



TEMPLE CITY

MID-CENTURY PLAN

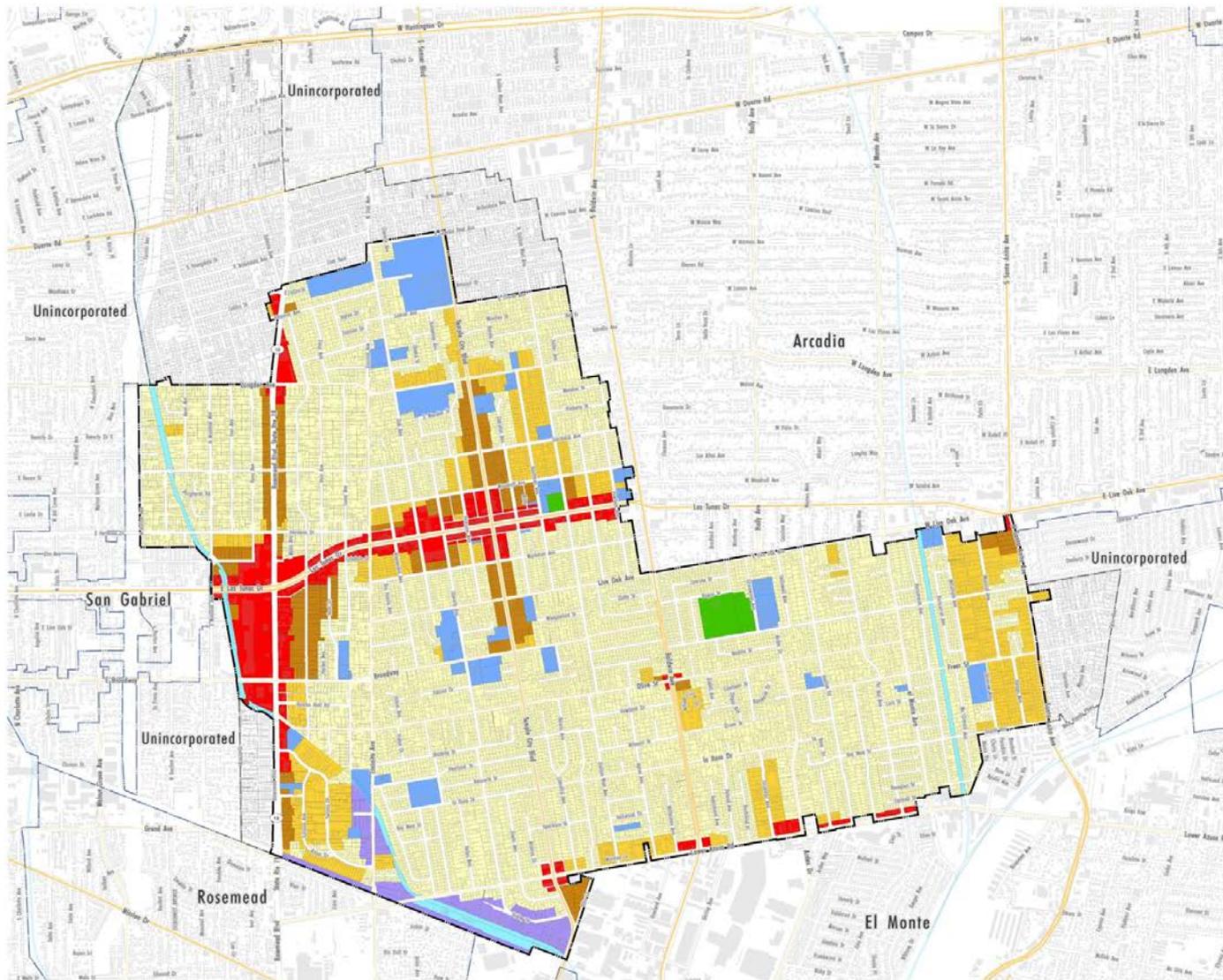
GENERAL PLAN ADVISORY COMMITTEE (GPAC)

MEETING 8 | JUNE 1, 2015

AGENDA

- Call to Order
- Roll Call
- Public Comments
- Approval of May 4th Meeting Notes
- Discussion of Proposed Land Use Diagram Changes
- Discussion of Development Capacity Analysis
- Adjournment to July 6 Meeting

