

TEMPLE CITY

MID-CENTURY GENERAL PLAN



PUBLIC DRAFT
JUNE 2017



2050
MAKETCAPPEN



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INTRODUCTION

In 2010 Temple City celebrated its 50th anniversary as an incorporated city. This celebration provided a time to reflect on the qualities and accomplishments that have built this great community, and an opportunity to assess current issues and opportunities in order to better plan for a sustainable future for Temple City. The Temple City Mid-Century General Plan (Mid-Century Plan) is a long-range policy document that sets forth a new, resident-inspired and supported vision for Temple City. The Mid-Century Plan provides broad goals and objectives for the future growth and development of the City to support this vision. As required by state law, the Mid-Century Plan takes a long-term view

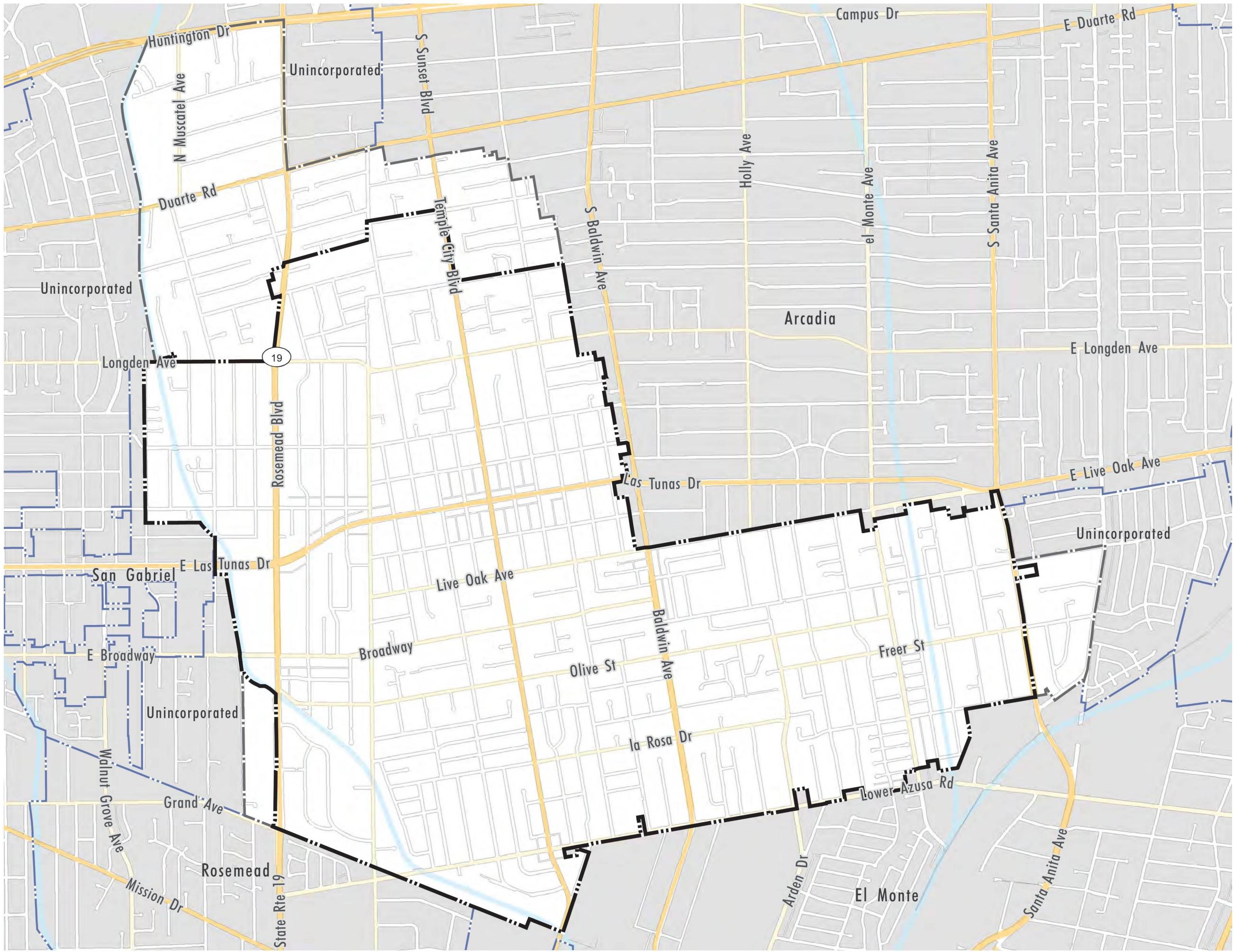


and is designed to guide land use, mobility, economic development, infrastructure, and resource conservation through the life of the Plan. The Mid-Century Plan is the City's official statement regarding the extent and types of land use and development necessary to achieve the community's physical, economic, social and environmental goals and aspirations.

In California, the General Plan is a legal document and much of its content is established by statutory requirements relating to background data, analysis, maps, and exhibits. The legal adequacy of the General Plan is critical, since all City actions and programs related to its physical development are required to be consistent with the General Plan. The Mid-Century Plan and its maps, diagrams, and development policies form the basis for the city's zoning, subdivision, and public works actions. Under California law, no specific plan, zoning, subdivision map, development entitlement, nor public works project may be approved unless the City finds that it is consistent with the adopted general plan.

The Mid-Century Plan covers all of the area within the city limits of Temple City and the City's Sphere of Influence (SOI). A city's Sphere of Influence (SOI) encompasses unincorporated County lands adjacent to a city's boundaries that are designated by the Los Angeles County Local Agency Formation Commission (LAFCO) as areas likely to be serviced or annexed by the City in the future. Cities do not have regulatory control over these lands, but they have the authority to designate their preferences for land use planning in these areas should they be annexed in the City. The General Plan area, including the City's SOI is displayed in Figure 1-1 Plan Area.

Fig. 1-1
Plan Area



Source: PlaceWorks, 2016

CITY OF TEMPLE CITY
LITTLE CITY OF CALIFORNIA
1900
CALIFORNIA
0 0.1 0.2 0.4 0.6 Miles
11/11/2016

Founded by Walter P. Temple on May 20, 1923, and incorporated May 25, 1960, the City of Temple City is one of 31 cities in the San Gabriel Valley region of Los Angeles County. Temple City is centrally located in the west San Gabriel Valley, five miles southeast of Pasadena and 13 miles northeast of downtown Los Angeles. The City is neighbored by the cities of Arcadia, San Gabriel, El Monte, Rosemead and unincorporated portions of Los Angeles County, as displayed in Figure 1-2 Regional Location.

