



# TEMPLE CITY

MID-CENTURY PLAN  
GENERAL PLAN ADVISORY COMMITTEE (GPAC)

MEETING 14 | November 16, 2015

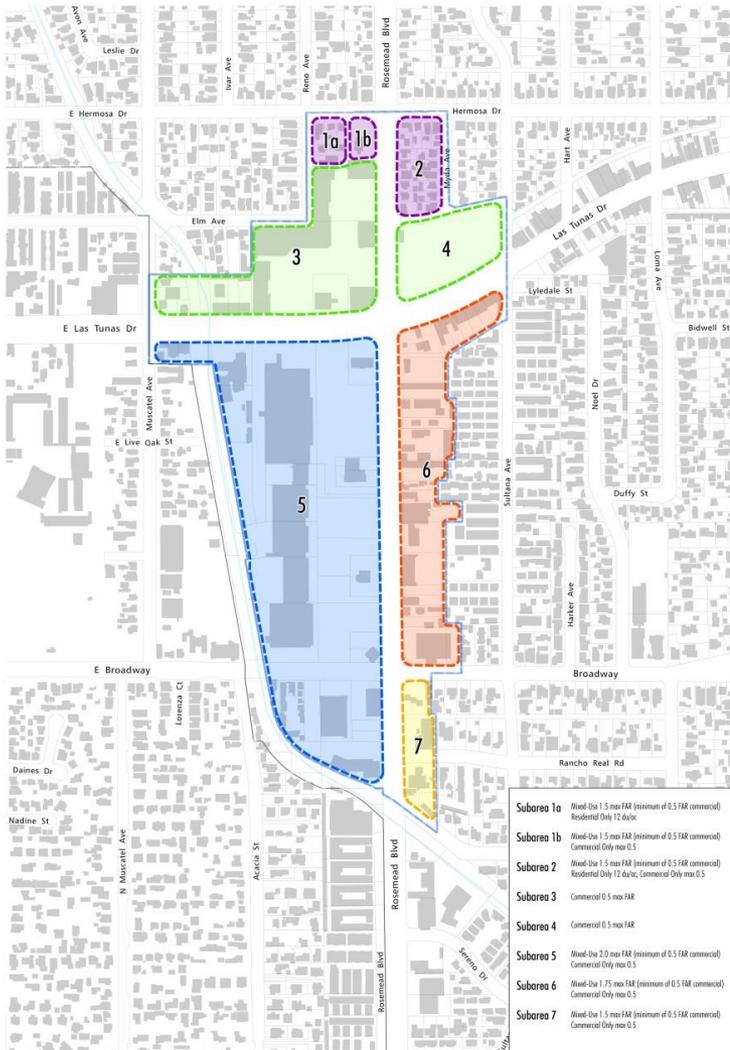
# AGENDA

- Call to Order
- Roll Call
- Public Comments
- Approval of October 19 Meeting Notes
- Distribution and Review of Background Report
- Review Public Workshop Comments
- Review and Recommendations—Land Use Plan, Permitted Land Uses, and Development Standards
- Adjournment

# BACKGROUND REPORT OVERVIEW

- **Introduction**
  - Plan Area Context
  - Policy and Regulatory Context (General Plan and Zoning)
- **Existing Conditions**
  - Land Use
  - Parcels
  - Land Ownership
  - Block Structure
  - Design and Development Characteristics
- **Summary of Opportunities and Constraints**
  - Planning
  - Economic
  - Transportation
  - Infrastructure