LAND USE DIAGRAM EXISTING GENERAL PLAN



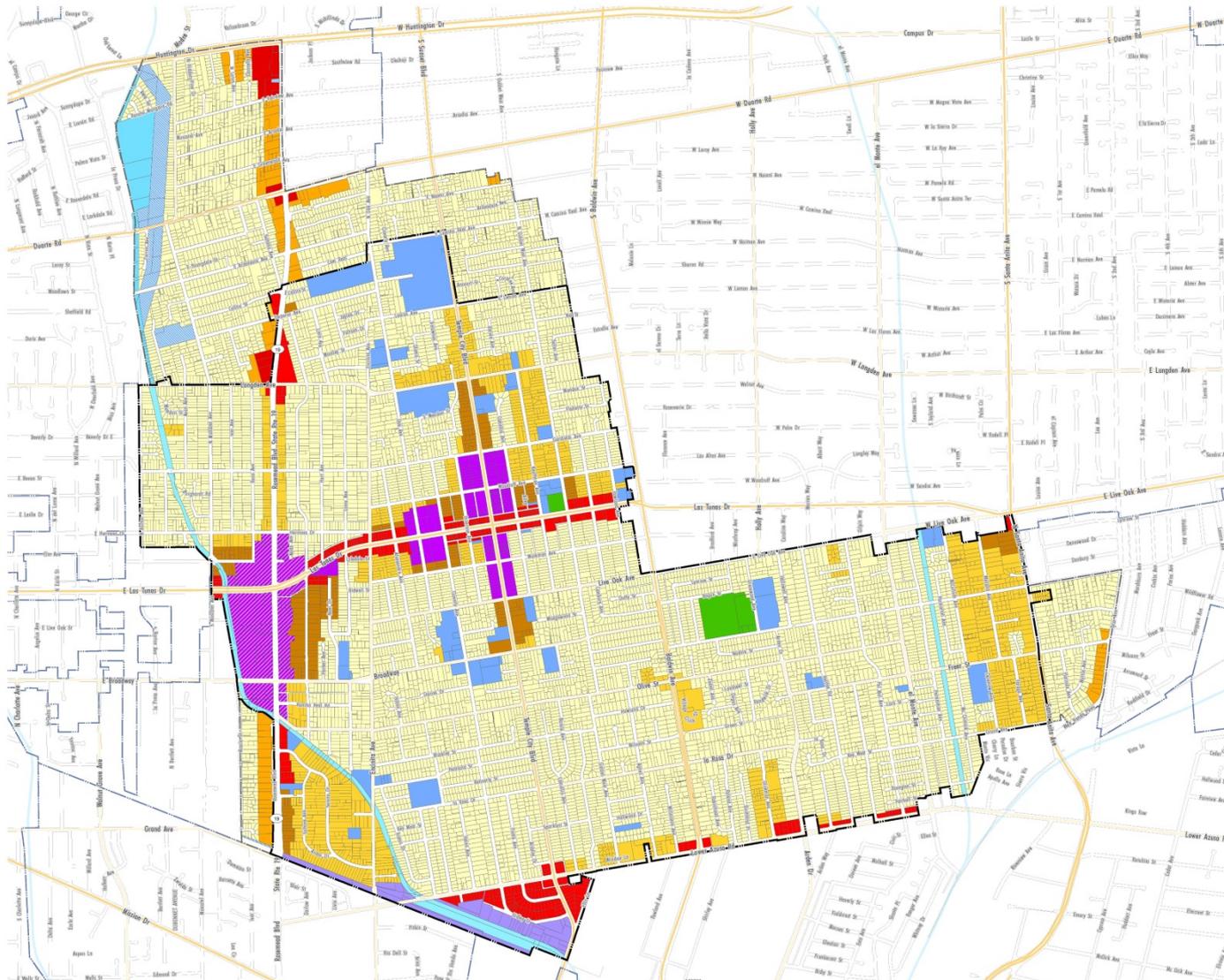
Current General Plan

- Temple City Boundary
- Temple City SOJ
- General Plan Designation
 - Low Density Residential
 - Medium Density Residential
 - High Density Residential
 - Commercial
 - Industrial
 - Institutional
 - Parks
 - Flood Control Channel

LAND USE DIAGRAM

GPAC DRAFT GENERAL PLAN

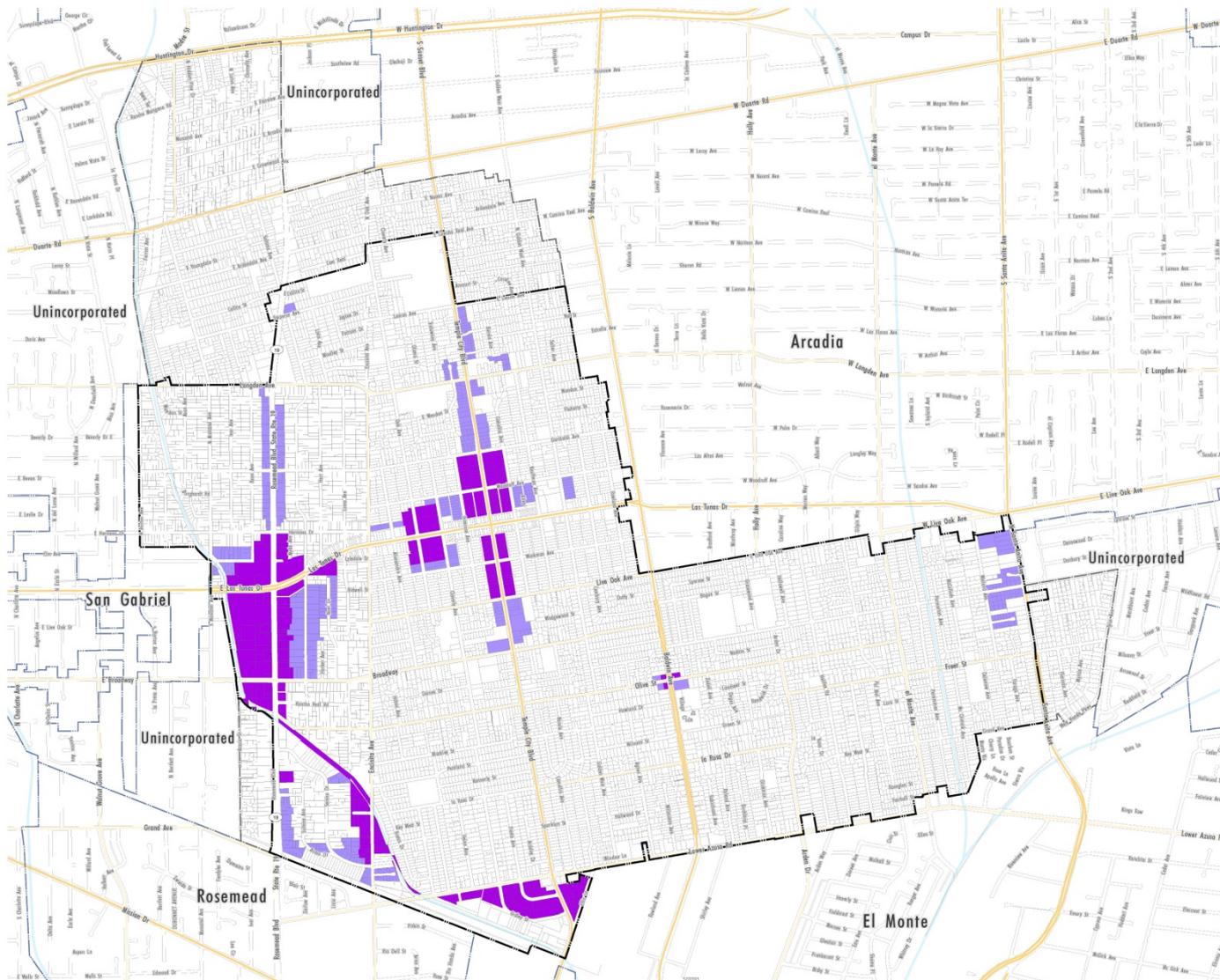
Proposed General Plan



LAND USE DIAGRAM CATEGORY & DENSITY COMPARISON

General Plan Category	Existing General Plan	Proposed General Plan
Low Density Residential	0-6 dwelling units/acre	0-6 dwelling units/acre
Medium Density Residential	7-12 dwelling units/acre	7-12 dwelling units/acre
High Density Residential	13-24 dwelling units/acre	13-36 dwelling units/acre
Mixed Use	<i>Not Applicable</i>	2.0 Floor Area Ratio
Mixed Use - Specific Plan	<i>Not Applicable</i>	2.5 Floor Area Ratio
Commercial	2.8 Floor Area Ratio	.5 Floor Area Ratio
Industrial	0.5 Floor Area Ratio	1.0 Floor Area Ratio