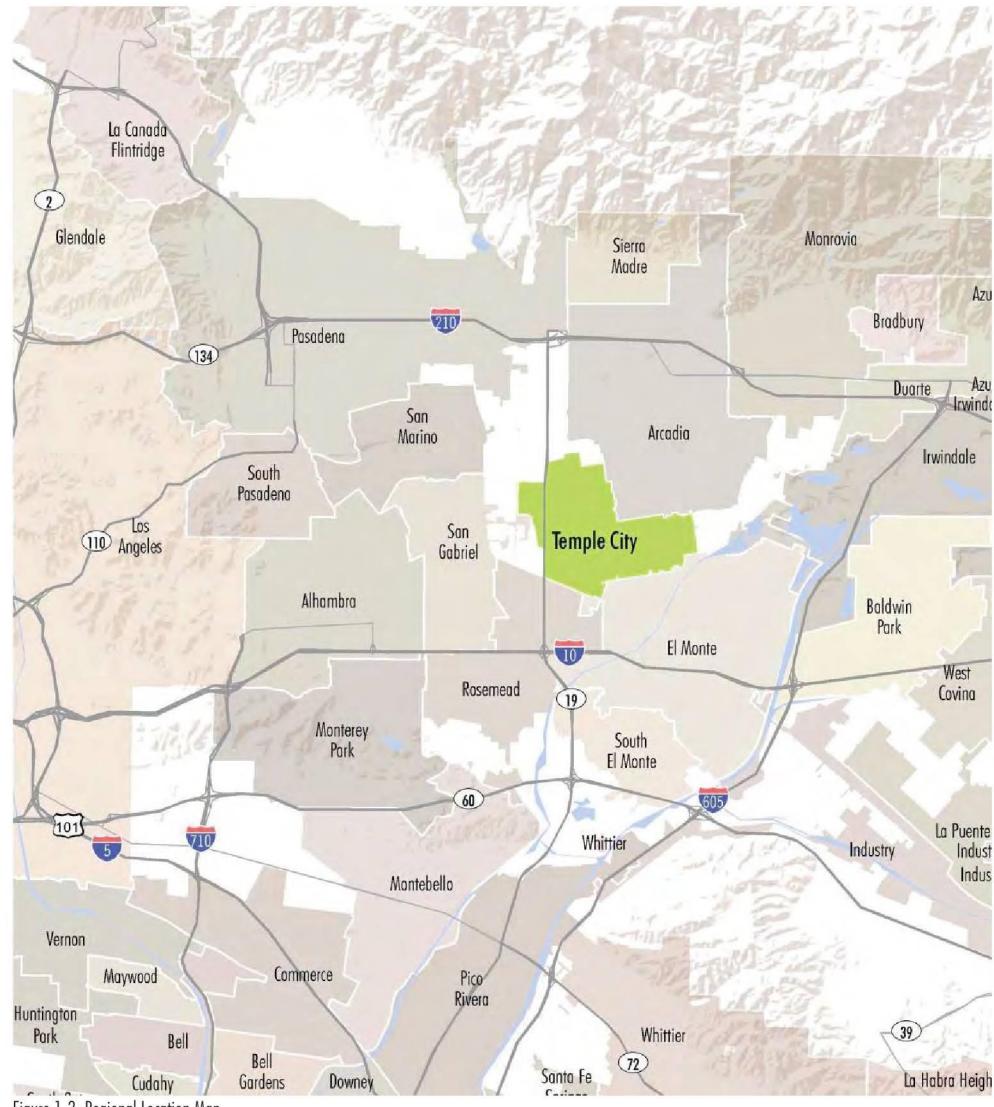
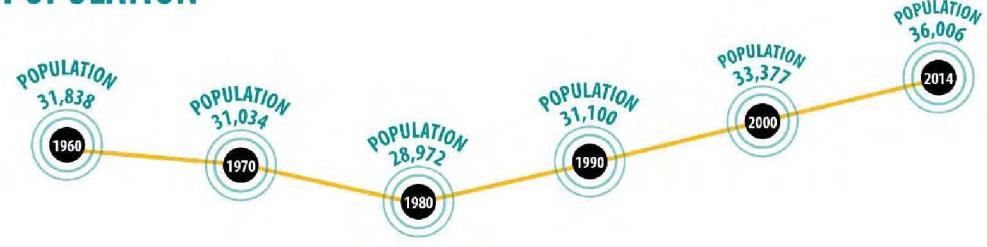


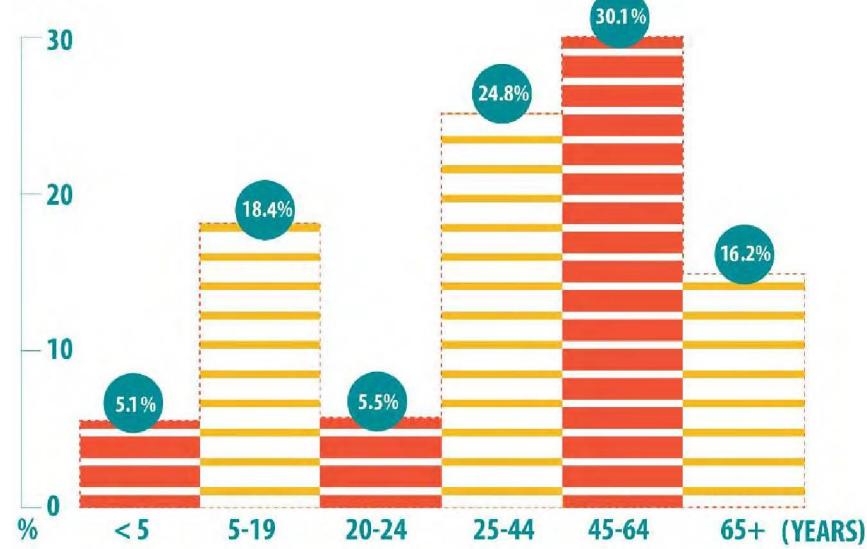
Figure 1-2: Regional Location Map

Following incorporation of Temple City in 1960, the community has transformed from a quiet, predominantly residential suburban community of just over 31,000 residents, to a culturally rich, diverse community of approximately 36,000 residents. The City's demographics have changed dramatically due to one of the fastest growing Asian populations (predominantly Chinese) in Southern California. As displayed in Figure 1-3, in 1970, the population of Temple City was predominately Caucasian (over 98 percent). By 2014, it was estimated that of Temple City's approximately 36,000 residents, 57 percent of the population was Asian, 20 percent Caucasian, and 21 percent of the population identify themselves as Hispanic or Latino. The total number of housing units in Temple City was estimated to be 11,971 in 2014. Of these, 4,763 (40 percent) were constructed after 1960. The decade between 1950 and 1960 saw the greatest growth in new home construction, with 3,639 homes (30 percent) built in that period, as reflected in Figure 1-4.

POPULATION



AGE



RACE & ETHNIC DIVERSITY



Figure 1-3: Demographics (2014)

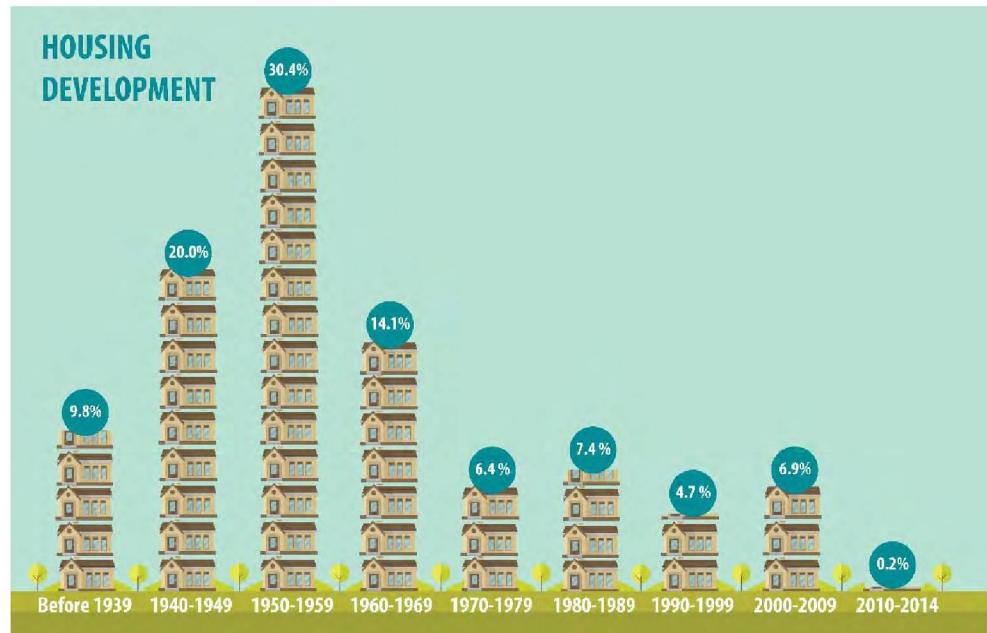


Figure 1-4 Housing (2014)

VISION

The Vision Statement for the Mid-Century General Plan is the framework that expresses the community's shared outcomes for the City's future. It defines expectations for what Temple City will be in the future as defined by its physical character; quality of life; variety of businesses; and housing, economy, environment, safety, and comparable indicators. These expectations are based on community values about the characteristics and qualities of life important today and which should be retained in the future, as well as how the community should evolve and change in response to critical issues challenging these values.