# Draft Land Use Plan



**Subarea 1a** Mixed-Use 1.5 max FAR (minimum of 0.5 FAR commercial)  
Residential Only 12 du/ac

**Subarea 1b** Mixed-Use 1.5 max FAR (minimum of 0.5 FAR commercial)  
Commercial Only max 0.5

**Subarea 2** Mixed-Use 1.5 max FAR (minimum of 0.5 FAR commercial)  
Residential Only 12 du/ac; Commercial Only max 0.5

**Subarea 3** Commercial 0.5 max FAR

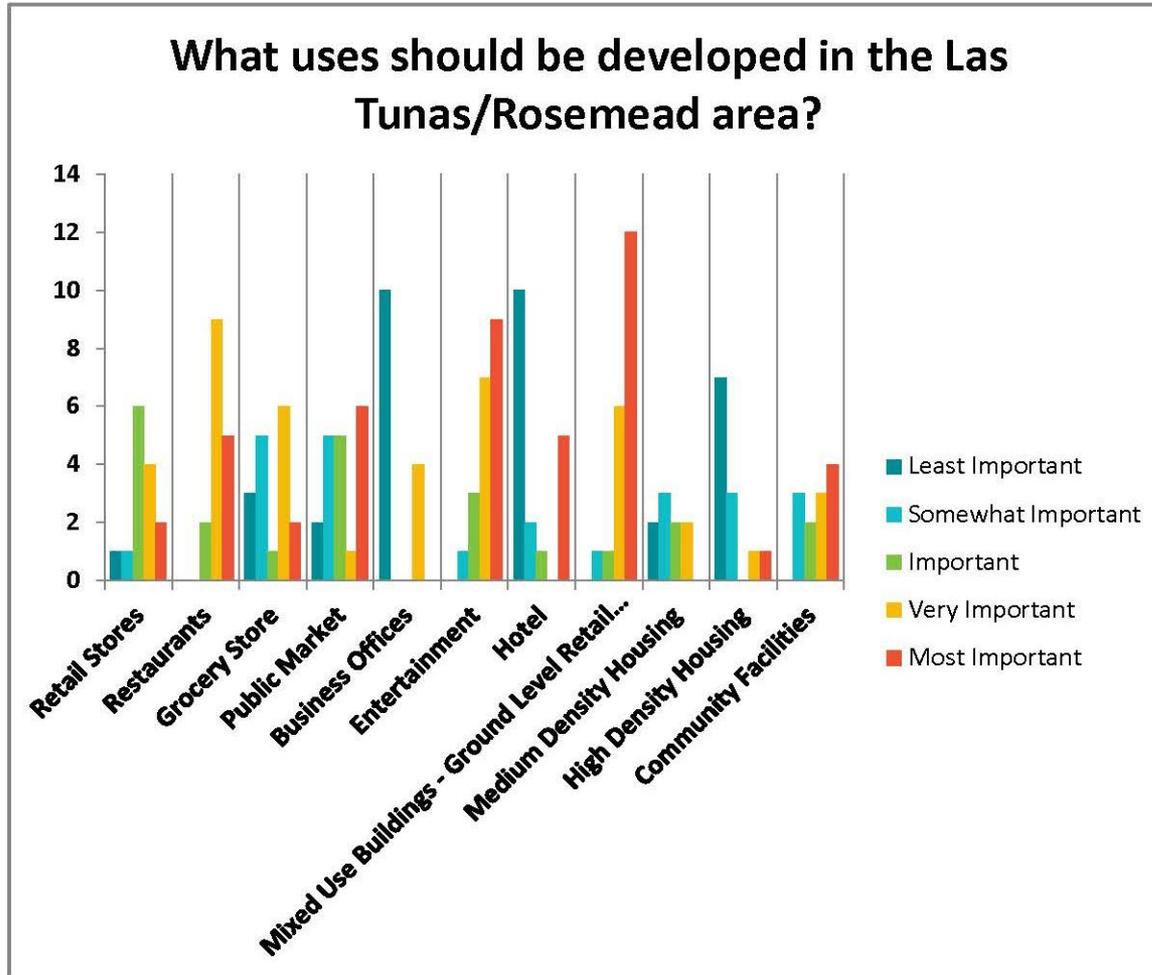
**Subarea 4** Commercial 0.5 max FAR

**Subarea 5** Mixed-Use 2.0 max FAR (minimum of 0.5 FAR commercial)  
Commercial Only max 0.5

**Subarea 6** Mixed-Use 1.75 max FAR (minimum of 0.5 FAR commercial)  
Commercial Only max 0.5

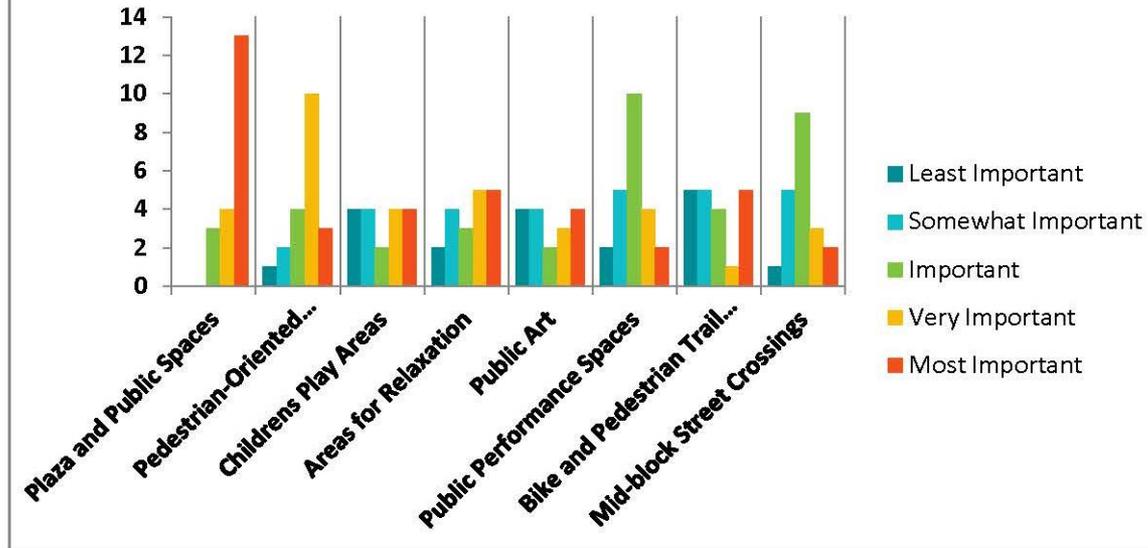
**Subarea 7** Mixed-Use 1.5 max FAR (minimum of 0.5 FAR commercial)  
Commercial Only max 0.5

# Public Workshop Comments

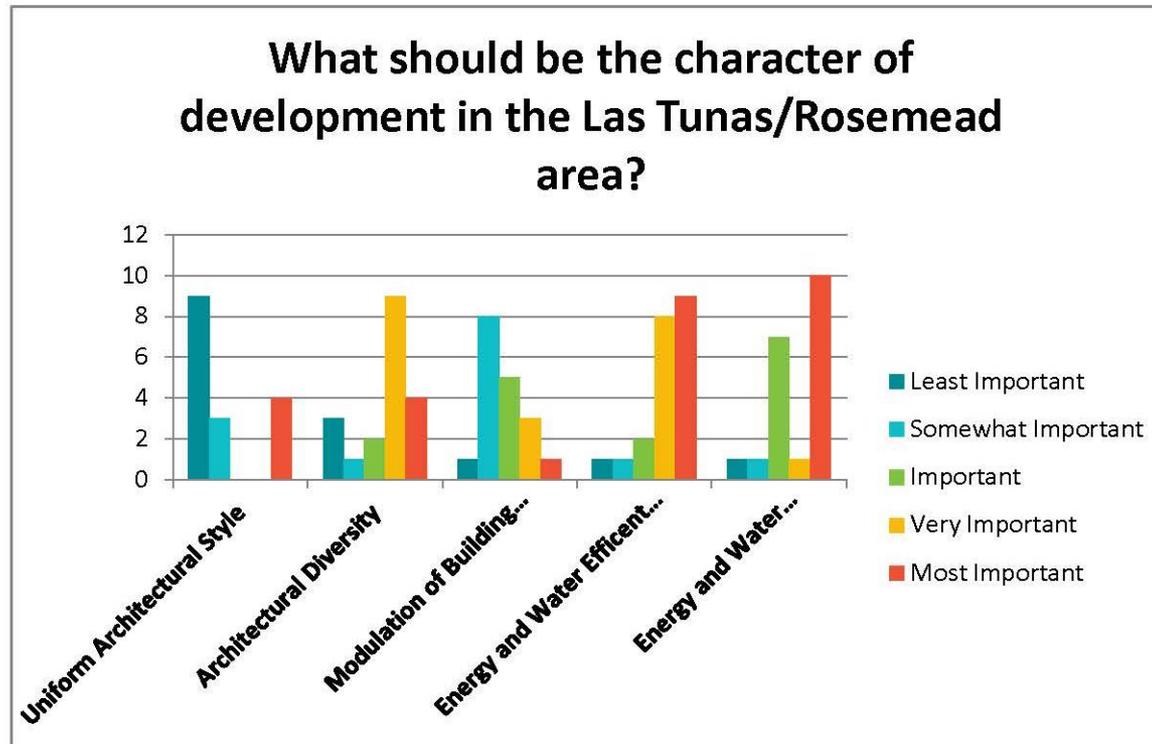


# Public Workshop Comments

What amenities should be developed to transform the Las Tunas/Rosemead area into a center of community identity and livability?



# Public Workshop Comments



# Public Workshop Comments

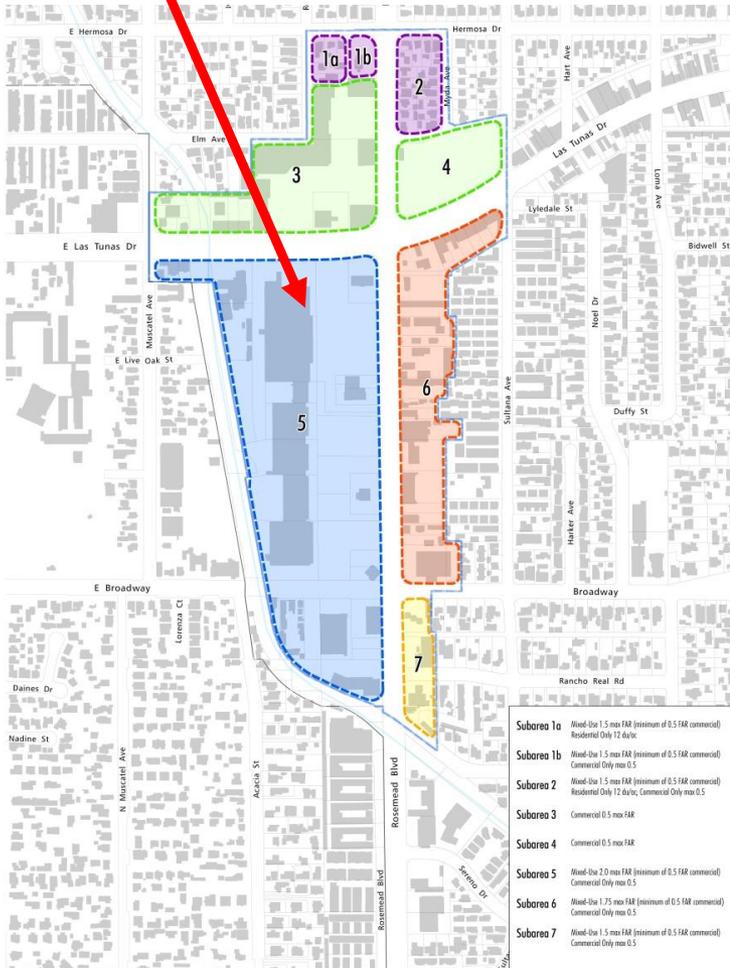


SUBAREA USES & AMENITIES	
Use/Amenity	Votes
<b>Subarea 1a</b>	
--	--
<b>Subarea 1b</b>	
--	--
<b>Subarea 2</b>	
Mixed Use Buildings	1
<b>Subarea 3</b>	
Grocery Stores	1
Public Art	1
Plaza and public Spaces	1
<b>Subarea 4</b>	
Public Market	2
Community Facilities	1
Restaurants	1
Plaza and Public Spaces	1