LAND USE DIAGRAM AREAS OF CHANGE



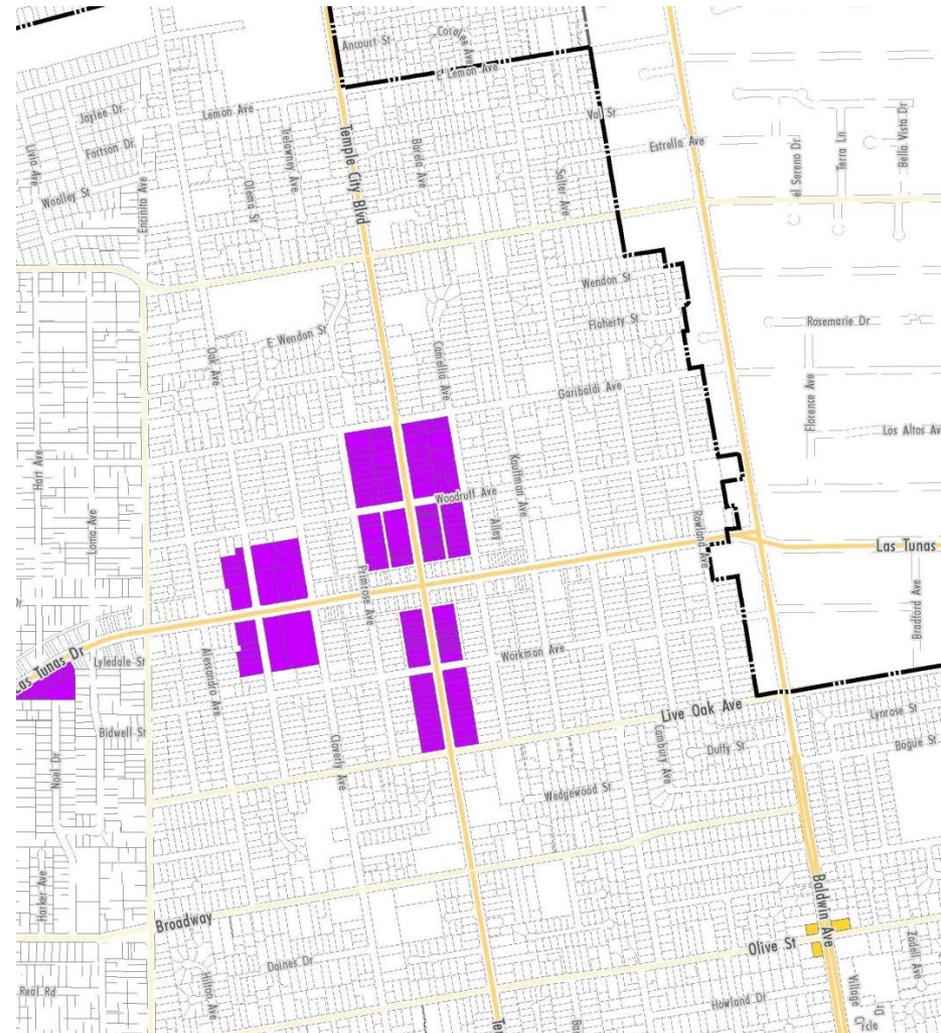
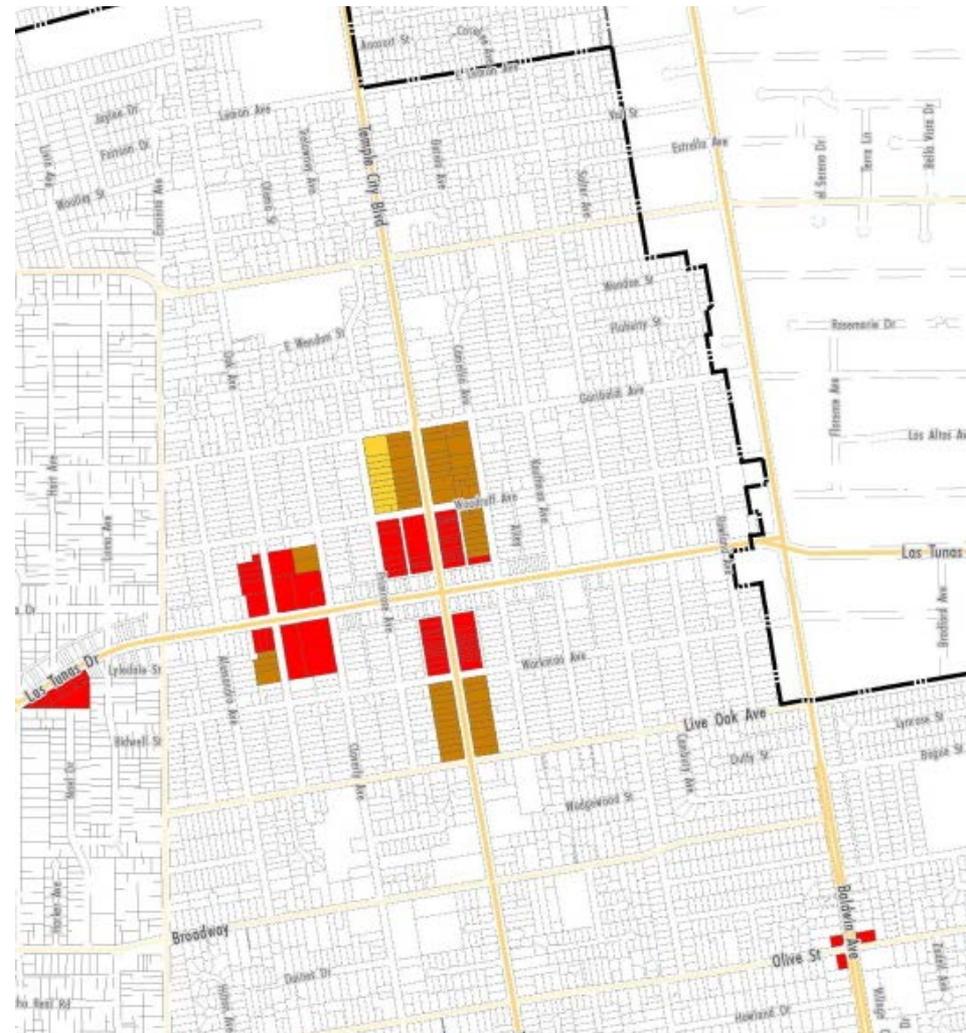
Map 2

