Las Tunas East Commercial District

**TABLE 1**  
**LAND USE MATRIX (con't)**

<b>RETAIL COMMERCIAL USES (con't)</b>	<b>GC</b>	<b>WC</b>	<b>CC</b>	<b>TC</b>	<b>EC</b>
Candy and Confectioneries	P	P	P	P	P
Carpet and Floor Coverings		P	P	P	
Catering Services		C		C	
Charitable Institutions		C		C	C
Check Cashing Services		C			
Child Day Care Centers (not fronting on Las Tunas)		C		C	C
China and Glassware Shops		P	P	P	
Cleaning Businesses		P			
Clothing and Apparel Store (General Retail)	P	P	P	P	
Clubs, Lodges, & Meeting Halls		C		C	
Coffee Shops (incidental food service)	C	C	C	C	C
Coin and Stamp Dealers		P	P	P	

P - Permitted Use  
C - Conditional Use Permit

GC – Gateway Commercial District  
WC – Las Tunas West Commercial District  
CC – City Center Commercial District  
TC – Temple City Blvd. Commercial District  
EC – Las Tunas East Commercial District

**TABLE 1**  
**LAND USE MATRIX (con't)**

<b>RETAIL COMMERCIAL USES (con't)</b>	<b>GC</b>	<b>WC</b>	<b>CC</b>	<b>TC</b>	<b>EC</b>
Computers & Video Equipment (not including game arcades or internet cafes)	P	P	P	P	
Convenience Stores		P	P	P	
Cultural Centers & Quasi-Religious Entities		C		C	
Dance and Exercise Schools/Studios	C	C	C	C	
Delicatessens & Sandwich Shops	C	C	C	C	C
Department Stores (See Clothing & Apparel)	P	P	P	P	
Dispensing Opticians		P	P	P	P
Discount/Retail Stores		P	P	P	
Dog Grooming		P		P	
Donut Shops	C	C	C	C	C
Drapery & Curtain Stores		P	P	P	

P - Permitted Use  
C - Conditional Use Permit

GC – Gateway Commercial District  
WC – Las Tunas West Commercial District  
CC – City Center Commercial District  
TC – Temple City Blvd. Commercial District  
EC – Las Tunas East Commercial District

**TABLE 1  
LAND USE MATRIX (con't)**

<b>RETAIL COMMERCIAL USES (con't)</b>	<b>GC</b>	<b>WC</b>	<b>CC</b>	<b>TC</b>	<b>EC</b>
Drive –Thru Businesses		C		C	C
Drug Stores and Pharmacies (not including drive-thru)		P	P	P	P
Dry Cleaning & Laundry		P	P	P	
Electric Equipment & Supplies (within an enclosed building)		C		C	
Entertainment Facilities, (movie theatres, nightclubs, dancing, music, karaoke, etc.)	C	C	C	C	
Fabric Stores		P	P	P	
Farmers Market	C	C	C	C	C
Floor Covering Shop		P	P	P	
Florist Shop	P	P	P	P	P
Food/Grocery Stores & Markets (excluding liquor sales)	P	P	P	P	
Food/Grocery Stores & Markets (including liquor sales)	C	C	C	C	

P - Permitted Use  
C - Conditional Use Permit

GC – Gateway Commercial District  
WC – Las Tunas West Commercial District  
CC – City Center Commercial District  
TC – Temple City Blvd. Commercial District  
EC – Las Tunas East Commercial District

**TABLE 1  
LAND USE MATRIX (con't)**

<b>RETAIL COMMERCIAL USES (con't)</b>	<b>GC</b>	<b>WC</b>	<b>CC</b>	<b>TC</b>	<b>EC</b>
Formal Wear/Tuxedo or Dress Rentals or Sales		C			
Furniture and Home Furnishings Stores	P	P	P	P	
Furniture Repair and Upholstery, Fabrics & Supplies		P	P	P	
Game Arcades (including Internet Cafes)	C	C			
Gift Shops	P	P	P	P	P
Glass Sales and Installation		P	P	P	
Gun Shops		C		C	
Hair Salons (including Barber Shops)	P	P	P	P	
Hardware Stores	P	P	P	P	
Hearing Aids		P	P	P	P
Hobby and Craft Shops	P	P	P	P	P
Home Improvement Centers	P	P	P	P	