SUBAREA USES & AMENITIES	
Use/Amenity	Votes
<b>Subarea 5</b>	
Entertainment (Movie Theater)	7
Areas for Relaxation	3
Childrens Play Areas	3
Public Market	2
Community Facilities	2
Plaza and Public Spaces	2
Pedestrian Oriented Sidewalks and Streets	1
Bike and Pedestrian Trail along Eaton Wash	1
Grocery Store	1
Mid-Block Street Crossings	1
High Density Housing	1
Mixed Use Buildings	1
<b>Subarea 6</b>	
Pedestrian-Oriented Sidewalks and Streets	2
Business Offices	2
Community Facilities	1
Retail Stores	1
Medium Density Housing	1
<b>Subarea 7</b>	
Retail Stores	1
Restaurants	1
Business Offices	1

# Draft Plan

**Subarea 5** Mixed-Use 2.0 max FAR (minimum of 0.5 FAR commercial)  
Commercial Only max 0.5



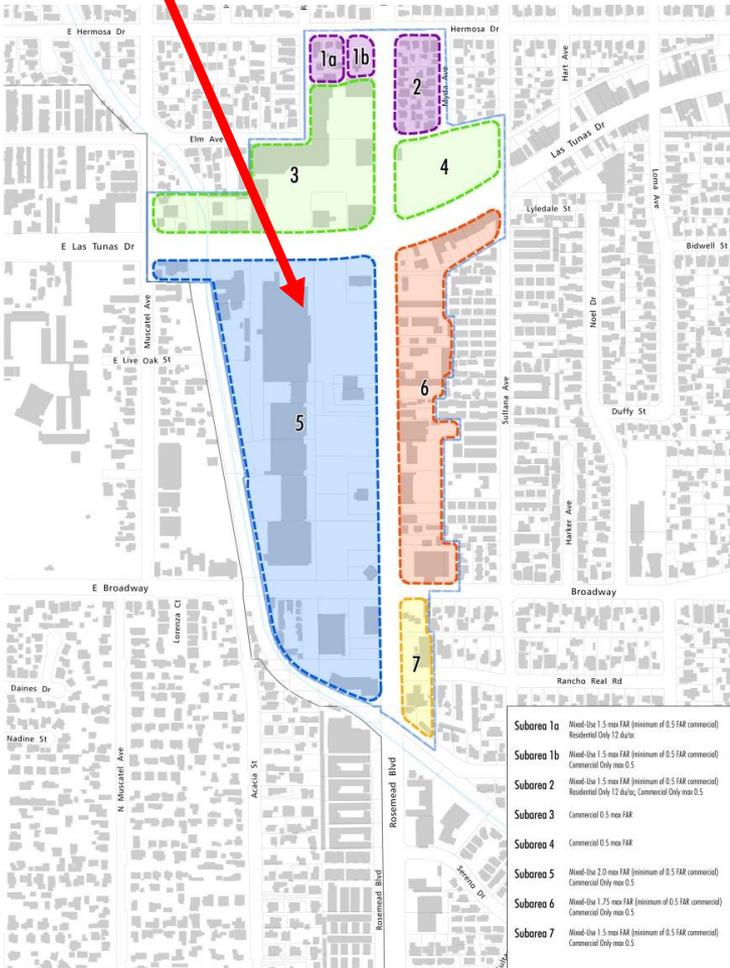
## Improvements

- ▶ New buildings on surface parking lots



# Draft Plan

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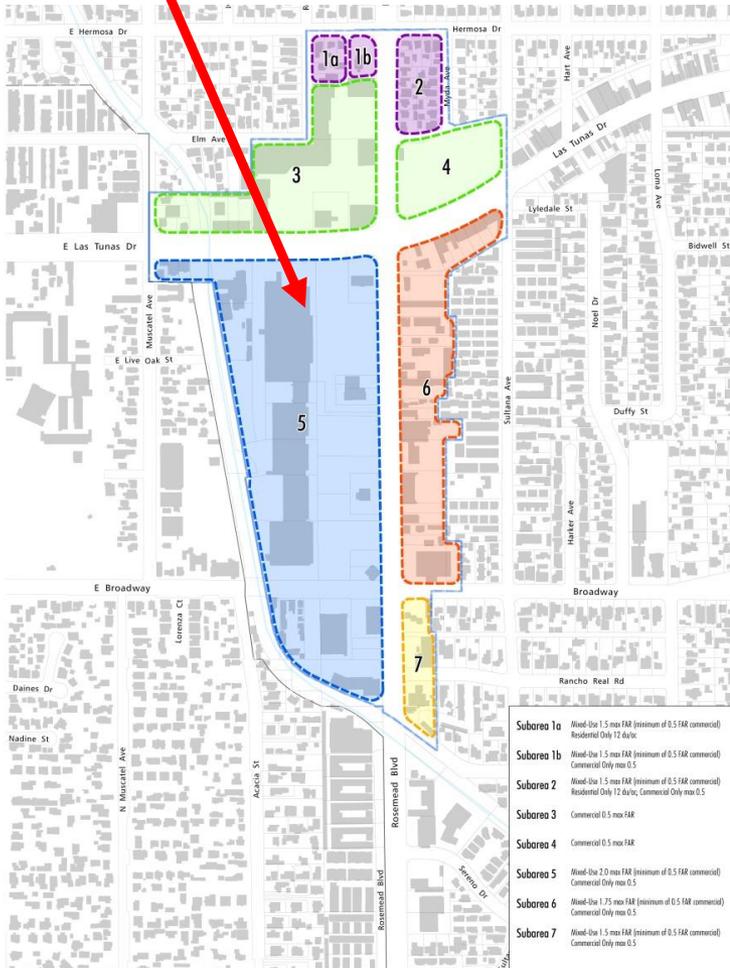
## Land Uses

- ▶ Retail, restaurants, entertainment, hotel, public market



# Draft Plan

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Commercial Only max 0.5



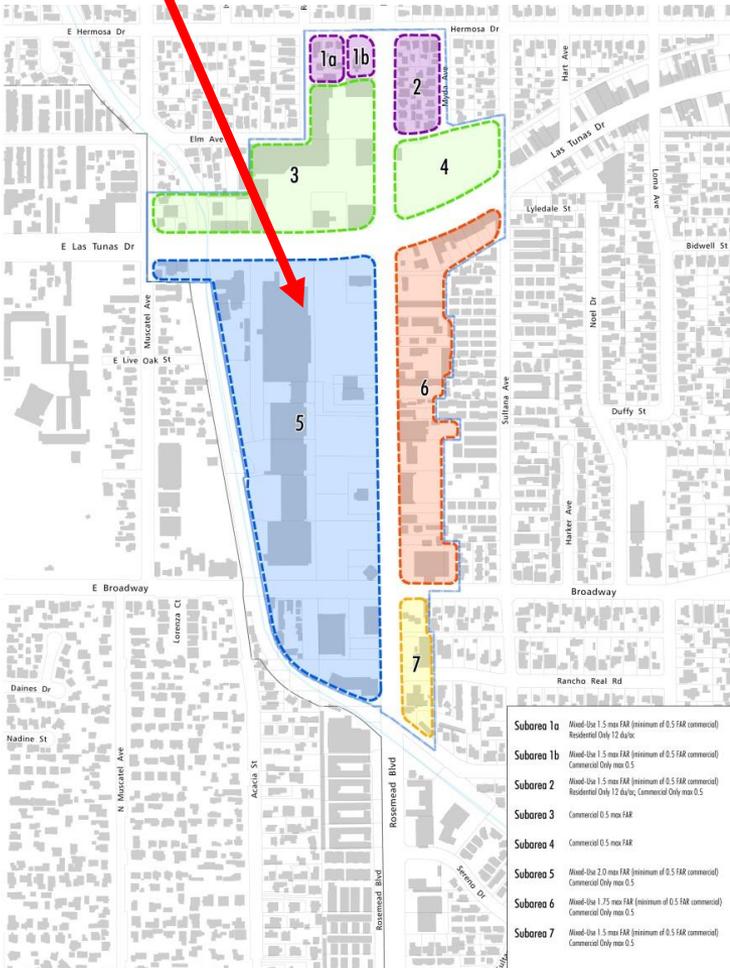
## Land Uses

- ▶ Mixed-use development (integration of housing with commercial uses)