Proposed Draft General Plan
Land Use Diagram
Changes from Existing Plan

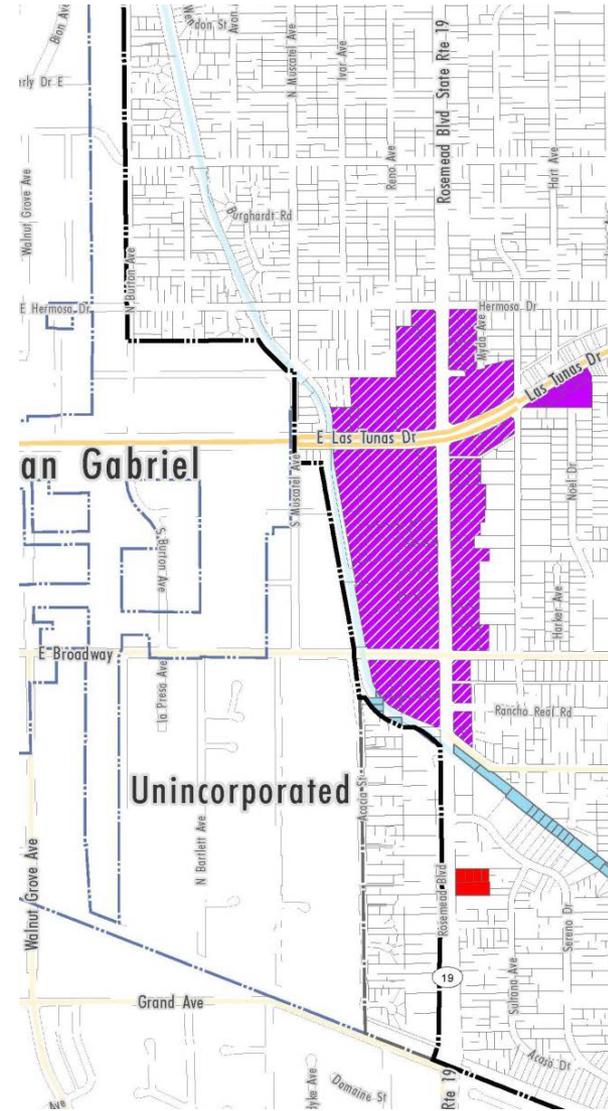
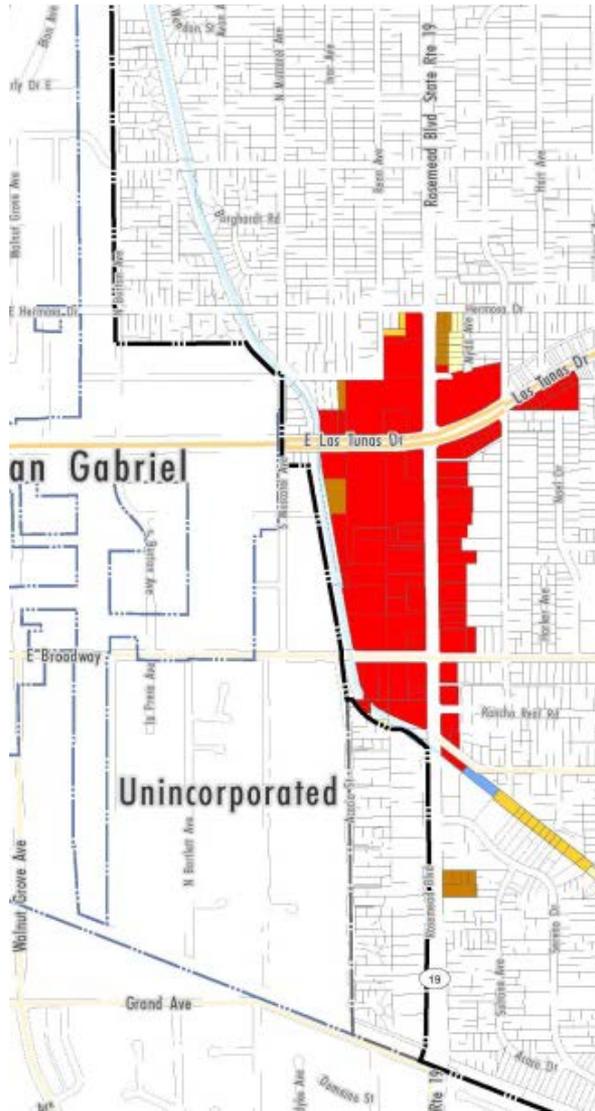
- Temple City Boundary
- Temple City SOI
- Density Change
- Land Use Change