Vision Statement

In 2050 the City of Temple City maintains its small-town, family-friendly atmosphere. Its safe and attractive neighborhoods have good neighbors; clean streets, sidewalks, and public spaces; excellent schools; and thriving local businesses. People who grow up in Temple City can return after college to good jobs, a home within their budget, and a thriving community where they choose to raise their own families. Downtown and other commercial areas of the City are vibrant and prosperous, with a diverse mix of new and expanded businesses

that provide a variety of skilled jobs and quality retail, and with places to gather, be entertained, recreate, and celebrate the community's history, culture, and diversity. Temple City is "greener" and more sustainable through investments made to attain water and energy efficiency, improve accessibility, reduce vehicle commutes, and increase the health and well-being of the community. Streets enable people to get where they need to go safely, efficiently, and cost-effectively—on foot, on bike, on transit, or by vehicle. Sidewalks serve as the outdoor living room for the community, with places to socialize, celebrate, and play. Civic and community leaders are innovative and collaborative, and listen and respond to the interests of residents and the business community. Temple City has an informed, involved, and engaged community with a strong culture of civic engagement and support for the arts, education, and services that help community members of all ages to be proud they are from Temple City.

GUIDING PRINCIPLES

The Guiding Principles build upon the Vision Statement to inform the overall direction of the General Plan Update. The Guiding Principles consist of six broad topics that address the breadth of issues for which Temple City must address and consider in the update of this Mid-Century General Plan. The outcomes expressed through the Guiding Principles serve as the foundation for the update process and facilitate the development of the goals, policies, and implementing strategies for the General Plan.

Quality of Life

- » We treasure and maintain a relaxing, peaceful, family-friendly atmosphere. We cultivate community pride through special events, public art, safe and quiet neighborhoods, supporting local businesses, and spending the day at the park with family and friends.
- » We celebrate the diversity in our community and appreciate everyone's differences.
- » We use creativity and innovation to address community challenges.
- » Our network of activities and services helps improve the health and lifestyles of individuals and families.

- » We recognize that our quality of life is related to a prosperous economy and good education.



Community Character

- » Our community is balanced with places for living, working, shopping, recreation, entertainment, arts and culture, and education that reflect our community priorities.
- » We value and protect the neighborhoods, business districts, civic facilities, and open spaces that have developed since our City's founding.
- » Our new housing and commercial development is selectively accommodated in locations that complement and enhance existing uses or are underutilized to accommodate anticipated growth and change.
- » We prioritize the development of new commercial uses that serve and are accessible to adjoining residential neighborhoods, lessening the need to travel to other communities for these uses.
- » We recognize and build on the strengths of our pedestrian-oriented downtown as the physical, economic, cultural, and social heart of Temple City.
- » Our housing and commercial uses will be scaled and designed to complement and transition with adjoining neighborhoods and districts.

- » Our development patterns, mix of uses, and design of buildings, infrastructure, and public spaces contribute to a sustainable environment that minimizes consumption of scarce environmental resources, pollutants, and greenhouse gas emissions.
- » Our residents enjoy healthy lifestyles through development patterns that promote walking over automobile use, a robust system of parks and recreation uses, access to good foods, and a quality network of health providers.
- » Our community provides numerous places and facilities for celebrations, events, and cultural enrichment where we can meet and socialize with our neighbors.
- » We respect the importance of designing and maintaining our buildings, properties, and public spaces at the highest level of quality.

A Vital Economy



- » Temple City has a diverse mix of vital and economically prosperous business districts that serve consumers in the City and surrounding communities and provide revenue to sustain a high level of services for our residents.
- » Our development entitlement processes are responsive to and support new and expanding commercial uses within the community.
- » We encourage a balance of commercial uses, including national retailers, local establishments, and new businesses.

- » We place a high priority on reinvestment, and revitalization of the community to improve the quality and vitality of our downtown and commercial corridors.
- » We work with educational institutions and private organizations to nurture the skill and talent of Temple City's resident workforce with marketable skills demanded by area employers.
- » We accommodate uses that offer a robust base of well-paying jobs employing the marketable skills of the local workforce and lessen the need to commute to other communities.
- » Our land use patterns and densities provide a substantial customer base supporting local businesses.
- » Temple City provides proactive administration, review, and approval of property improvements and prospective development projects.
- » Temple City proactively participates in efforts to ensure continuity of local fiscal resources and in programs that leverage external funding and resources to benefit City services.
- » Temple City maintains systematic prioritized budget, negotiation, and operating practices that strengthen the City's operating position.
- » Our community has a mix of uses that are flexible, innovative, and responsive to fluctuations in the market.

Community Programs and Facilities

- » Our citizens are informed, involved, and engaged through community programs and active communication platforms.
- » Our community facilities and programs are accessible to all community



members (seniors, youth, and families).

- » We have flexible and collaborative educational programs available for community members of all ages and education levels.
- » Our fine arts and performing arts programs and facilities are well supported and attended as a primary way to celebrate community history, culture, and diversity.
- » Our parks provide places for recreation, contribute to the health of residents, and provide opportunities for socializing with neighbors and friends.

A “Greener” Community



- » Temple City has replaced aging infrastructure with “greener” infrastructure.
- » We have safe and sustainable infrastructure that is sufficient to meet current and future needs for water, electricity, and communication systems.
- » Our water and energy conservation methods and techniques are widely used in development throughout the City.
- » Our state-of-the-art digital and communications infrastructure attracts new businesses.
- » We have a balanced circulation system coordinated with land uses to ensure the safe, efficient, and sustainable movement of people and goods in the community.
- » Our network of complete streets accommodates pedestrians, bicycles, transit, and vehicles.
- » Our streets are safe and pleasant, with reduced traffic speed, volume, and accidents.
- » An efficient parking management system allocates scarce parking resources and reduces overall parking demand.

- » Our bicycle facilities provide a safe and convenient alternative to the private motor vehicle.
- » We encourage innovations and best practices, effectively reducing the impacts of climate change in all sectors.
- » Our development practices are sustainable and balance the needs of the economy, environment, and equity.
- » We preserve and protect natural, cultural, and historic resources.
- » A robust tree canopy, drought-resistant landscaping, and permeable surfaces are prevalent in all our neighborhoods and business districts.



A Healthy and Safe Environment

- » Healthy living practices and the well-being of citizens permeate all aspects of our community.
- » We rely upon and support our quality law enforcement and emergency services.
- » Our streets and sidewalks are clean, well maintained, and shaded.
- » We are more likely to walk or bike to run errands in Temple City than we are to drive.
- » Vehicles, pedestrians, bicycles, and transit safely share the road.
- » We have pedestrian or bicycle access to active and passive parks and recreation facilities from our homes.

- » We have access to affordable, fresh, and healthy foods.
- » New and expanding technologies are appropriately balanced with safety and privacy for members of our community.
- » We have safe and healthy programs for seniors, youth, and the disabled.
- » We have programs and policies that prepare homes, businesses, infrastructure, and individuals for emergencies and natural and man-made disasters, including effective notification and communication systems and emergency shelters.
- » Responsive Government (Photo 1-h: Council Meeting)
- » Temple City's governance process is efficient, effective, and maintains financially stability.
- » Best practices and innovation are sought out and put into practice by our civic and community leaders.
- » Our City officials listen and respond to the interests of the residents and business community through a transparent process.
- » Our community leaders are provided with opportunities and encouraged to participate in the governance process at all levels.
- » Our City has high quality government services that are responsive to the changing needs of the community.

PURPOSE OF THE PLAN



The Mid-Century Plan is a policy document intended to guide Temple City residents, employees, elected officials, and City staff towards the shared community vision. The Plan identifies specific issues and opportunities facing Temple City today and proposes innovative and proactive solutions to address concerns and capitalize on opportunities, in an effort to improve the health, wellbeing, and happiness of current Temple City residents and future generations. The Plan provides a broad vision of the future, supported by guiding principles, and goals and policies to achieve the vision defined by community members, business owners, civic leaders, and other stakeholders. The Mid-Century Plan includes a land use diagram, which identifies the land use categories in the City and the standards for density and intensity associated with each category. The Plan's Implementation Program, located in Appendix A provides a detailed implementation framework, outlining key strategies to implement the various goals and policies. State law requires each city and county to prepare and adopt a comprehensive and long-range general plan for its physical development (California Government Code Section 65300).

RELATIONSHIP TO OTHER CITY PLANS, CODES, AND ORDINANCES.