# Draft Plan

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Commercial Only max 0.5



## Improvements

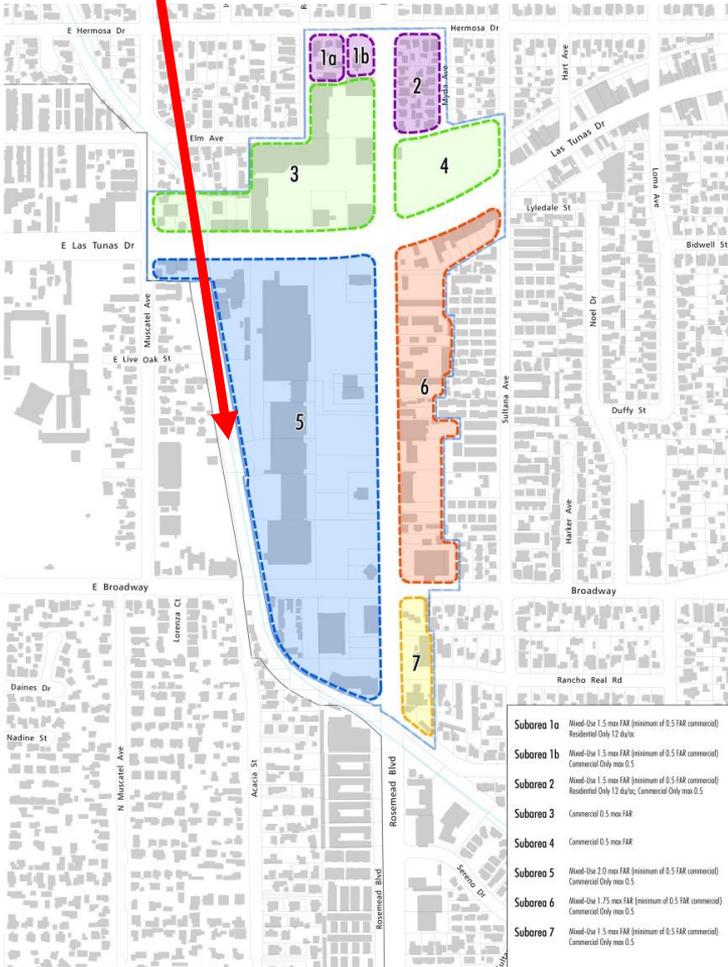
- ▶ Enhanced pedestrian activity
- ▶ Public plazas and open space amenities
- ▶ Sustainable landscapes
- ▶ Activity spaces for children
- ▶ Public Art



# Draft Plan

## Subarea 5

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Commercial Only max 0.5



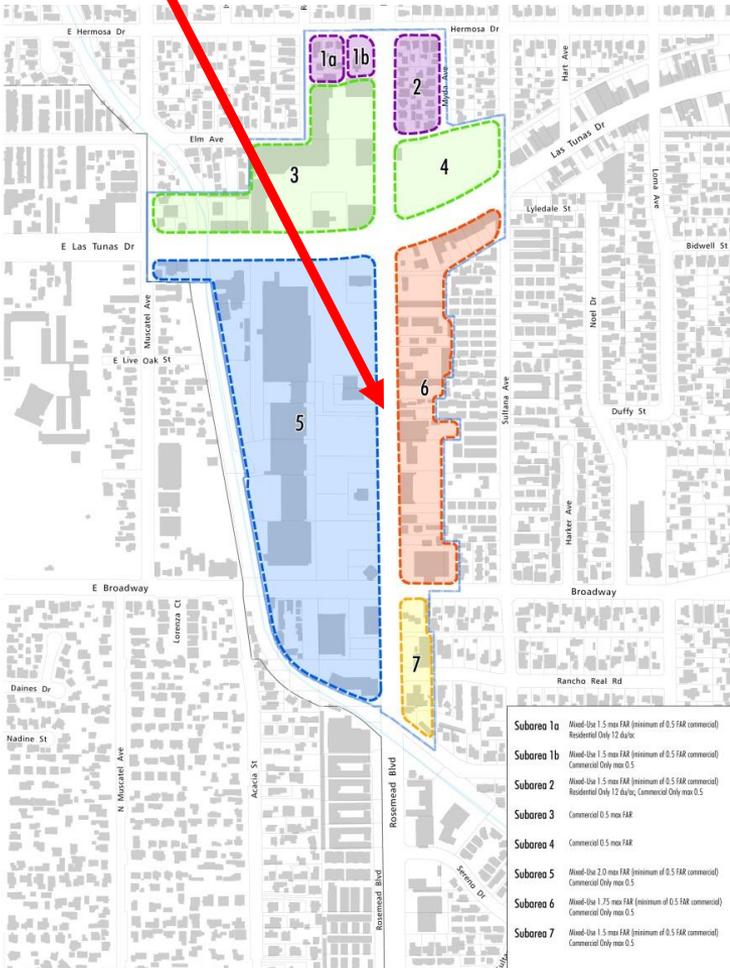
## Improvements

- Eaton Wash bicycle and pedestrian path



# Draft Plan

**Subarea 5** Mixed-Use 2.0 max FAR (minimum of 0.5 FAR commercial)  
Commercial Only max 0.5



## Improvements

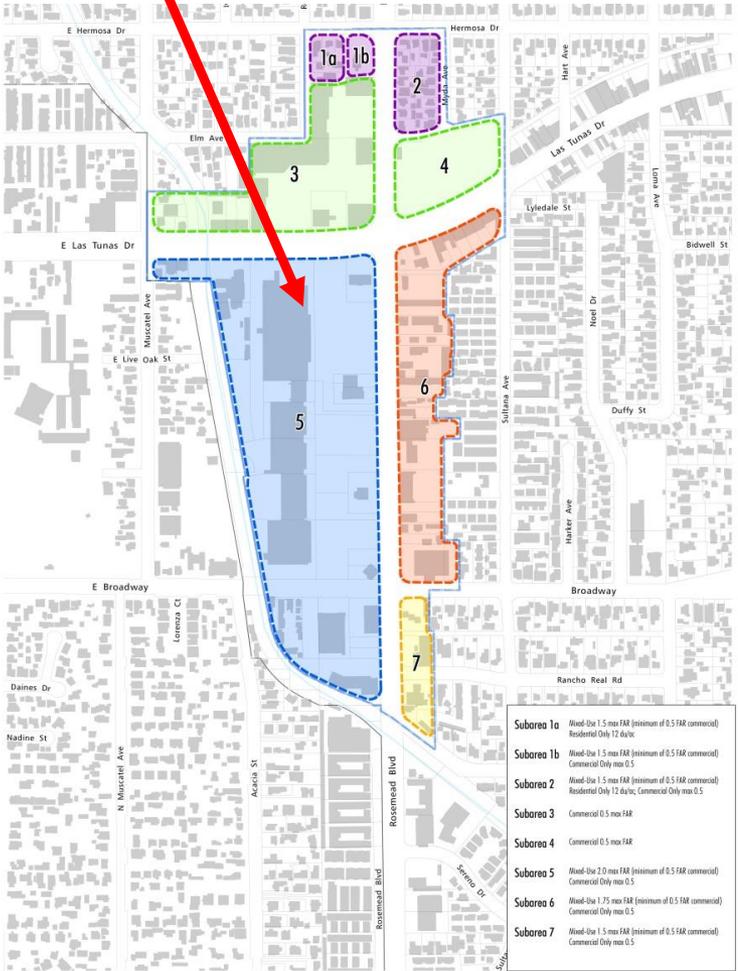
- ▶ Rosemead Boulevard mid-block pedestrian crossing