LAND USE DIAGRAM

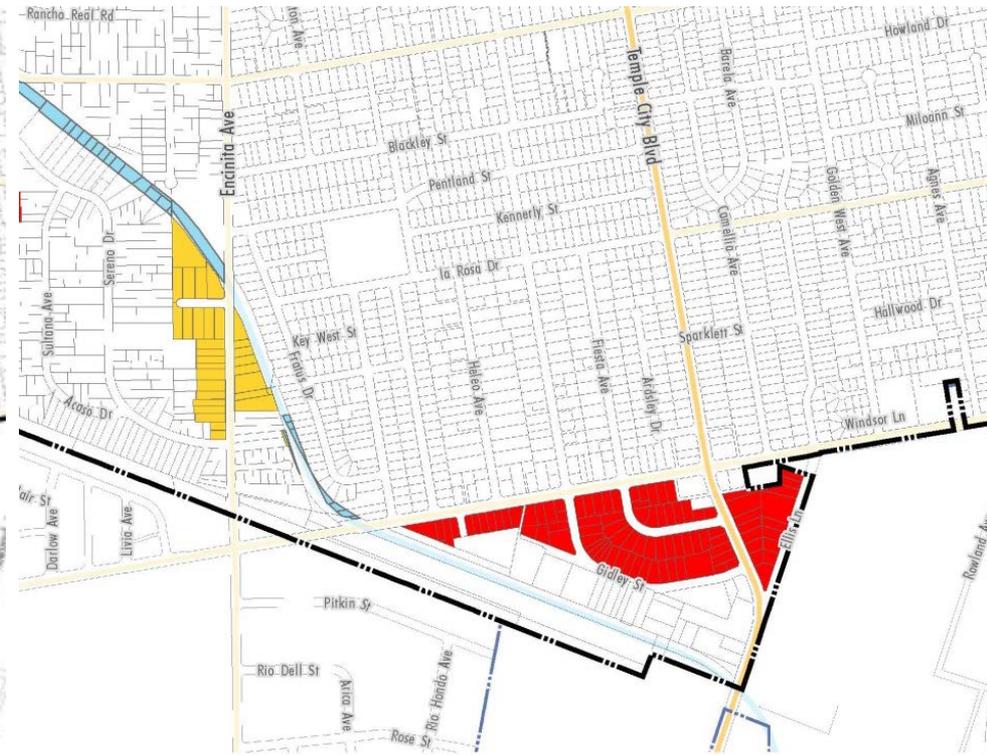
LAND USE CHANGES



LAND USE DIAGRAM AREAS OF CHANGE



LAND USE DIAGRAM AREAS OF CHANGE



LAND USE DIAGRAM DENSITY CHANGES



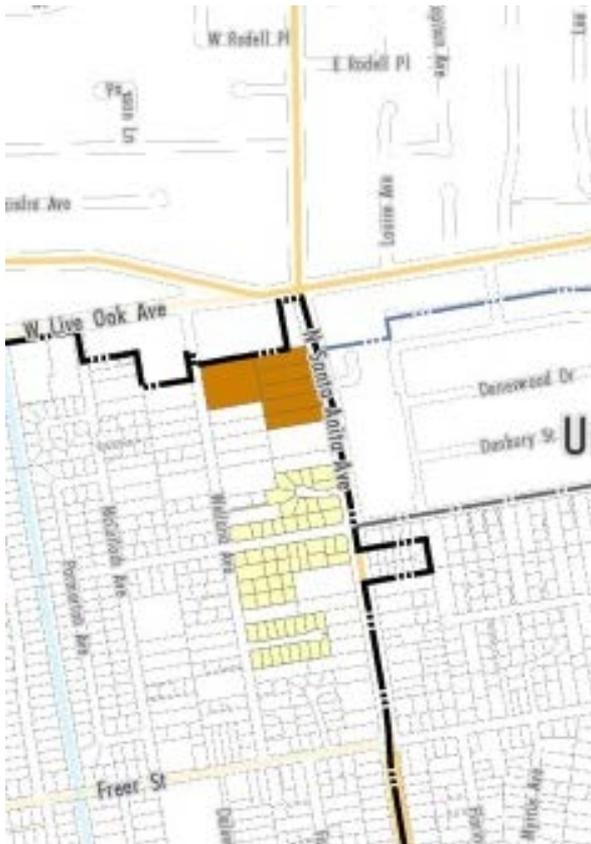
Existing General Plan Designation

- Low Density Residential 0-6 du/ac
- Medium Density Residential 7-12 du/ac
- High Density Residential 13-24 du/ac

GPAC Draft General Plan Designation

- Low Density Residential 0-6 du/ac
- Medium Density Residential 7-12 du/ac
- High Density Residential 13-36 du/ac

LAND USE DIAGRAM DENSITY CHANGES



Existing General Plan Designation

- Low Density Residential 0-6 du/ac
- Medium Density Residential 7-12 du/ac
- High Density Residential 13-24 du/ac

GPAC Draft General Plan Designation

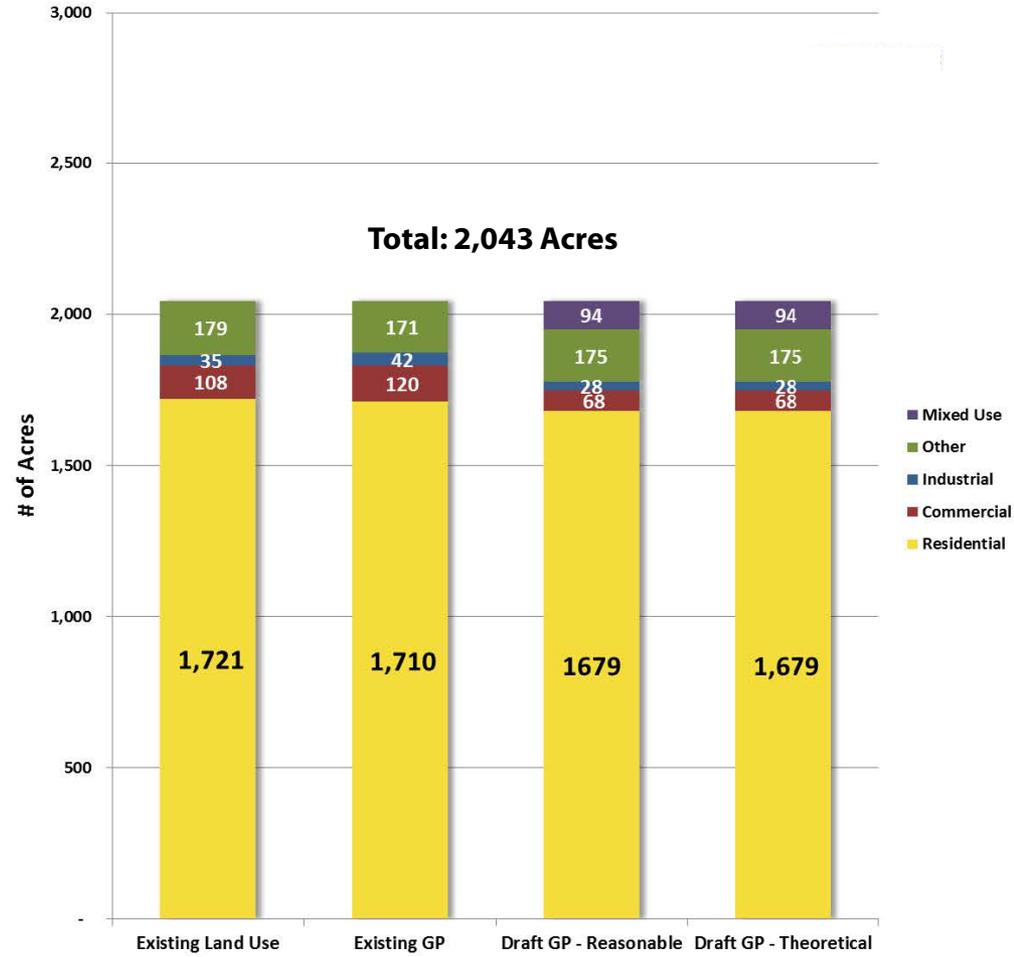
- Low Density Residential 0-6 du/ac
- Medium Density Residential 7-12 du/ac
- High Density Residential 13-36 du/ac