P - Permitted Use  
C - Conditional Use Permit

GC – Gateway Commercial District  
WC – Las Tunas West Commercial District  
CC – City Center Commercial District  
TC – Temple City Blvd. Commercial District  
EC – Las Tunas East Commercial District

**TABLE 1  
LAND USE MATRIX (con't)**

<b>RETAIL COMMERCIAL USES (con't)</b>	<b>GC</b>	<b>WC</b>	<b>CC</b>	<b>TC</b>	<b>EC</b>
Hospital Equipment Sales and Rental Agencies		P	P	P	P
Ice Cream and Yogurt Shops	P	P	P	P	P
Instrument Sales (including sheet music)	P	P	P	P	P
Interior Decorating Shops and Offices	P	P	P	P	P
Internet Gaming	C	C			
Instant Printing & Photocopying Services (xerographic)	P	P	P	P	P
Jewelry Stores	P	P	P	P	P
Knit /Yarn Shops		P	P	P	
Laundromats (coin operated)		P		P	
Lighting Fixture Shops	P	P	P	P	P
Liquor Stores	C	C	C	C	
Locksmith Stores	P	P	P	P	P

P - Permitted Use  
C - Conditional Use Permit

GC – Gateway Commercial District  
WC – Las Tunas West Commercial District  
CC – City Center Commercial District  
TC – Temple City Blvd. Commercial District  
EC – Las Tunas East Commercial District

**TABLE 1**  
**LAND USE MATRIX (con't)**

<b>RETAIL COMMERCIAL USES (con't)</b>	<b>GC</b>	<b>WC</b>	<b>CC</b>	<b>TC</b>	<b>EC</b>
Luggage and Leather Goods (Retail Sales)	P	P	P	P	P
Mail Services, Packing, and Shipping Services		P	P	P	
<u>Massage (allowed in conjunction with a permitted Beauty Salon, Beauty Parlor, Beauty Shop, Day Spa or Medical Use, and subject to the restrictions set forth in Section 9380.B.2 of the City's Zoning Code)</u>					
Mattresses and Bedding (Retail Sales)		P	P	P	
Medical or Dental Laboratories (only as an incidental use)		P	P	P	P
Message Centers and P.O. Boxes		P	P	P	
Mini Mall (subject to special development standards contained in Section 9456 and a Conditional Use Permit)		C		C	
Mixed Use (Commercial/Retail/Residential)	C	C	C	C	C
Mortuaries				C	
Music, Stores & Studios (Retail sales and private lessons only)	P	P	P	P	P
Multiple Tenant Merchant Mart 1	C	C	C	C	

P - Permitted Use  
C - Conditional Use Permit

GC – Gateway Commercial District  
WC – Las Tunas West Commercial District  
CC – City Center Commercial District  
TC – Temple City Blvd. Commercial District  
EC – Las Tunas East Commercial District

**TABLE 1  
LAND USE MATRIX (con't)**

<b>RETAIL COMMERCIAL USES (con't)</b>	<b>GC</b>	<b>WC</b>	<b>CC</b>	<b>TC</b>	<b>EC</b>
Nail Shop		P	C	P	
Newspaper Offices	P	P	P	P	P
Night Clubs	C	C	C	C	
Nurseries, Landscape & Garden	C	C	C	C	
Office, Business Machine Sales	P	P	P	P	P
On Premises Alcohol	C	C	C	C	C
Optical Shop		P	P	P	P
Paint, Glass, and Wallpaper Stores		P	P	P	
Parking Lots/Garages	C	C	C	C	C
Parcel Shipping/Copy/ FAX Center	P	P	P	P	P
<u>Permanent Makeup (allowed in conjunction with a permitted Beauty Salon, Nail Shop, or Day Spa, and subject to the restrictions set forth in Section 9380.B.1 of the City's Zoning Code)</u>					

P - Permitted Use  
C - Conditional Use Permit

GC – Gateway Commercial District  
WC – Las Tunas West Commercial District  
CC – City Center Commercial District  
TC – Temple City Blvd. Commercial District  
EC – Las Tunas East Commercial District