# Draft Plan

## Subarea 5

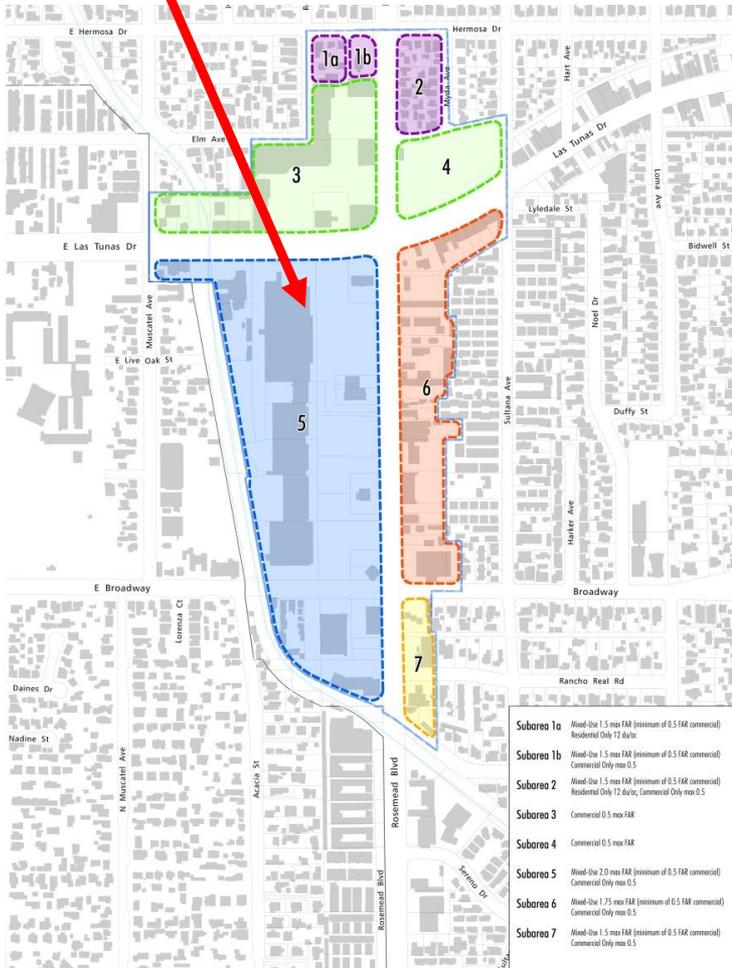
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# Draft Plan

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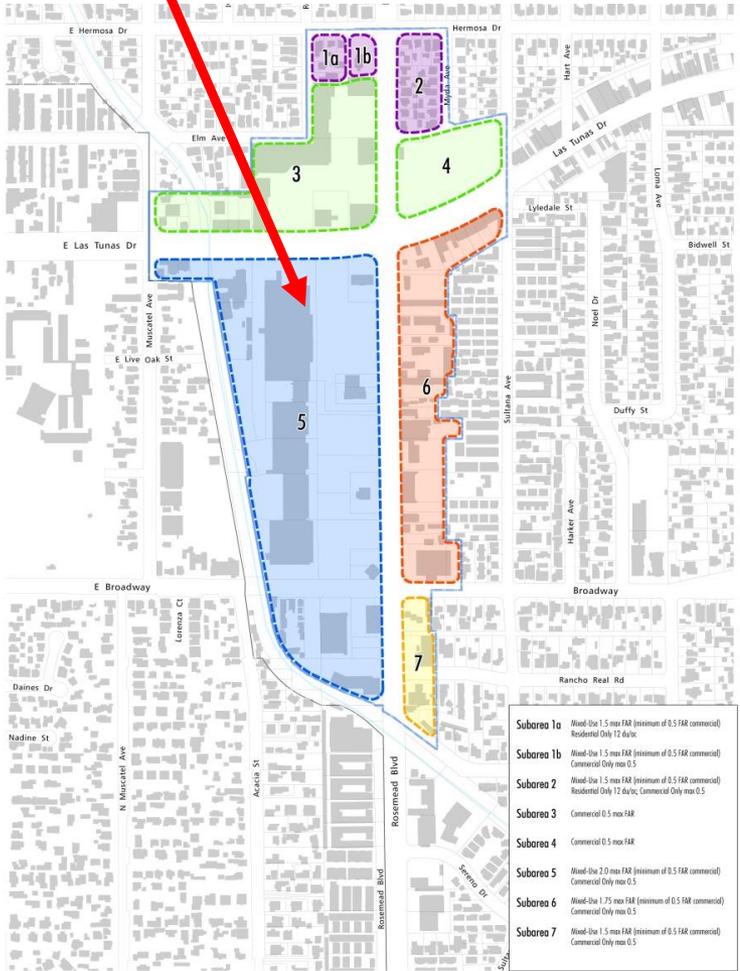




# Draft Plan

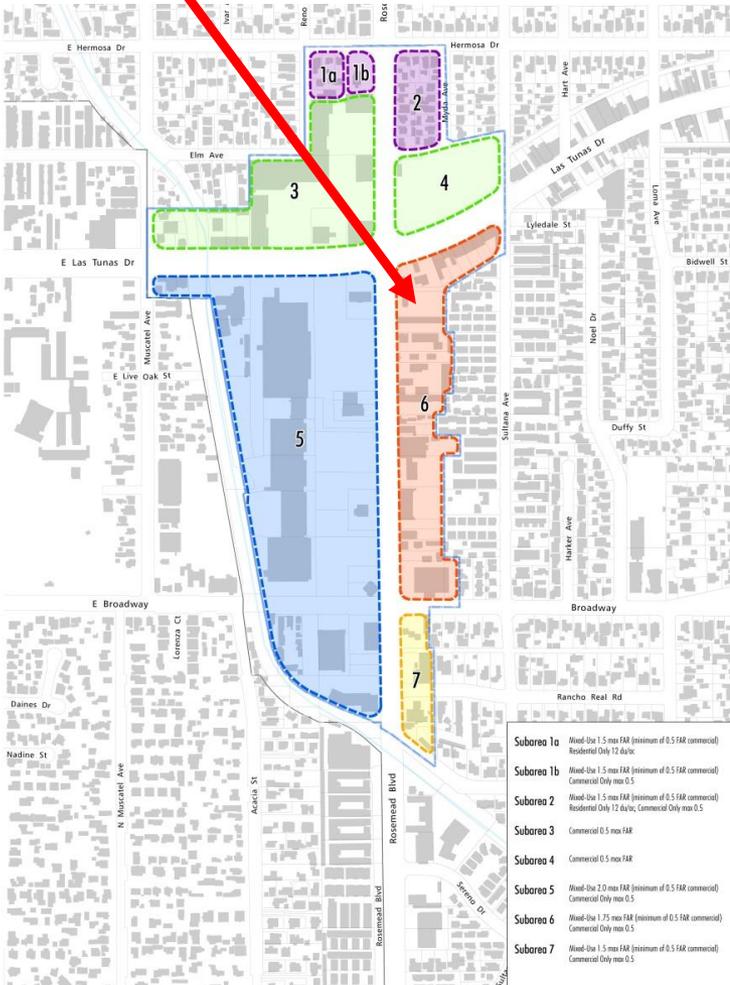
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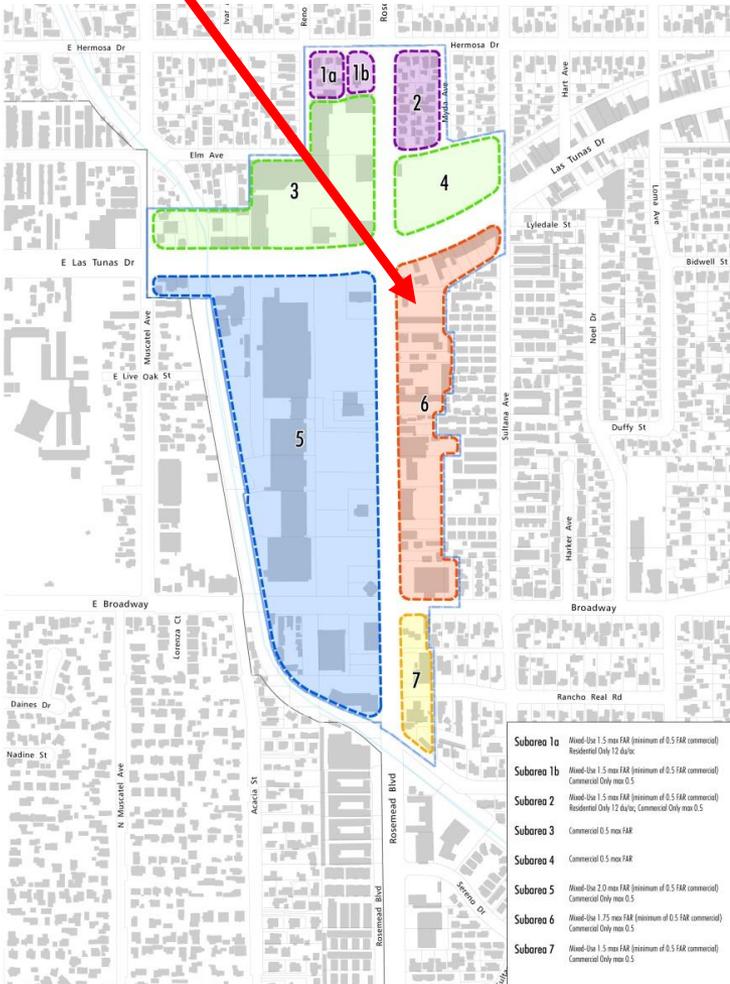
# Draft Plan