DEVELOPMENT CAPACITY ANALYSIS

Acreage (Including Sphere of Influence)



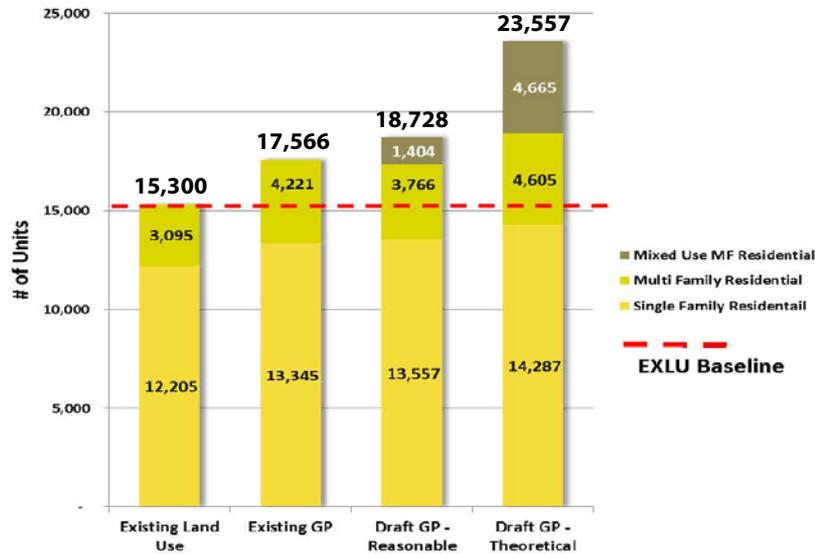
Acreage (City Only)



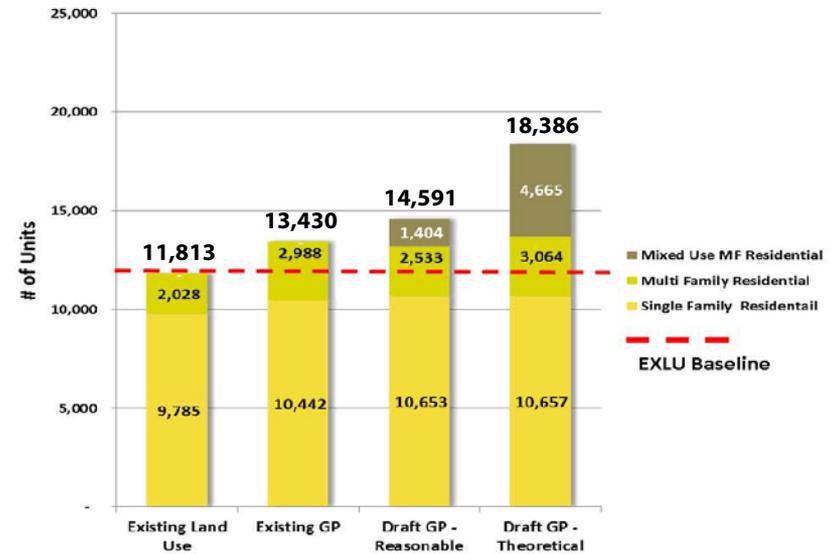
- Mixed Use
- Other
- Industrial
- Commercial
- Residential

DEVELOPMENT CAPACITY ANALYSIS

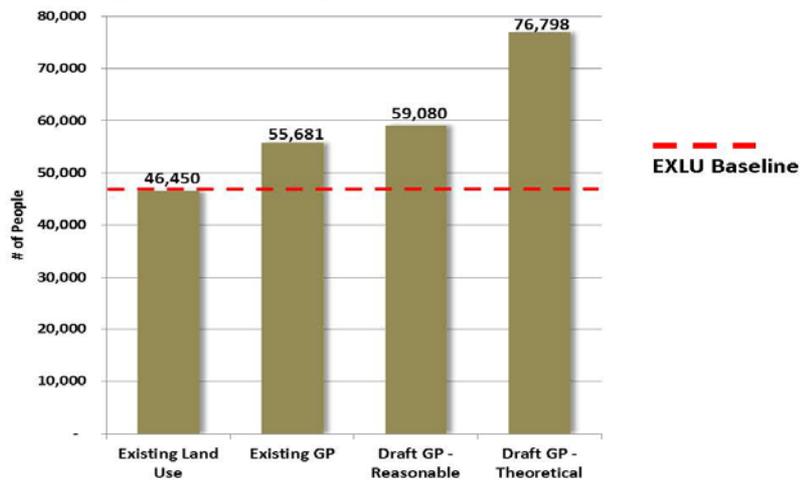
Dwelling Units (Including Sphere of Influence)



