



City of San Gabriel

Planning Division

FOUNDED 1771

425 S. Mission Drive, San Gabriel, CA 91776

Website: www.sangabrielcity.com

Tel: (626) 308-2806

Fax: (626) 458-2830

Land Use Regulations for Commercial and Light Manufacturing Zones

TYPE OF USE	C-1	C-3	M-1	Notes
RETAIL SALES AND RENTAL OF GOODS, MERCHANDISE, AND EQUIPMENT				
Uses involving no outdoor display or storage:				
High-Volume Traffic Generator (a): Convenience Store Other	C C	P P	P P	
Low-Volume Traffic Generator (b): Wholesale Sales Other	P P	P P	P P	<i>Any use involving the sale of alcoholic beverages requires a CUP (See § 153.162)</i>
Groceries – retail, sales of 15,000 square feet or more in either a freestanding store or as a component of a larger store or building (c):	C	C	C	
Use with outdoor storage and display:				
High-Volume Traffic Generator (a): Low-Volume Traffic Generator (b): Wholesale Sales Groceries (c):	X X X C	P P P C	P P P C	<i>See § 153.159 regarding outdoor storage and display</i>
Uses involving the sale of used or secondhand goods, including antique sales	C	C	X	<i>Pawnshops are a specifically prohibited use. See § 153.162 for special conditions on use for secondhand stores</i>
OFFICE USES				
Professional Office (Non-Medical)	P	P	X	
Medical Office	P	P	X	
Veterinarian Office	C	P	X	
PERSONAL SERVICE USES				
Barber and Beauty Shops	P	P	X	
Laundries and Drycleaning Establishments: Oriented toward individuals Large-Scale, Industrial Type	P X	P C	X P	
Tattoo Parlors, and the like	X	C	X	
Fortune telling and the like	P*	X	X	<i>*See Chapters 110 and 118 for additional requirements</i>
Small-scale, consumer-oriented service and repair businesses, but not including automobile repair	P	P	X	

TYPE OF USE	C-1	C-3	M-1	Notes
PERSONAL SERVICE USES cont.				
All Other Personal Service Uses:				
High-Volume Traffic Generator (a):	C	P	X	
Low-Volume Traffic Generator (b):	P	P	X	
Personal Care Facilities	P	P	X	<i>See § 153.162(K)</i>
Massage establishments, not otherwise subject to an exception under § 122.03 of this Code	C	C	X	<i>See Chapter 122 of the San Gabriel Municipal Code and § 153.242 of this chapter.</i>
RESTAURANTS, BARS, NIGHT CLUBS				
Fast food or drive-through restaurant and no dining room open between the hours of 2 a.m. and 6 a.m.	P	P	P	<i>Any use involving the sale of alcoholic beverages requires a CUP (See § 153.162)</i>
Restaurant with no alcoholic beverage sales and no dining room open between the hours of 2 a.m. and 6 a.m.	P	P	P	
Restaurant with dining room open between the hours of 2 a.m. and 6 a.m.	C	C	C	
Restaurant with alcoholic beverage sales	C	C	C	
Bars	C	C	C	
Night Clubs	C	C	C	<i>See § 153.162 regarding live entertainment</i>
Any Business Offering Live Entertainment	C	C	C	
VIP Room	P	P	C	<i>See § 153.162(M)</i>
MOTOR VEHICLE-RELATED SALES AND SERVICE OPERATIONS				
Motor Vehicle Sales or Rental; New Vehicles	C	C	C	
Motor Vehicle Sales or Rental; Used Vehicles:				
In Conjunction With New Vehicle Sales	C	C	C	
Used Vehicle Sales / Rental Only	C	C	X	
Parts and Accessories Sales with Incidental Installation of Motor Vehicle Parts or Accessories (e.g., Tires, Mufflers, etc.)	X	C	C	
Motor vehicle repair and maintenance, not including substantial body work	C	C	P	
Motor Vehicle Painting and Body Work	X	C	P	
Gasoline Service Station	C	C	X	<i>See § 153.162 (b)</i>
Oil Change; Lube and Tune Facilities	C	P	X	
Car Wash:				
Self-Service	X	C	X	
Other	X	C	X	