## Subarea 6 Mixed-Use 1.75 max FAR (minimum of 0.5 FAR commercial) Commercial Only max 0.5



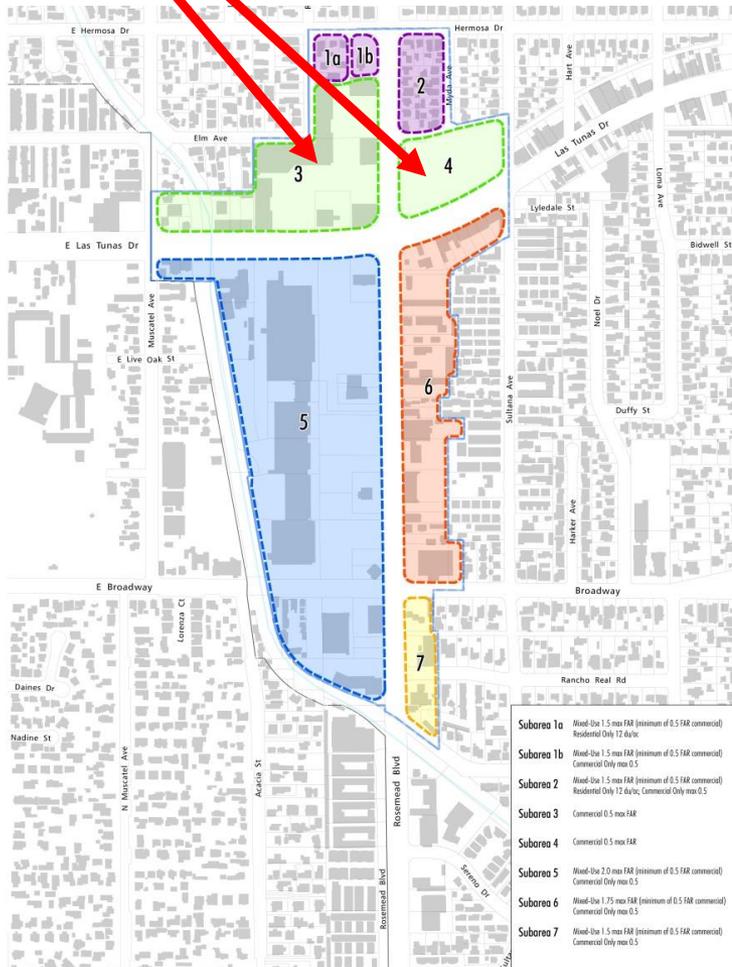
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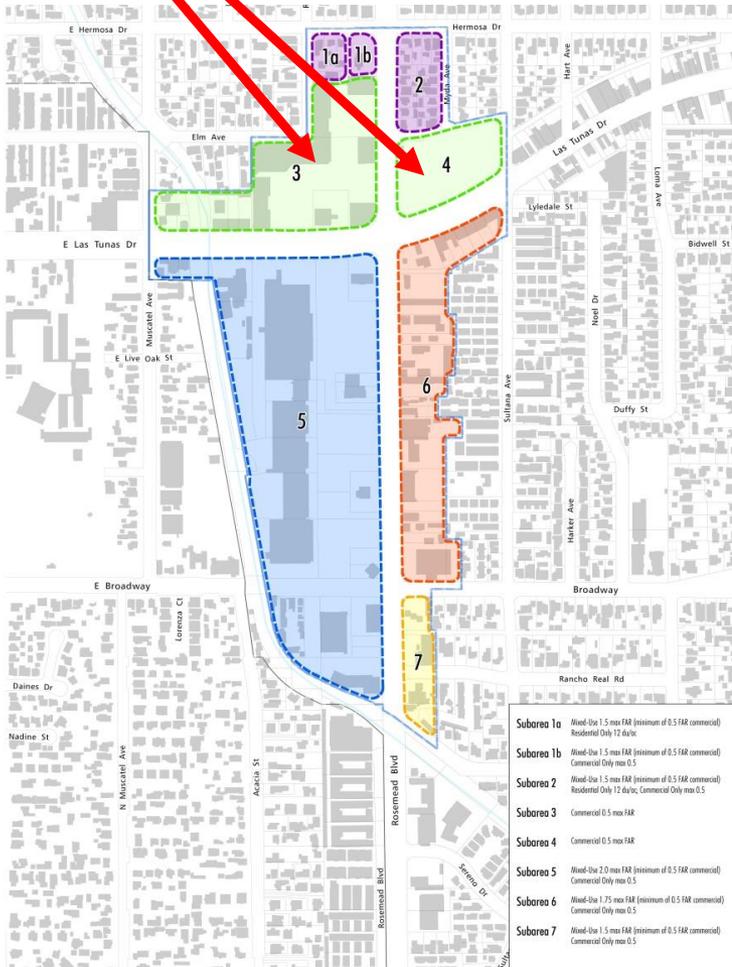
# Draft Plan