1987 Temple City General Plan

A comprehensive update of the Temple City General Plan has not been completed in decades. The most recent General Plan was adopted in 1987 and does not fully reflect the subsequent economic, demographic, and land use and development changes that have occurred in the community. Since the adoption of the 1987 General Plan, the City adopted the 2014-2021 Housing Element of the General Plan in 2014. The Housing Element is one of the seven required elements of the General Plan, and includes the following major components:

- » An assessment of the City's housing needs.
- » An inventory of resources to meet needs and of the constraints that impede public and private sector efforts to meet the needs.
- » A statement of the City's goals, quantified objectives and policies relative to the construction, rehabilitation, conservation and preservation of housing.
- » An implementation program which sets forth a schedule of actions which the City is undertaking or intends to undertake to implement the policies and achieve the goals and objectives of the Housing Element.

Downtown Specific Plan

In 2002 the City adopted the Downtown Specific Plan. The Downtown Specific Plan is a community-based revitalization plan that provides a comprehensive set of goals, objectives, land uses, infrastructure improvements, development standards and implementation measures to guide the growth and development of downtown, and create a unique and identifiable pedestrian-oriented downtown. The Specific Plan effectively establishes a link between the general plan and individual development proposals and projects, in a more area-specific manner that is possible through community-wide zoning ordinances. The Downtown Specific Plan must be found to be consistent with this Mid-Century General Plan and will be revised accordingly to ensure consistency. The authority for preparation of specific plans is provided by California Government Code Section 65450 through 65457.

Temple City Crossroads Specific Plan

Concurrent with the development of this Mid-Century Plan, the City prepared the Temple City Crossroads Specific Plan (Crossroads Plan). The Crossroads Plan is intended to facilitate the development of a mixed-use village environment centered on the intersection of two of the community's primary streets, Las Tunas Drive and Rosemead Boulevard. The Specific Plan will allow and encourage compact, mixed-use development, which provides opportunities for residents to live, work, shop, and recreate in a vibrant, walkable environment. The Crossroads Plan provides detailed guidance regarding the types of land uses permitted within the specific plan area and the intensities and densities at which the uses may be developed. As with the Downtown Specific Plan, the Crossroads Plan must be found to be consistent with this Mid-Century General Plan.

Temple City Zoning Code

The Temple City Zoning Code is the primary tool for implementing the General Plan. The Zoning Code regulates land use through the establishment of zoning districts, development standards, as well as permitted, conditional, and other uses. Application, review, and permitting processes, such as Conditional Use Permits, Variances, Specific Plans, and other specific procedures implementing the General Plan are provided in the Zoning Code as well. Because the Zoning Code implements the goals and policies of the general plan, the two documents must be consistent. As such, an update of the zoning ordinance will immediately follow the adoption of this plan.

GENERAL PLAN CONSISTENCY

Consistency, both internally within the General Plan as well as with other City documents, is a key legal requirement of the state's General Plan law. All elements of the General Plan must be internally consistent. The goals, policies, data, maps, tables, etc., of each element cannot conflict within that element or with those of another. Internal consistency has five factors:

- » All elements of the General Plan have equal legal status, no element legally takes priority over another.
- » All elements must be consistent with one another.
- » Each element's data, analyses, goals, policies, and implementation programs must be consistent with and complement one another.
- » All principles, goals, objectives, policies, and plan proposals set forth in an area or community plan must be consistent with the overall general plan.
- » The general plan's text must be consistent with its accompanying diagrams and tables.

The implementation tools of the General Plan, including the City's Zoning Code, Subdivision Ordinance, and Specific Plans, must be consistent with the General Plan. Additionally, each of these tools must be consistent with one another. In the event that an inconsistency is found, the applicable document must be updated in a reasonable amount of time to maintain consistency with the General Plan. Proposals to amend a Specific Plan, the Development Code, or the General Plan text or maps also require findings regarding consistency with the General Plan. Inconsistency of a project with the General Plan requires a finding of overriding consideration. This test of General Plan compliance is also a required criteria for determining significant impacts under the provisions of the California Environmental Quality Act.

Additionally, development proposals must be reviewed and analyzed for consistency with the goals and policies of the General Plan and applicable implementation actions.

READING THE GENERAL PLAN

As the blueprint providing the foundation for the future growth and physical development of the City, government officials, residents, and business and

property owners alike should familiarize themselves with this document. Guided by the City's vision and guiding principles, each element of the Mid-Century Plan contains goals, policies, and implementation actions addressing issues and opportunities associated with the element.

Goals are statements of desired future conditions, regarding a particular topic in the community, toward which effort and use of resources are or will be directed. Policies on the other hand are statements that guide decision making and specify an intended level of commitment on a subject. Implementation Actions express how each Mid-Century policy will be carried out and are provided in the Plan's Implementation chapter.

The City will use the implementation actions as a check list of action items and next steps for City staff and decision makers to carry out the goals and policies in the General Plan. Implementation actions each have a target timeframe for completion, as well as a responsible party(s) for carrying out the action.

MID-CENTURY PLAN ELEMENTS

The Mid-Century Plan addresses many different planning topics, as displayed in Table 1-A Mid-Century Plan Elements below. These elements address all of the state-mandated topics plus additional topics of local importance. Sections 65350–65590 of the California Government Code establish the requirements for the minimum contents of a general plan. The Mid-Century Plan's format combines related topics to create a concise, easy-to-read, and usable document.

Mid-Century General Plan Elements

State Required Elements	Land Use	Circulation	Economic Development	Community Services	Natural Resources	Hazards
Land Use	✓		✓			
Circulation		✓				
Housing ¹	✓		✓			
Conservation					✓	
Open Space	✓			✓		
Noise						✓
Safety				✓		✓

¹Although not physically part of this Mid-Century General Plan, the 2014-2021 Housing Element is legally part of the Mid-Century General Plan. The goals, policies, and implementation programs are consistent with those in this Mid-Century General Plan.

Table 1-A: Mid-Century Plan Elements

that describes how the community seeks to continue enhancing Temple City consistent with its vision and guiding principles into the future.

PUBLIC INVOLVEMENT PROCESS

The Mid-Century Plan was developed on a foundation of inclusionary community engagement and active participation. Understanding the desires and values of community members today and for the future ensures that this Plan, developed in accordance with the community's recommendations, supports and advances those priorities over the long term, as well ensures a sense of "community-ownership" of the Plan.



General Plan Advisory Committee

The preparation of the Mid-Century Plan was informed and guided by the 12-member General Plan Advisory Committee (GPAC), an ad hoc committee appointed by the Temple City City Council. The GPAC assisted in the facilitation of the public participation process, advised staff and the consultant team on community issues during the planning process, and assisted in the formation of the land use diagram and goals and policies. A list of the GPAC members can be found in the acknowledgement section of this plan.

Community Workshops

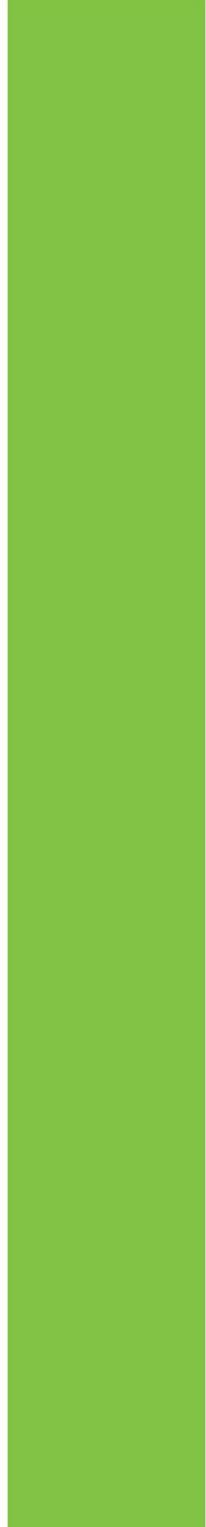


The planning team, including City staff, GPAC members, and consultants held numerous community workshops throughout the planning process. These workshops were held at various locations throughout the City, often associated with community events, such as the Camellia Festival, Lights on Temple City, and Farmer's Market. The community workshops allowed members of the community with an opportunity to provide input into key components of the plan, and were intended to engage those members of the community who may not typically be involved in traditional planning or outreach processes. The list of events and dates for community workshops included the following:

- » Community Survey at the Temple City Farmer's Market. On Sunday, January 12, 2014, the General Plan update process was initiated in the community by distributing a Community Survey to residents at the Temple City Farmer's Market. The survey gathered general information regarding traffic conditions, valued community places and facilities, opportunities for development, mobility improvements, and areas in need of improvement.
- » Lights on Temple City. On December 5, 2014, at Temple City Park, the Mid-Century Plan team set up a "Vision Booth" at the City's annual Lights on Temple City event. Community members were asked what they would like to "gift" Temple City in 2050 after reading the final General Plan Vision Statement and 7 Guiding Principles. Nearly 100 "gifts" were given to Temple

City during the event, which helped to guide the visioning process for the Mid-Century Plan.