**TABLE 1  
LAND USE MATRIX (con't)**

<b>RETAIL COMMERCIAL USES (con't)</b>	<b>GC</b>	<b>WC</b>	<b>CC</b>	<b>TC</b>	<b>EC</b>
Pet Shops	P	P	P	P	
Photo/Film Processing Stores	P	P	P	P	P
Photography Studios		C	C	C	
Picture Framing Shop	P	P	P	P	
Pin Ball and Electronic Game Arcades	C	C			
Plumbing and Equipment Supplies (within an enclosed building)		C		C	
Pool & Spa Sales	P <sup>2</sup>	P <sup>2</sup>		P <sup>2</sup>	
Private Schools		C			
Radio and TV Stores (Retail Sales)	P	P	P	P	
Record, Tape, Video, CD & DVD Sales or Rental	P	P	P	P	
Recording Studios	P	P	P	P	P

P - Permitted Use  
C - Conditional Use Permit

GC – Gateway Commercial District  
WC – Las Tunas West Commercial District  
CC – City Center Commercial District  
TC – Temple City Blvd. Commercial District  
EC – Las Tunas East Commercial District

**TABLE 1**  
**LAND USE MATRIX (con't)**

<b>RETAIL COMMERCIAL USES (con't)</b>	<b>GC</b>	<b>WC</b>	<b>CC</b>	<b>TC</b>	<b>EC</b>
Rental Equipment (not including apparel)	P	P		P	
Repair Shops (pertaining to allowed uses in this Specific Plan)	P	P	P	P	
Restaurant					
a) With entertainment and/or serving of alcoholic beverage)	C	C	C	C	C
b) Without entertainment and/or serving of alcoholic beverage)	C	C	C	C	C
c) Fast Food: without drive-thru	C	C	C	C	C
d) Fast Food: with drive-thru	C	C	C	C	C
School Supply Stores		P	P	P	
Second Hand/Thrift Stores		C		C	
Self-Storage Facilities (with a minimum development site of 40,000 square feet of land area)	C				
Service Stations		C			
Shoe Stores, Sale and Repair	P	P	P	P	P

P - Permitted Use  
C - Conditional Use Permit

GC – Gateway Commercial District  
WC – Las Tunas West Commercial District  
CC – City Center Commercial District  
TC – Temple City Blvd. Commercial District  
EC – Las Tunas East Commercial District

**TABLE 1  
LAND USE MATRIX (con't)**

<b>RETAIL COMMERCIAL USES (con't)</b>	<b>GC</b>	<b>WC</b>	<b>CC</b>	<b>TC</b>	<b>EC</b>
Shopping Center	C	C	C	C	
Sick Room Supplies		P	P	P	P
Sign / Lettering Shops		P	P	P	
Skating Rinks	C	C	C	C	
Spa Sales	P <sup>2</sup>	P <sup>2</sup>		P <sup>2</sup>	
Sporting Goods Stores	P	P	P	P	P
Stamp & Coin Shops		P	P	P	
Stationery/ Paper Stores	P	P	P	P	P
Swimming Pool / Spa Supply Stores	P <sup>2</sup>	P <sup>2</sup>		P <sup>2</sup>	
Tailor Shops	P	P	P	P	
Tanning Salons & Day Spas	C	C	C	C	

P - Permitted Use  
C - Conditional Use Permit

GC – Gateway Commercial District  
WC – Las Tunas West Commercial District  
CC – City Center Commercial District  
TC – Temple City Blvd. Commercial District  
EC – Las Tunas East Commercial District

**TABLE 1  
LAND USE MATRIX (con't)**

<b>RETAIL COMMERCIAL USES (con't)</b>	<b>GC</b>	<b>WC</b>	<b>CC</b>	<b>TC</b>	<b>EC</b>
Telephone /Telecommunications Stores (e.g. cellular phone outlets)	P	P	P	P	P
Television, Radio, & Electronic Component Sales	P	P	P	P	
Theatres (CUP required)	C	C	C	C	
Ticket Agency	P	P	P	P	P
Tobacco Shops	P	P	P	P	
Toy Stores	P	P	P	P	
Trophies & Awards	P	P	P	P	
Typewriter & Business Machine Sales & Service		P	P	P	P
Uniform Stores		P	P	P	P
Veterinary Services		C		C	C
Video/DVD Sales & Rentals	P	P	P	P	

P - Permitted Use  
C - Conditional Use Permit

GC – Gateway Commercial District  
WC – Las Tunas West Commercial District  
CC – City Center Commercial District  
TC – Temple City Blvd. Commercial District  
EC – Las Tunas East Commercial District