Subarea 4 Commercial 0.5 max FAR  
 Subarea 3 Commercial 0.5 max FAR

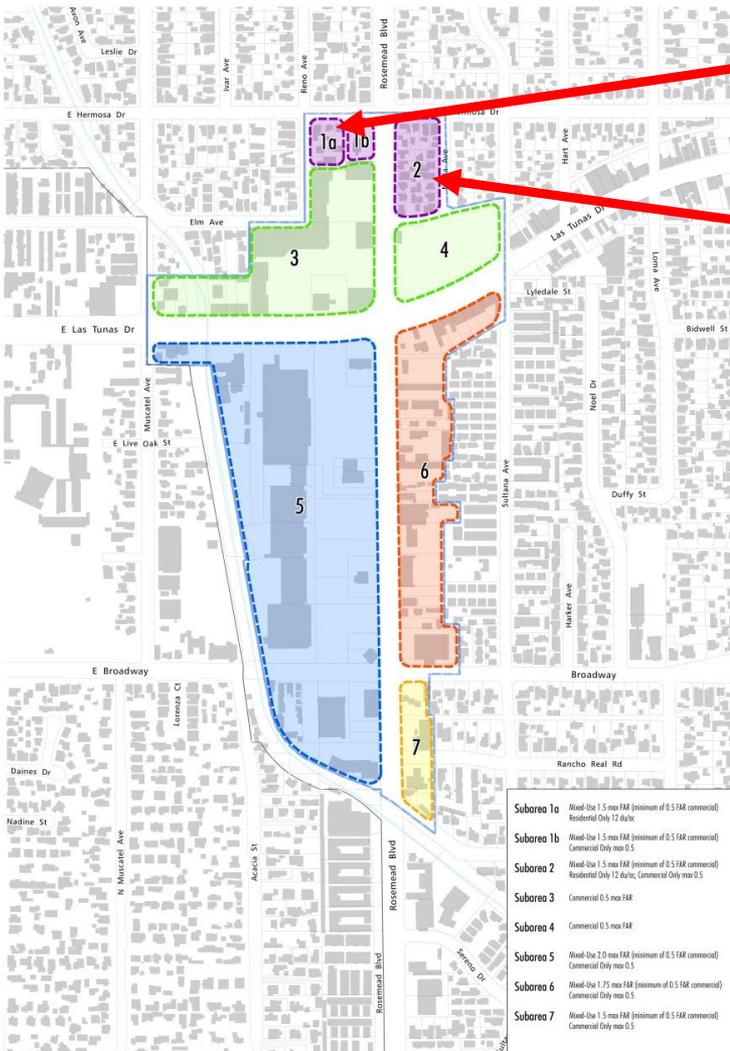


# Draft Plan

Subarea 4 Commercial 0.5 max FAR  
 Subarea 3 Commercial 0.5 max FAR



# Preliminary Concepts

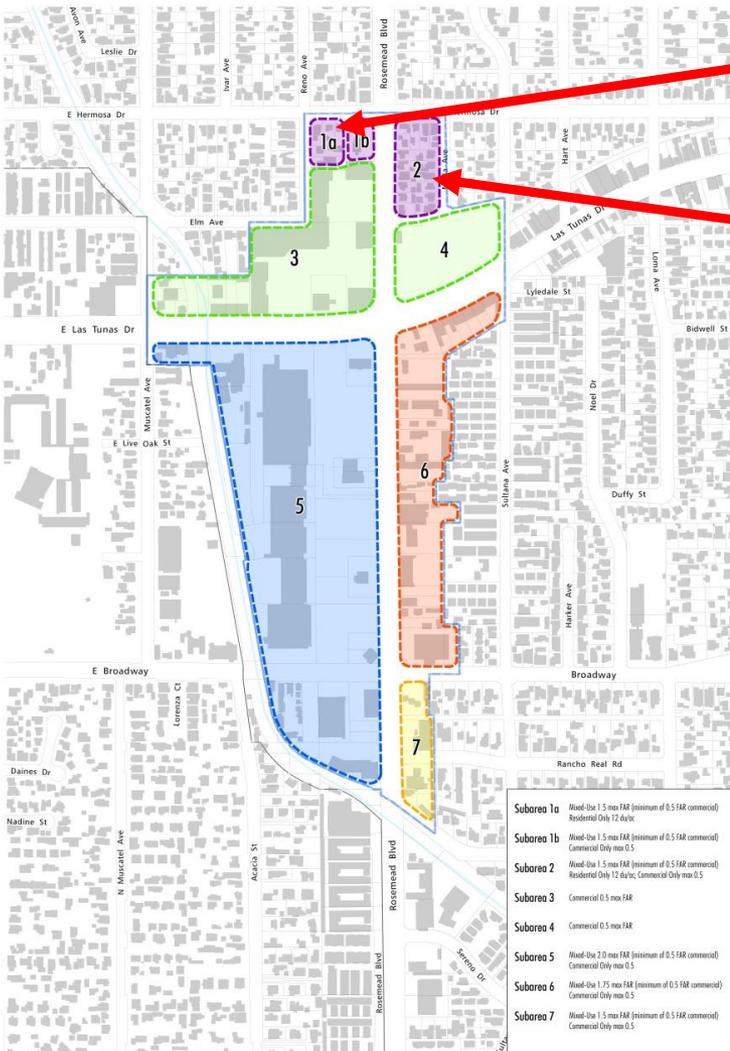


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# Preliminary Concepts



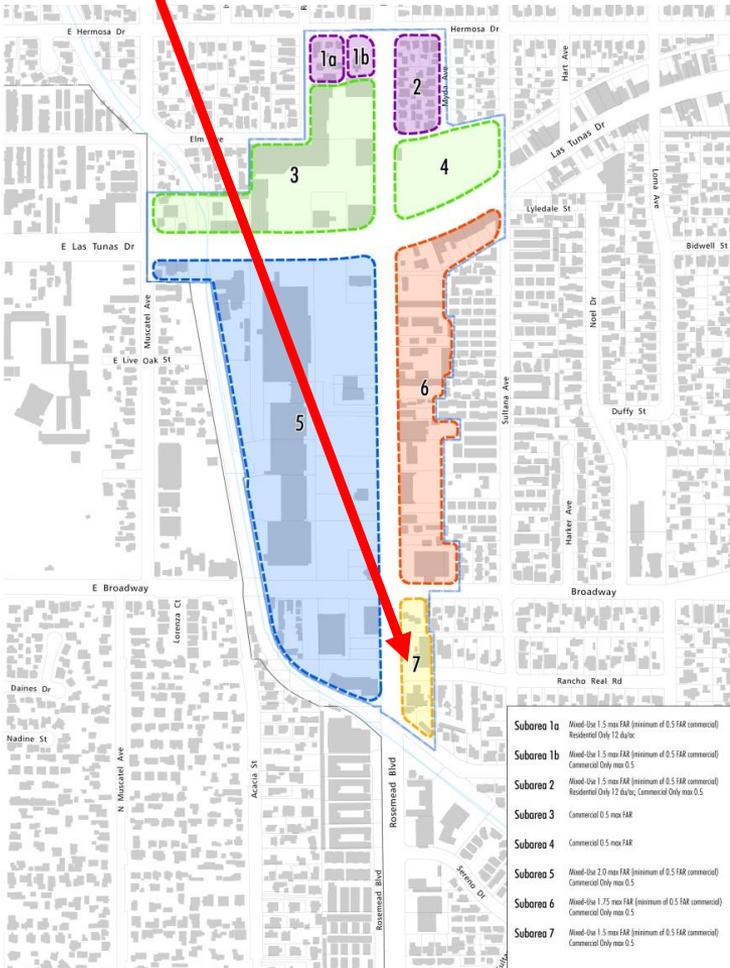
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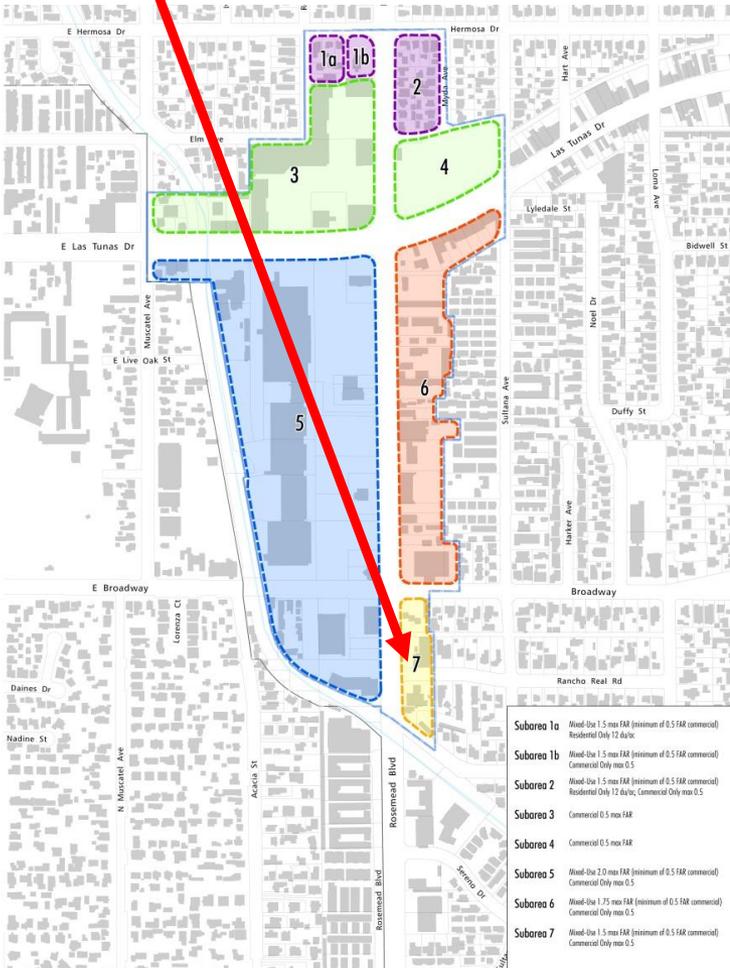
# Draft Plan

**Subarea 7** Mixed-Use 1.5 max FAR (minimum of 0.5 FAR commercial)  
Commercial Only max 0.5



# Draft Plan

## Subarea 7 Mixed-Use 1.5 max FAR (minimum of 0.5 FAR commercial) Commercial Only max 0.5



# Permitted Land Uses (Draft)

**Key:**

- Y - Permitted use
- N- Not permitted
- C - Conditional use permit (CUP)
- A - Accessory use
- T - Temporary use
- G - Permitted above ground floor only