- » Lunar New Year Street Festival. On January 24 and 25, 2015, City Staff obtained feedback from community members at the Lunar New Year Street Festival regarding their vision for the future of Temple City. Similarly, to the Lights on Temple City event, residents described their “wishes” for the future of Temple City and place them inside a red envelope.
- » Community Meeting #1. On February 12, 2015, the inaugural General Plan Community Meeting was held at the Live Oak Park Community Center. The intent of the meeting was to discuss the General Plan process and future engagement opportunities, present the Vision Statement, and discuss land use alternatives for opportunity areas previously established by the General Plan Advisory Committee (GPAC). Approximately 40 participants engaged in small group discussion sessions to identify areas where existing land uses should be conserved, areas in which new development may be located, and imagine possible land uses that may be located in the opportunity areas.
- » Camellia Festival. On February 21st and 22nd, 2015, the Mid-Century Plan team set up a booth at the City’s Camellia Festival, where residents of all ages were provided an opportunity to build their “ideal Temple City” in a fun and interactive exercise using colored building blocks and community maps.
- » Youth Committee Meeting. On February 26, 2015, the Mid-Century Plan team met with the Temple City Youth Committee at the Temple City Community Room. The team provided an overview of the Mid-Century Plan visioning process and discussed with the Committee the various land use categories being considered for the Plan. Additionally, the Youth Committee participated in a small group exercise to identify areas where existing uses should be conserved, identify areas in which new development may be located, and identify possible land uses to be located in those areas.

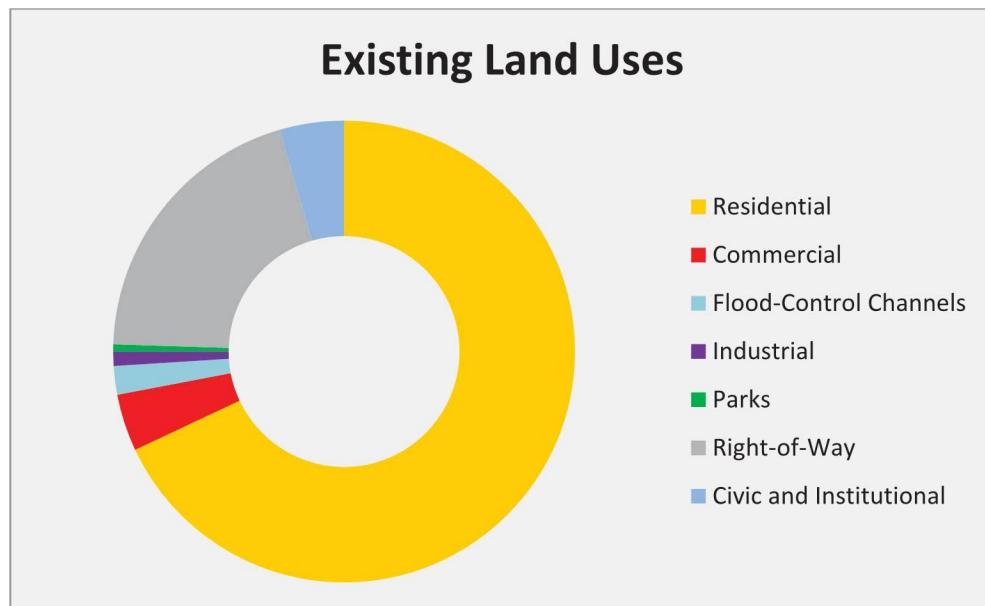


LAND USE ELEMENT

The quality of life for residents, employees, and visitors is often dependent on how land uses within the community are distributed, fit together, and cumulatively create an urban form that communicates a sense of place and well-being. Temple City is a built out city with few remaining vacant parcels. Consistent with the plan's Vision Statement, land use goals and policies strategically guide and shape future growth and development to protect and preserve existing residential neighborhoods, business districts, and community assets, while directing growth toward underutilized properties, including large surface parking lots, vacant or obsolete buildings, and in areas where additional development affords opportunity to invigorate civic activity, business prosperity, and expand job opportunities for residents. Additionally, an emphasis on environmental and economic sustainability and health and wellness are woven throughout the land use goals and policies.

The Land Use Element provides a comprehensive plan of the types, intensities, and distribution of land uses throughout the community. The Element and Land Use diagram identify the desired pattern of growth and land use. The purpose of the Land Use Element is to guide decision-making to ensure that the land uses developed are cohesive and compatible with the City's vision for the future.

EXISTING LAND USES



Before looking forward toward our future, it is important to recognize where we are today. The following provides an overview of Temple City's land use pattern at the time of the preparation of the Plan (2016). In 2016, Temple City was primarily a residential community, with 68 percent of all land area (including right-of-ways) dedicated to residential housing. Of the residential uses, the vast majority (94 percent) are single-family houses, while the remaining six percent accommodate multi-family uses. Unlike many communities which have very segregated land uses, it is not uncommon to find lower density multi-family uses (lots of two-four units) interspersed with single-family homes in Temple City. However higher density uses (five plus units) are primarily located adjacent to primary corridors, separated from traditional single-family neighborhoods.

Non-residential land uses, including commercial (four percent), civic and institutional (four percent), flood-control channels (2 percent) and industrial (one percent) account for approximately 10 percent of land use in the City. Less than one percent (0.5 percent) of land in Temple City is dedicated to park

uses. Streets, sidewalks, alleys, and other components of the right-of-way account for approximately 20 percent of land area in the community.

Public and private schools make up the largest share of civic and institutional land area in the community (45 percent). Civic uses such as governmental offices, including City Hall, the City's Public Works yard, the public library, the County Sheriff's building, the County fire station, and other administrative services account for 26 percent of civic and institutional uses, while churches comprise nearly 20 percent of land area in this category. Other civic and institutional uses in the City include senior homes, cemetery, children's day care centers, and various clubs and organizations.

Commercial uses are located primarily along Rosemead Boulevard and Las Tunas Drive, with smaller concentrations along Temple City Boulevard, Encinita Avenue, Baldwin Avenue and Lower Azusa Road. The majority of commercial uses (60 percent) consist of local-serving retail businesses and shopping centers, including grocery stores, bridal and other clothing shops, pet stores, nail and salon shops, photography studios, exercise studios, cleaners, and similar uses. Office and professional uses account for approximately 20 percent of the commercial and office category, while auto-related uses, including gas and service stations and sales account for nearly 10 percent of commercial uses. Finally, restaurants and bars, including a variety of fast-food and family-style sit down restaurants account for approximately six percent of commercial uses.

Industrial uses comprise approximately one percent of land in Temple City. Industrial uses are clustered around Encinita Avenue in the southeastern portion of the City and south of Lower Azusa Road along Gidley Street. Industrial uses include light industrial business such as material and building suppliers, warehouse uses, and distribution and storage facilities.

The goals and policies are divided into four sections including those applicable to (a) land use diagram and development standards; (b) citywide goals and policies applicable to all uses and locations; (c) goals and policies applicable to each category of use depicted on the land use diagram; and (d) goals and policies uniquely applicable to specific districts/places within the City.