**TABLE 1**  
**LAND USE MATRIX (con't)**

<b>RETAIL COMMERCIAL USES (con't)</b>	<b>GC</b>	<b>WC</b>	<b>CC</b>	<b>TC</b>	<b>EC</b>
Watch and Clock Stores	P	P	P	P	P
Wholesaling (permitted in conjunction with a permitted retail store)					

P - Permitted Use  
C - Conditional Use Permit

GC – Gateway Commercial District  
WC – Las Tunas West Commercial District  
CC – City Center Commercial District  
TC – Temple City Blvd. Commercial District  
EC – Las Tunas East Commercial District

**TABLE 1  
LAND USE MATRIX (con't)**

<b>ENTERTAINMENT AND CULTURAL USES</b>	<b>GC</b>	<b>WC</b>	<b>CC</b>	<b>TC</b>	<b>EC</b>
Cultural / Artist Exhibits:					
a) Indoor gallery and art sales	P	P	P	P	
b) Outdoor art exhibits	C	C	C	C	
Movie Theaters	C	C	C	C	
<b>OFFICE AND ADMINISTRATIVE USES</b>	<b>GC</b>	<b>WC</b>	<b>CC</b>	<b>TC</b>	<b>EC</b>
Banks, Finance Services and Institutions	P	P	P	P	P
Business and Office Services		P	P	P	P
Educational and Tutoring		C			
Hospitals					C
Medical/Dental Offices and Related Health Services & Sales		P	P	P	P

P - Permitted Use  
 C - Conditional Use Permit  
 S - Secondary Use (*in conjunction with a Beauty Salon, Beauty Parlor, or Beauty Shop*)

GC – Gateway Commercial District  
 WC – Las Tunas West Commercial District  
 CC – City Center Commercial District  
 TC – Temple City Blvd. Commercial District  
 EC – Las Tunas East Commercial District

**TABLE 1**  
**LAND USE MATRIX (con't)**

<b>OFFICE AND ADMINISTRATIVE USES (con't)</b>	<b>GC</b>	<b>WC</b>	<b>CC</b>	<b>TC</b>	<b>EC</b>
Optician and Optometrical Office		P	P	P	P
Private Educational Learning Facilities		C			
Realtors and Real Estate Offices	P	P		P	P
Travel Agencies and Bureaus	P	P	P	P	P
<b>PUBLIC AND QUASI-PUBLIC USES</b>	<b>GC</b>	<b>WC</b>	<b>CC</b>	<b>TC</b>	<b>EC</b>
City Government Offices and Facilities	C	C	C	C	C
Cellular Antennas and Poles	C <sup>1</sup>	C <sup>1</sup>		C <sup>1</sup>	C <sup>1</sup>
Public Parking Lots	C	C	C	C	C

*\* Notes:*

- 1. In the GC, WC, TC and EC zones, cellular antennas and poles may be located in the rear 1/3 (one-third) of a lot unless concealed by being placed on top of a multi-story building or other means.*

P - Permitted Use  
C - Conditional Use Permit

GC – Gateway Commercial District  
WC – Las Tunas West Commercial District  
CC – City Center Commercial District  
TC – Temple City Blvd. Commercial District  
EC – Las Tunas East Commercial District

**RESIDENTIAL USES \***

	GC	WC	CC	TC	EC
Convalescent Homes (including Adult Day Health Care Centers)				C	C
Mixed Use Projects (Commercial/Residential – Minimum One Acre Site)	C	C	C	C	C
Senior Citizen/Congregate Care	C <sup>3</sup>	C <sup>3</sup>	C <sup>3</sup>	C <sup>3</sup>	C

**\*In the R-C District, any property may be improved in accordance with the R-3 development standards with a CUP or a Senior Citizen Housing project, subject to a CUP. Additionally, property in the R-C district may be developed as commercial when combined with a commercially-designated lot(s) with frontage on Temple City Boulevard or Las Tunas Drive, utilizing the applicable commercial development standards of the abutting or adjoining commercial lot(s).**

*Notes:*

- <sup>1</sup> - Refer to special provisions in Chapter III
- <sup>2</sup> - Any permitted outdoor operations are subject to approval of a CUP
- <sup>3</sup> - Restricted to upper floors only

P - Permitted Use  
 C - Conditional Use Permit

GC – Gateway Commercial District  
 WC – Las Tunas West Commercial District  
 CC – City Center Commercial District  
 TC – Temple City Blvd. Commercial District  
 EC – Las Tunas East Commercial District