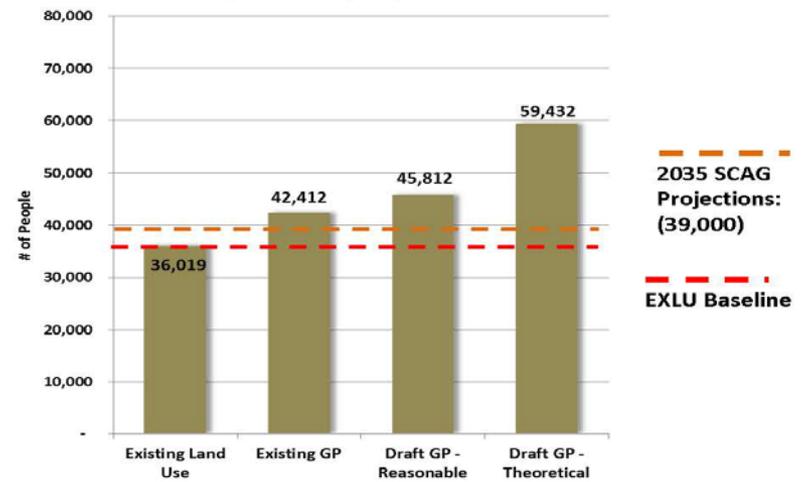
Dwelling Units (City Only)



Population (Including Sphere of Influence)

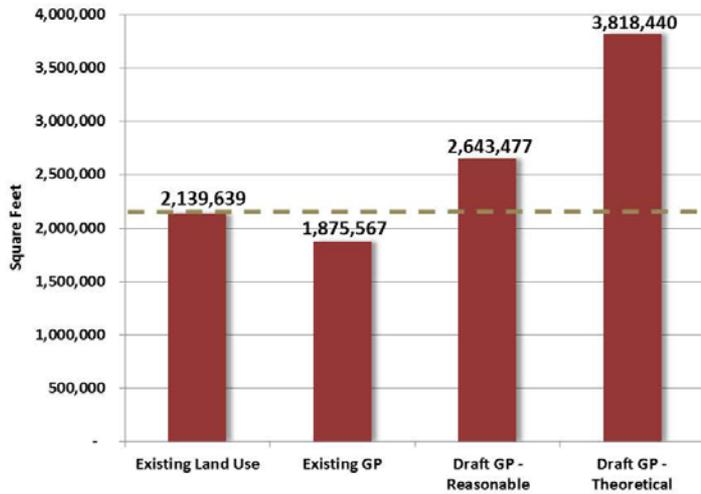


Population (City Only)

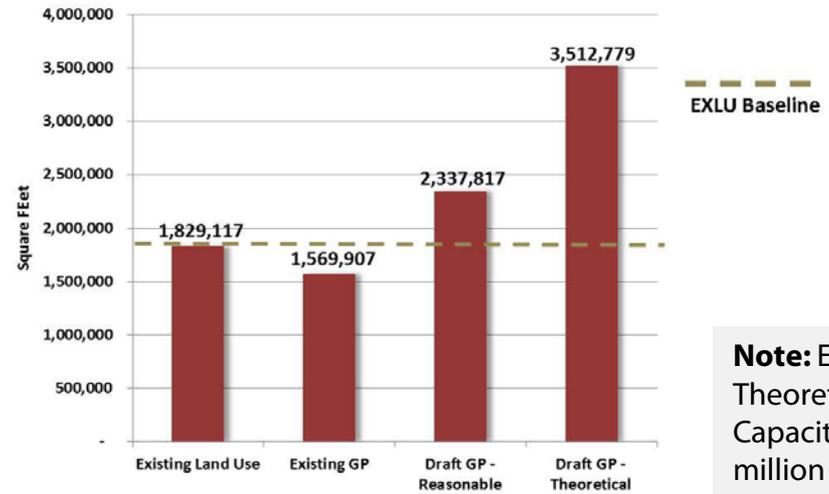


DEVELOPMENT CAPACITY ANALYSIS

Commercial Building Square Feet (Including Sphere of Influence)

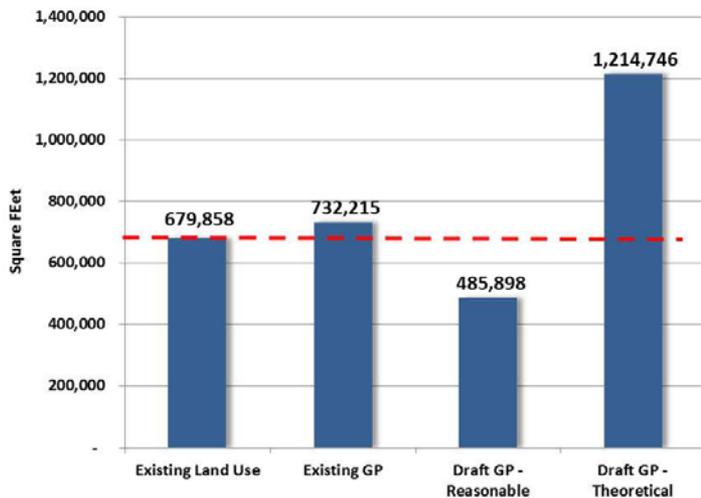


Commercial Building Square Feet (City Only)

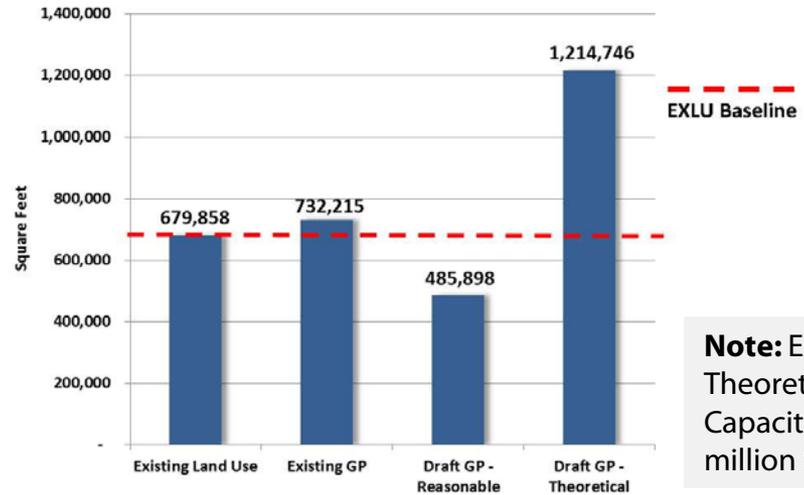


Note: Existing GP Theoretical Capacity = 14.6 million SF

Industrial Building Square Feet (Including Sphere of Influence)