LAND USE DIAGRAM AND DEVELOPMENT STANDARDS

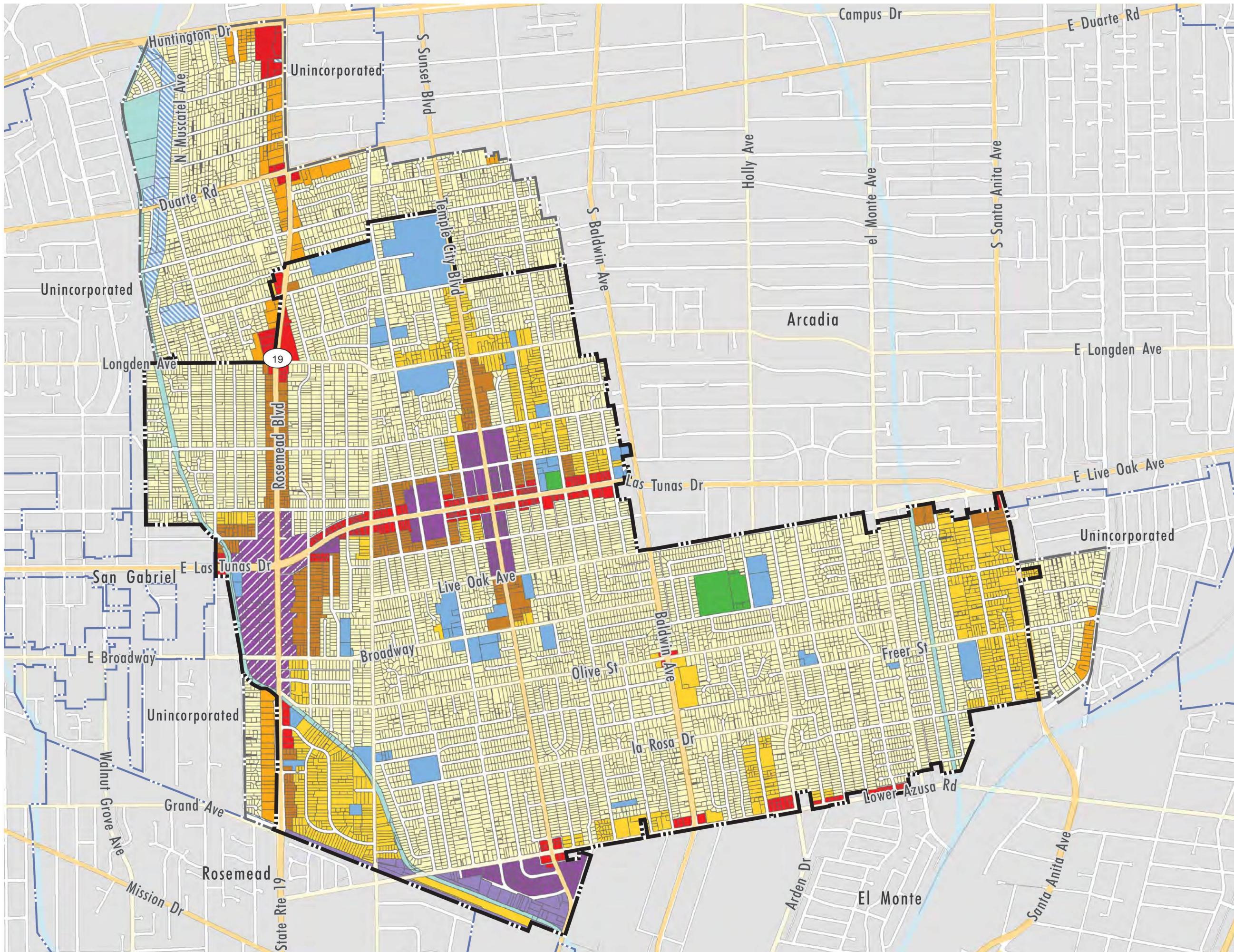
This section presents the Land Use Diagram, displayed in Figure 2-1, which depicts the distribution of land uses in the community, differentiated by categories or “Land Use Designations” shown on the side of the diagram. Additionally, this section provides an overview of the standards of population density and building intensity, and allowed uses for the various land use designations in the plan, consistent with the requirements of State planning law (Government Code Section 65302 (a)).



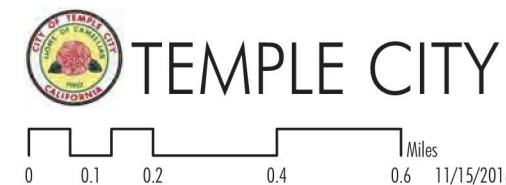
CITY OF TEMPLE CITY



Fig. 2-1
Land Use Diagram



- Legend:**
- Temple City Boundary
 - Temple City SOI
 - General Plan Designation
 - Low Density Residential (0-6 du/acre)
 - Medium Density Residential (7-12 du/acre)
 - High Density Residential (13-36 du/acre)
 - Commercial (0.5 FAR)
 - Industrial (1.0 FAR)
 - Institutional
 - Parks
 - Flood Control/Wash
 - Mixed Use
- Mixed-Use: 2.0 FAR (minimum of 0.5 FAR commercial), 13-36 du/acre
Commercial Only: 0.5 FAR
- Mixed Use - Specific Plan**
- Mixed-Use: 2.0 Floor Area Ratio (FAR) with a minimum of 0.5 for commercial and maximum of 13-40 dwelling units per acre north of Las Tunas Drive and maximum 65 dwelling units per acre south of Las Tunas Drive / 3.1 people per unit.
- Commercial Only: 0.5 Floor Area Ratio



Development Standards

Standards for the density and intensity of development are defined for each land use category depicted on the Land Use Diagram. These establish a range of minimum and maximum densities or intensities. The City of Temple City Zoning Map and adopted Specific Plans designate uses for all parcels at a greater level of specificity with densities falling within the range shown on the Land Use Diagram. Densities defined for parcels by the Zoning Map and Specific Plans may be less than, but not exceed those shown on the Land Use Diagram without an amendment of the General Plan.

Residential Land Use Densities

The standard for residential designations is expressed as the maximum number of dwelling units per net acre. Population density can be derived by multiplying the maximum number of dwelling units per net acre by the estimated average number of persons per unit, for the applicable residential designation, as specified below. Figure 2-2 illustrates various residential densities on a common size parcel.

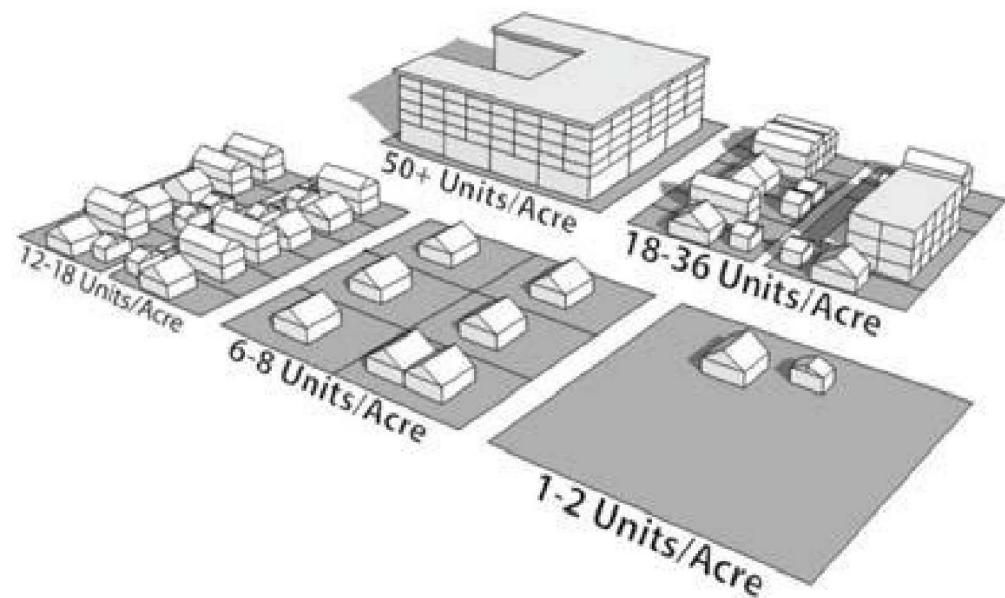


Figure 2-2 Residential Densities

Figure 2-2 is intended only to show the relative differences between residential developments at various densities and does not represent a density standard for this General Plan.



Non-Residential Land Use Intensities

Standards for building intensity for non-residential uses such as commercial, industrial, and mixed-use development are stated as floor-area ratios (FARs). In the case of mixed-use developments that incorporate residential uses, the maximum residential density is 50 dwelling units per net acre.