TYPE OF USE	C-1	C-3	M-1	Notes
RECREATION, AMUSEMENT, ENTERTAINMENT				
Activity conducted entirely within building or substantial structure:				
a. Bowling Alleys, Skating Rinks, Indoor Tennis and Squash Courts, Billiard and Pool Halls, Indoor Athletic and Exercise Facilities and similar uses	X	C	C	<i>See § 153.162</i>
b. Movie Theaters (In a single structure)	X	C	X	
c. Karaoke KTV	C	C	X	
d. Arcades, including "Virtual Reality" Arcades	C	C	X	
Activity conducted primarily outside enclosed buildings or structures:				
a. Privately-Owned Golf and Country Clubs	P	C	C	
b. Privately-Owned and operated outdoor recreational facilities such as athletic fields, tennis courts, swimming pools, etc.	X	C	C	
c. Golf driving ranges not accessory to golf courses, par 3 golf courses, skateboard parks, water slides, and similar uses	X	C	C	
d. Drive-In movie theaters	X	X	X	
Adult-oriented entertainment and other businesses	X	X	P*	*See Ch. 121
Vending Machines	P	P	P	<i>See § 153.162(L)</i>
Billiard and Pool Halls	X	C	C	<i>See § 153.162(N)</i>
LIGHT INDUSTRIAL, PACKAGING, REPAIRING, PAINTING, STORAGE AND ASSEMBLING OF GOODS, MERCHANDISE, AND EQUIPMENT				
Light manufacturing and production	X	C	P	<i>All uses subject to performance standards requirements set forth in § 153.152</i>
Moderate and heavy manufacturing and production	X	X	P	
Warehouse and freight movement	X	X	P	<i>All uses subject to performance standards requirements set forth in § 153.152</i>
Industrial equipment servicing	X	C	P	
Wholesale Sales	X	C	P	
Scrap materials, recycling centers, salvage yards, and the like	X	X	C	<i>All uses subject to performance standards requirements set forth in § 153.152</i>

TYPE OF USE	C-1	C-3	M-1	Notes
EDUCATIONAL, CULTURAL, RELIGIOUS, PHILANTHROPIC, SOCIAL, FRATERNAL USES				
Schools (Private)				
a. Elementary and secondary (including associated grounds and athletic and other facilities)	C	C	C	
b. Trade or vocational schools, traffic schools, language schools, and similar adult-oriented schools	C	C	C	<i>See special conditions set forth in § 153.162</i>
c. Colleges, universities, community colleges (including associated facilities such as dormitories, office buildings, athletic fields, etc.)	C	C	C	
Churches, synagogues, and temples (including associated residential structures for religious personnel and associated building but not including elementary school or secondary school buildings)	C	C	C	
Museums, art galleries, art centers, and similar uses (including associated educational and instructional activities)	P	P	P	
Social, fraternal clubs, and lodges, union halls, and similar uses	C	C	C	<i>Any use involving the sale of alcoholic beverages requires a CUP; see § 153.162</i>
INSTITUTIONAL RESIDENCE OR CARE OR CONFINEMENT FACILITIES				
Hospitals, clinics, other medical (including mental health) treatment facilities in excess of 10,000 sq. ft. of floor area	C	C	C	
Nursing care institutions, intermediate care institutions, handicapped or infirm institutions, child care institutions	C	C	C	
Childcare facilities	P	C	C	<i>Childcare facilities are subject to requirements of the Cal. Health & Safety Code</i>
Emergency Shelters as defined in Cal. Health & Safety Code § 50801	X	P	X	<i>See § 153.162(O) for locational and operational standards</i>
Single room occupancy (SRO) developments	X	X	C	<i>See § 153.162(P) for locational and operational standards</i>
PARKING				
Automobile parking garages or parking lots located on a separate lot from the principal use to which the parking is related	C	C	C	<i>See § 153.170 through 153.174</i>
RESIDENTIAL USES				
Single-family detached units	X	X	X	
Multiple-family units	X	X	X	

TYPE OF USE	C-1	C-3	M-1	Notes	
RESIDENTIAL USES cont.					
Mixed-use multiple-family with retail or service commercial	*P	C	X	<p>See § 153.164 for use regulations and development standards</p> <p>*Permitted unless any individual use or single component of the project requires a CUP.</p>	
OTHER USES					
Kennel	X	X	C		
Open air markets and horticultural sales:					
a. Open air markets held on a recurring basis (farm and craft markets, flea markets, produce markets, and similar use)	C	C	C		
b. Single-event open air market	T	T	T		
c. Horticultural sales with outdoor display	C	C	C		
d. Seasonal sales (Christmas tree lots, pumpkin sales, and similar uses)	T	T	T		
Vending carts on private property in conjunction with a retail establishment	P	P	X	See § 153.163	
Funeral home	C	C	C		
Cemetery	X	X	X	Permitted only within designated cemetery district; see § 94.02	
Crematory	X	X	X		
Hotel and motel	C	C	X		
CANNABIS USES					
Cannabis delivery	X	X	X	See §§ 153.515 through 153.518	
Commercial cannabis delivery	X	X	X		
Cultivation, even by qualified patients and caregivers	X	X	X		
Legend:	C = Conditional Use, P = Permitted Use, T = Temporary Use Permit, X = Use Not Permitted				
Notes and Definitions:					
(a) A high volume traffic generator is one which generates 118 or more average daily weekday vehicle trips per 1,000 gross square feet of leasable area, as defined by the latest version of the Institute of Transportation Engineers "Trip Generation" manual.					
(b) A low volume traffic generator is one which generates less than 118 average daily weekday vehicle trips per 1,000 gross square feet of leasable area, as defined by the latest version of the Institute of Transportation Engineers "Trip Generation" manual.					
(c) Retail, sales areas of 15,000 square feet or more in either a freestanding store or as a component of a larger store or building					
(d) For the purpose of this section "Groceries" shall be defined as staple foodstuffs, meats, seafood, produce and dairy products.					