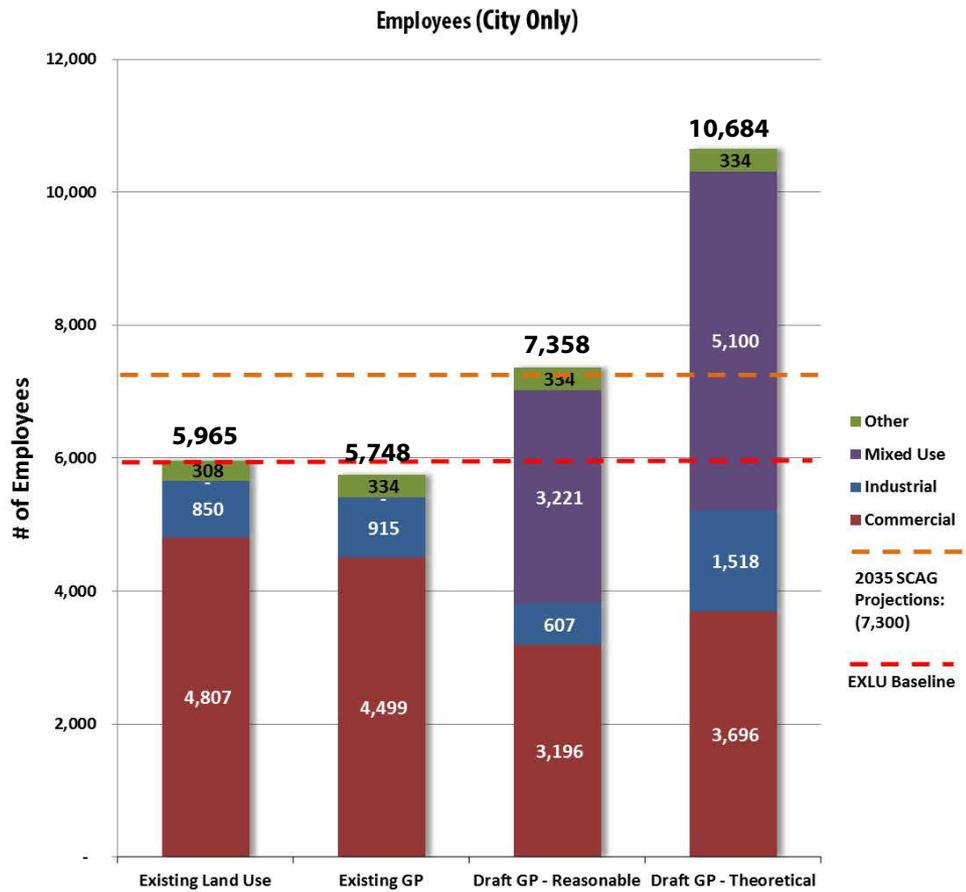
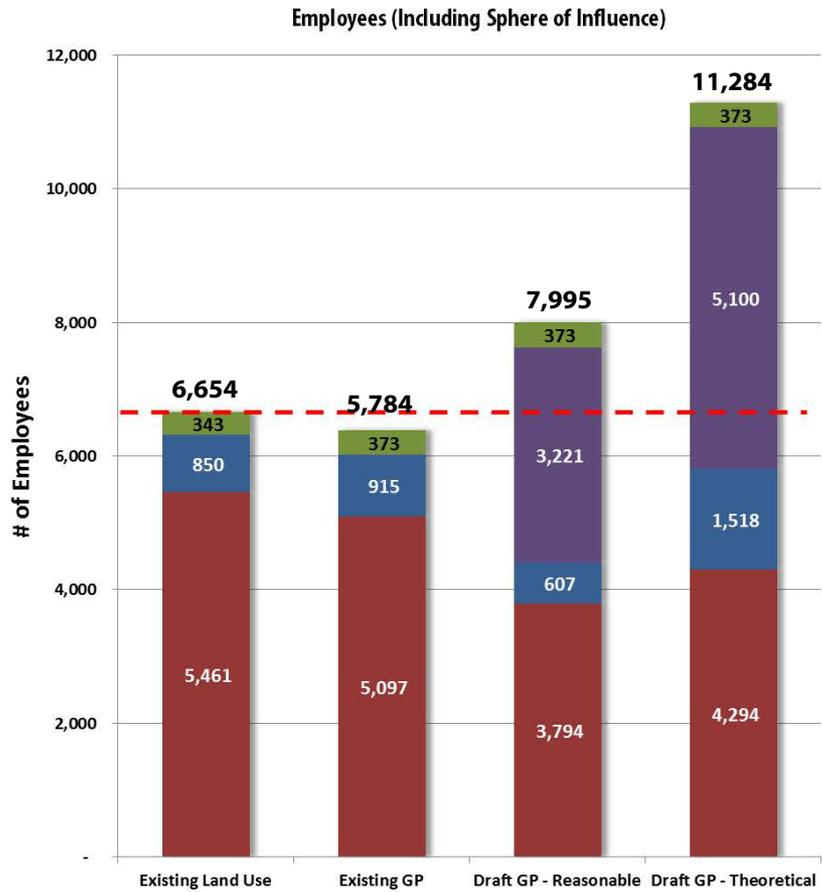


Industrial Building Square Feet (City Only)



Note: Existing GP Theoretical Capacity = 1.8 million SF

DEVELOPMENT CAPACITY ANALYSIS



Note: Existing GP Theoretical Capacity = 45,137 Employees

JULY 6 MEETING POLICY REVIEW

Community Services

- Community Services
- Art and Culture
- Education
- Public Safety
- Recreation and Open Space
- Utilities

Natural Resources

- Air Quality and Greenhouse Gases
- Resource Management and Conservation

Hazards

- Fire, Flooding, Seismic, Wind
- Hazardous Wastes
- Noise