FAR represents the ratio of the gross building area, excluding structured parking, to the net developable area of the site. The net developable area is the total land area of a site excluding portions that cannot be developed (e.g., right-of-way, public parks, and so on). A site includes all contiguous parcels that will share parking or access. For example, on a lot with 25,000 square feet of land area, a FAR of 0.5 will allow 12,500 square feet of usable building floor area to be built independent of its number of stories (e.g., 6,250 square feet per floor on two stories, or 12,500 square feet on one floor). On the same 25,000 square foot lot, a FAR of 0.8 would allow 20,000 square feet of usable floor area and a FAR of 1.5 would allow 37,500 square feet of usable floor area. Figure 2-3 depicts various building configurations representing FARs of 0.5, 1.0, and 2.0.

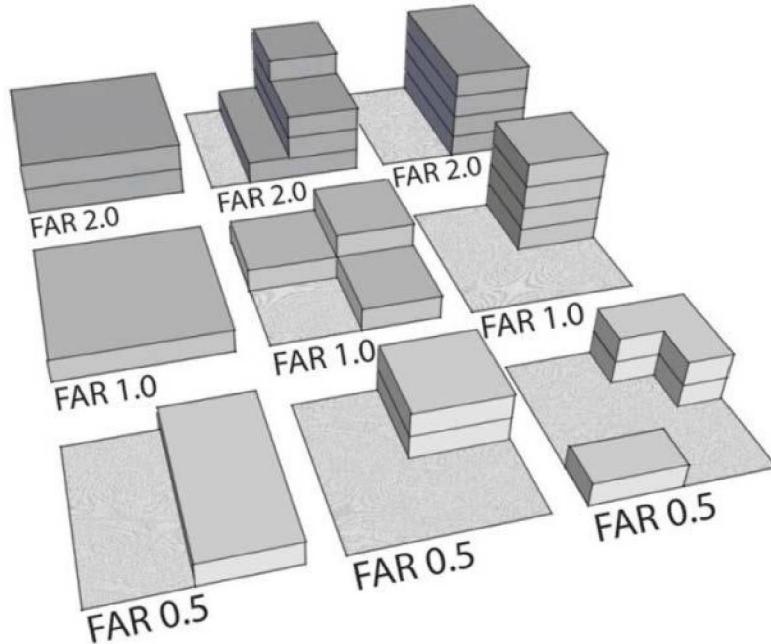


Figure 2-3 Non-Residential Intensities

This illustration shows how various building configurations represent different FARs of 0.5, 1.0, and 2.0 on a similar sized parcel. This graphic is intended only to show the relative differences in FAR and does not represent an intensity standard for this General Plan.

While FAR provides for the overall development size and intensity, it does not specify the height or design character of the building. Different interpretations of the same FAR can result in buildings of very different character. The City's Municipal Code specifies other regulations that will affect a buildings form and character within the context of the permitted FAR (e.g., building height limits, setbacks, and open space requirements).

LAND USE CATEGORIES

The following describes and characterizes the general range of land uses and densities/intensities permitted for each category of use depicted on the Land Use Diagram. A detailed list of uses allowed in each zone is specifically defined by the Temple City Zoning Ordinance. (Insert Land Use Diagram – each LU designation will be highlighted or “pop out” as the user scrolls down through categories)

Residential Land Uses

Low-Density Residential (RL)

- » 0-6 dwelling units per acre / 3.1 people per unit

The Low-Density Residential designation is characterized by single family dwelling units in conventional suburban-style development pattern, with lots ranging from 5,000 to 7,200 square feet or larger. While there is a mix of housing forms and styles, these areas retain the basic character of single-family neighborhoods, such as front and rear yards, driveways, and garages. Other compatible uses, such as schools, child care centers, parks, and religious facilities, may also locate in areas with this designation.

Medium-Density Residential (RM)

- » 7-12 dwelling units per acre / 3.1 people per unit

The Medium Density Residential designation is intended for mix of single-family homes, patio home (zero lot line), and small multi-unit buildings. These areas

are multi-family in character, but retain some of the characteristics of suburban neighborhoods such as landscaped yards, off-street parking, common open space, and low building heights. Structures in these areas are generally less than three stories tall and have surface parking. For properties located within this designation that qualify as “tiered” or “flag” lots or located on cul-de-sacs, development shall be limited to single family-detached units. Other compatible uses, such as schools, child care centers, parks, and religious facilities, may also locate in areas with this designation.

High-Density Residential (RH)

- » 13-36 dwelling units per acre / 3.1 people per unit

The High Density Residential designation applies to apartment and condominium/townhouse residential structures that house multiple dwelling units and may consist of two to three-story buildings. A portion of these units may be priced for low and moderate income households. On larger parcels with this designation, common open space and other shared amenities are typically provided. Structured parking may also be included. Other compatible uses, such as schools, child care centers, parks, and religious facilities, may also locate in areas with this designation. For properties located within this designation that qualify as “tiered” or “flag” lots or located on cul-de-sacs development shall be limited to single family-detached units.

Commercial Land Uses

Commercial (C)

- » 0.5 Floor Area Ratio

The Commercial designation applies to low-scale commercial, service, and office uses located along the City’s arterials and collector streets. Some of these areas are developed as auto-oriented “strip” shopping centers while others concentrate commercial buildings along street frontages to promote pedestrian activity. Multiple zoning designations apply within this category to distinguish their different physical characteristics and uses. Typical retail commercial uses might include supermarkets, drug stores, restaurants, and miscellaneous small local-serving stores and services. Typical office commercial uses might include banks, finance, real estate, medical and dental offices, and professional services. Typical service commercial uses might include hotels, gas stations,

fast food restaurants, car sales, and minor auto repair businesses including local-serving commercial, community shopping/office complexes, eating and drinking establishments, and entertainment facilities.

Mixed-Use Land Uses

Mixed-Use (MU)

- » Mixed-Use Project: 2.0 Floor Area Ratio (FAR) with a minimum of 0.5 for commercial and maximum of 13-36 dwelling units per acre / 3.1 people per unit.
- » Commercial Only Project: 0.5 Floor Area Ratio

The Mixed-Use designation applies to specific areas of the City that may be appropriate for mixed commercial and residential projects. A range of commercial uses, such as retail, restaurants, personal services and offices are permitted within this designation. Housing is permitted but not required; however, a higher FAR is permitted to incentivize mixed use development on these properties. Mixed-use projects are intended to enable residents to live in proximity and walk to shopping, dining, services, and entertainment, reducing automobile use, pollution, and greenhouse gas emissions while contributing to the health of Temple City's residents. Typically, mixed-use buildings are developed along streets containing attractive sidewalks, trees, benches, plazas, public art and other amenities that make the streets pedestrian-friendly. Ground floor uses are primarily those that foster high levels of pedestrian interest and customer activity. Storefronts open onto the sidewalk, dining areas extend outward into the public realm, and parking is located to the rear or in structures. On larger parcels, multi-family housing may be developed in free-standing buildings behind street facing retail uses. Where properties designated as Mixed-Use are located along non-primary streets adjoining single family neighborhoods, the portion of the property facing the neighborhood should be developed for lower intensity residential uses and with design that is compatible to maintain the street's residential contextual character.

Mixed-Use Specific Plan (MU-SP)

- » Mixed-Use Project: 2.0 Floor Area Ratio (FAR) with a minimum of 0.5 for commercial and maximum of 13-40 dwelling units per acre north of Las Tunas Drive and maximum 65 dwelling units per acre south of Las Tunas Drive / 3.1 people per unit.

» Commercial Only Project: 0.5 Floor Area Ratio

The Mixed-Use Specific Plan designation is intended to promote the intensified development of underutilized commercial properties with expansive areas of surface parking for higher economic value uses including a mix of multi-family housing with retail, office, and service uses. Housing is permitted but not required; however, a substantially higher FAR is applied to incentivize mixed use development on these properties. The mix of uses may be vertically integrated into buildings or developed in single use structures on the site. Development will be located and designed to convey a pedestrian-oriented “village” character with buildings clustered around common open spaces and pedestrian sidewalks and parking will be located in centralized structures. A Specific Plan for this area provides detail guidance for mix and distribution of uses, parking layout, urban design and infrastructure improvements, design and development standards, and implementation programs.

Institutional Land Uses

Institutional (IN)

The Institutional designation applies to facilities owned and operated by the City, public schools, water and sanitary district facilities, transit agency facilities, utilities, and other federal, state, county, and local government facilities and/or private institutions such as schools, religious centers, and hospitals. Allowable development intensity on Institutional properties is determined on a case-by-case basis

Industrial Land Uses

Light Industrial (IL)

» 1.0 Floor Area Ratio

The Light Industrial designation accommodates a variety of industrial uses which enhance Temple City’s economic vitality and provide jobs for residents. These may include research and development, “clean and green” tech, and semi-conductor, computer hardware, software and related technological, administrative, sales, and engineering facilities, auto repair and servicing, machine shops, woodworking and carpentry shops, equipment rental and storage, small warehouse and delivery operations, self-storage facilities, printers, small wholesalers, and other small-scale industrial operations. A

limited number of office, commercial recreation, and group assembly uses also occur within these areas. The Industrial uses shall be developed with off-street parking that can be developed in close proximity to residential uses without serious conflict due to development standards that regulate things such as noise, vibration, setbacks, and landscaping.

Open Space and Recreation

Parks (P)

This category includes parks that are owned and operated by the City of Temple City, including active and passive recreation areas. Typical uses include athletic fields, playgrounds, trails, tennis courts, and recreation centers. The appropriate uses in any given park are based on the park's classification and standards and are further defined in the City's Parks Master Plan and the Parks and Recreation Element.

Open Space (OS)

The Open Space designation applies to the Eaton Wash and Arcadia Wash flood control channels, which represent a resource to the community and opportunity to develop trails and passive recreation space.

CITYWIDE GOALS AND POLICIES

Goals and policies in this section apply to all land uses and geographic locations in Temple City and are intended to shape the overall growth and development of the community.



Growth and Development

Growth and development goals and policies provide for community conservation and strategic growth, preserving existing neighborhoods and targeting new development to infill areas that are vacant or underutilized, and are scaled and designed to complement existing uses. Future growth is guided by the seven Guiding Principles and emphasizes maintaining the quality of life of Temple City's residents with neighborhood conservation, decreased automobile trips, increased walkability, improved connectivity, and create cohesive and vibrant districts and places.

Goal LU 1: Growth and Development.

A community that accommodates growth that is orderly and well-planned, preserves existing residential neighborhoods and targets new development to the downtown core, major intersections, and underutilized properties, provides for the needs of residents and businesses, ensures the effective provision of public services, and makes efficient use of land, energy, and infrastructure.

- » **LU 1.1 Basic Growth Policy.** Accommodate growth that is consistent with community values, character, and scale and complements and enhances existing uses.

- » LU 1.2 Targeted Growth. Target primary growth as adaptive re-use and new construction in the downtown Las Tunas Drive/Temple City Boulevard core, commercial centers at major arterial intersections including properties southwest of the Las Tunas Drive/Rosemead Boulevard intersection, and underutilized industrial properties.
- » LU 1.3 Development Capacity. Accommodate the type and density of land uses depicted on the Land Use Diagram to a cumulative (existing and new) maximum of 20,523 housing units and 3,854,533 square feet of commercial square feet.
- » LU 1.4 Growth and Change Evaluation. Review the General Plan's residential, commercial, and industrial capacities every ten years and adjust as necessary to reflect development that has occurred, its impacts, changes in market and economic conditions, and consistency with community values.
- » LU 1.5 Growth Exceeding Development Capacities. Allow for development exceeding the limitations specified by Policy 1.2 provided that their environmental impacts do not change the findings described in the certified Mid-Century General Plan Final Program Environmental Impact Report
- » LU 1.6 Development and Public Services Concurrency. Work with applicable public entities and service providers to coordinate the timing of new development with the provision of public facilities and infrastructure assuring that adequate services are available at the time of occupancy.
- » LU 1.7 Development Costs. Require new development to contribute its share of the costs of providing necessary public services and facilities through equitable fees and exactions.
- » LU 1.8 Annexation. Ensure that annexations of any properties in Temple City's Sphere of Influence (SOI) are consistent with the goals and policies of the Mid-Century General Plan and do not adversely affect the City's fiscal viability, infrastructure and services, community character, or quality of life.

Land Use Mix

The following goal and policies provide for the maintenance of existing and development of new land uses that together provide for the needs of Temple City's residents, contribute to community health, wellness, and quality of life, are economically prosperous and sustainable, respect the City's environmental setting, and are consistent with the City's history, cultural, and community aspirations.

Goal LU 2: Land Use Mix.

A complete community that is balanced with places for living, working, shopping, recreation, education, and arts and culture that reflect Temple City's history, tradition, and diversity.

- » **LU 2.1 Complete Community.** Allow for the development of uses contributing a complete and self-sustaining community, containing a mix of uses that minimize the need for residents to travel outside of the City for retail goods and services, employment, entertainment, and recreation.
- » **LU 2.2 Places to Live.** Provide opportunities for a full range of housing types, densities, locations, and affordability levels to address the community's fair share of regional, senior, and workforce housing needs and provide a strong customer base sustaining the economic vitality of Temple City's commercial businesses.
- » **LU 2.3 Places to Shop.** Provide for and encourage the development of a diversity of uses in Temple City's downtown core, commercial centers, and corridors to enable residents and business persons to shop locally and reduce the need to travel to adjoining communities.
- » **LU 2.4 Places to Work.** Provide opportunities for the development of a broad range of land uses that offer job opportunities, including knowledge-based and local serving jobs that are commensurate with the education, skills, and occupations of Temple City residents.
- » **LU 2.5 Places to Live and Work.** Provide for the development of projects integrating housing with commercial uses enabling residents to reduce automobile travel, air pollution, and greenhouse gas emissions.
- » **LU 2.6 Places that Support Resident Needs.** Provide uses and services supporting the needs of Temple City's residents such as facilities for civic governance and administration, public safety, seniors and youth, health facilities, and comparable activities.
- » **LU 2.7 Places for Recreation and Celebration.** Provide parks, open spaces, venues for community events, and similar uses enabling residents to participate in healthy lifestyles and celebrate the community.
- » **LU 2.8 Places to Enrich Personal Lives.** Accommodate the development of education, religious, libraries, arts exhibition and performance, and cultural uses that enrich the lives of Temple City's residents.

Community Character

A diversity of land use strategies contribute to the City's character, including the form, scale, and design of development; its recognition of history and culture; the presence of active public places enabling residents to engage and socialize with one another; a transportation system that provides for all users; and the encouragement of livable neighborhoods, unique buildings, and vibrant centers, corridors, and public spaces. The following goal and policies are intended to preserve and enrich Temple City's community character and ensure that new development is designed to respect the community's contextual elements.

Goal LU 3: Neighborhoods, Centers, and Corridors.

An urban pattern of distinct, compact, and walkable neighborhoods and districts that preserve Temple City's small-town, friendly atmosphere; and contribute to residents' health and quality of life, economic vitality, environmental sustainability, and reduction of greenhouse gas emissions.

- » **LU 3.1 Development Pattern and Urban Form.** Maintain and enhance Temple City's urban form with distinct, compact, and walkable residential neighborhoods and business districts containing a diversity of uses, densities, and physical characteristics.
- » **LU 3.2 Complete and Livable Neighborhoods.** Maintain the pattern of distinct residential neighborhoods oriented around parks, schools, and community facilities that are connected to and walkable from neighborhood-serving businesses.
- » **LU 3.3 Vibrant Downtown.** Provide for the development of a mix of uses and activities that enhance and build upon downtown as the pedestrian-oriented, economic, cultural, and social heart of Temple City.
- » **LU 3.4 Arterial Nodes.** Cluster higher density, pedestrian-oriented mixed uses at key intersections, such as Las Tunas Drive and Rosemead Boulevard, and Las Tunas Drive and Temple City Boulevard, to create an active, vibrant, and prosperous commercial environment.
- » **LU 3.5 Social Interaction.** Encourage the establishment of retail uses and streetscape elements that provide opportunities for social interaction and community gathering, including cafes and coffee shops, farmers markets, galleries, and plazas.