<b>DRAFT</b>		<b>Use-Specific Standards</b>									
<b>Use Category</b>	<b>Use Type</b>	<b>1a</b>	<b>1b</b>	<b>2a</b>	<b>2b</b>	<b>3</b>	<b>4</b>	<b>5</b>	<b>6</b>	<b>7</b>	<b>(selected examples)</b>
<b>Residential Uses</b>											
	Artist studio/live work unit	N	Y	N	Y	N	N	G	G	G	
	Group living (6 or less residents)	Y	Y	Y	Y	N	N	N	N	N	
	Large child daycare (8 - 14 children), accessory to a residence	N	Y	N	Y	N	N	C	C	C	
	Multi-family dwelling, not as part of mixed-use project	N	Y	N	Y	N	N	N	N	N	
	Multi-family dwelling, part of mixed-use project	Y*	Y	Y*	Y	N	N	Y	Y	Y	* A mixed-use development is only allowed in 1a and 2a when a part of a project with street frontage on Rosemead Blvd. The use facing Reno Ave., Hermosa Dr., and Myda Ave. shall be residential. The ground-floor space of mixed-use buildings facing all other streets shall be occupied by commercial or public and institutional uses.
	Single-family dwelling	Y	N	Y	Y	N	N	N	N	N	
	Small child daycare (8 or less children), accessory to a residence	Y	Y	Y	Y	N	N	Y	Y	Y	

# Permitted Land Uses (Draft)

DRAFT		Use-Specific Standards									
Use Category	Use Type	1a	1b	2a	2b	3	4	5	6	7	(selected examples)
<b>Public and Institutional Uses</b>											
	Adult day care	N	N	N	N	Y	Y	G	G	Y	
	Business/trade/vocational school	N	N	N	N	Y	Y	G	G	Y	
	Child day care	N	N	N	N	Y	Y	G	G	Y	
	Church, temple, and other places of worship	N	N	N	N	N	N	G/C	G/C	C	
	College/university	N	N	N	N	C	C	G	G	C	
	Community center	N	N	N	N	Y	Y	Y	Y	Y	
	Government offices, public safety / fire station or sub-station	N	N	N	N	Y	Y	G	G	Y	
	Library or museum	N	N	N	N	Y	Y	Y	Y	Y	
	Lodges, social clubs, senior citizen or youth center	N	N	N	N	C	C	G/C	G/C	C	
	Post office	N	N	N	N	C	C	G/C	G/C	C	
	Public or private pre-school, elementary, middle, or high school	N	N	N	N	N	N	N	N	N	
<b>Commercial Uses</b>											
	Alcohol sales (off-site consumption)	N	Y/C	N	Y/C	Y/C	Y/C	Y/C	Y/C	Y/C	Permitted without a CUP if associated with a grocery store or market at least 20,000 sf in size
	Artisan manufacturing (including the production of specialty foods, beverages, clothing, crafts, and the like)	N	Y	N	Y	Y	Y	Y	Y	Y	Size and production limits, includes ancillary the sale/consumption of products produced on-site
	Automobile repair and specialty maintenance shops	N	N	N	N	N	N	N	N	N	
	Bank or financial institution	N	Y	N	Y	Y	Y	G	G	Y	
	Bar/Lounge	N	C	N	C	C	C	C	C	C	
	Basic personal services (barber/beauty shop, diet/nutrition center, locksmith, mail box rental, nail/manicure shop, bicycle sales/repair, tailor, shoe repair, tanning salon, travel agent)	N	Y	N	Y	Y	Y	G	G	Y	

# Permitted Land Uses (Draft)

DRAFT		Use-Specific Standards									
Use Category	Use Type	1a	1b	2a	2b	3	4	5	6	7	(selected examples)
	Basic professional services (such as accounting, advertising, architecture, artist studio, bookkeeping, business headquarters, computer programming, consulting, contracting, engineering, insurance, law, marketing, medicine, photography, professional care providers, psychiatry, psychology, real estate, tax preparation)	N	Y	N	Y	Y	Y	G	G	Y	
	Bridal Shop	N	Y	N	Y	Y	Y	Y	Y	Y	Must be 1/4 mile from an existing such use, as measured from front door to front door by a single straight line
	Car Wash	N	N	N	N	N	N	N	N	C	
	Check cashing, payday loans, cash for gold	N	N	N	N	N	N	N	N	N	
	Chiropractic or acupuncture office or studio	N	C	N	C	C	C	G	G	C	
	Cinema/multi-plex or stage theater	N	C	N	C	C	C	C	C	C	
	Commercial surface-parking lot as primary use	N	N	N	N	N	N	N	N	N	
	Flower or newspaper stand - not accessory to another use	N	Y	N	Y	Y	Y	Y	Y	Y	
	Gas/service station	N	N	N	N	N	N	N	N	C	
	Health/Wellness club, gym, studio, or indoor recreation	N	Y	N	Y	Y	Y	Y	Y	Y	
	Hospital/medical facility	N	C	N	C	C	C	G	G	Y	
	Hotel/motel	N	C	N	C	C	C	C	C	C	
	Karaoke, primary use	N	N	N	N	N	N	N	N	N	
	Kennel/animal boarding	N	N	N	N	N	N	N	N	C	
	Laundromat/Dry Cleaners - except central cleaning facilities	N	Y	N	Y	Y	Y	G	G	Y	
	Lawn care, pool, or pest control service	N	N	N	N	N	N	N	N	N	
	Medical office	N	Y	N	Y	Y	Y	G	G	Y	
	New and used automobile, RV, trailer and/or boat sales	N	N	N	N	N	N	N	N	N	
	Office, general	N	G	N	G	G	G	G	G	Y	

# Permitted Land Uses (Draft)

DRAFT		Use-Specific Standards									
Use Category	Use Type	1a	1b	2a	2b	3	4	5	6	7	(selected examples)
	Plant nursery	N	N	N	N	N	N	N	N	Y	
	Public market / specialty retail food store (with or without ancillary seating)	N	Y	N	Y	Y	Y	Y	Y	Y	
	Restaurant (with or without ancillary alcohol services)	N	Y	N	Y	Y	Y	Y	Y	Y	The sale of alcohol must be clearly accessory to the primary restaurant use - performance standards will be developed for the use
	Restaurant with dancing and/or other entertainment	N	C	N	C	C	C	C	C	C	
	Restaurant with drive-through facility	N	N	N	N	N	N	N	N	N	
	Retail sales (6,000 - 90,000 sf)	N	Y	N	Y	Y	Y	Y	Y	Y	
	Retail sales (90,000 - 150,000 sf)	N	N	N	N	N	N	C/Y	N	N	
	Retail sales (above 150,000 sf)	N	N	N	N	N	N	C	N	N	
	Retail sales (under 6,000 sf)	N	Y	N	Y	Y	Y	Y	Y	Y	
	Tattoo parlor	N	N	N	N	N	N	N	N	N	
	Veterinary clinic	N	C	N	C	C	C	C	C	C	
Use Category	Use Type	1a	1b	2a	2b	3	4	5	6	7	Use-Specific Standards
<b>Open Space</b>											
	Community garden	Y	Y	Y	Y	Y	Y	Y	Y	Y	
	Park or greenway	Y	Y	Y	Y	Y	Y	Y	Y	Y	
	Playground or children's play area	Y	Y	Y	Y	Y	Y	Y	Y	Y	
	Public square or plaza	N	N	N	N	Y	Y	Y	Y	Y	
Use Category	Use Type	1a	1b	2a	2b	3	4	5	6	7	Use-Specific Standards
<b>Accessory Uses</b>											
	ATM	N	A	N	A	A	A	A	A	A	
	Billboards	N	N	N	N	N	N	N	N	N	
	Dancing or entertainment, accessory to a principal use	N	C	N	C	C	C	C	C	C	
	Drive-through business	N	N	N	N	N	N	N	N	N	
	Home Occupation	A	N	A	N	N	N	A	A	A	
	Karaoke, accessory	N	Y	N	Y	Y	Y	Y	Y	Y	Permitted as an accessory only, not permitted as a primary use.

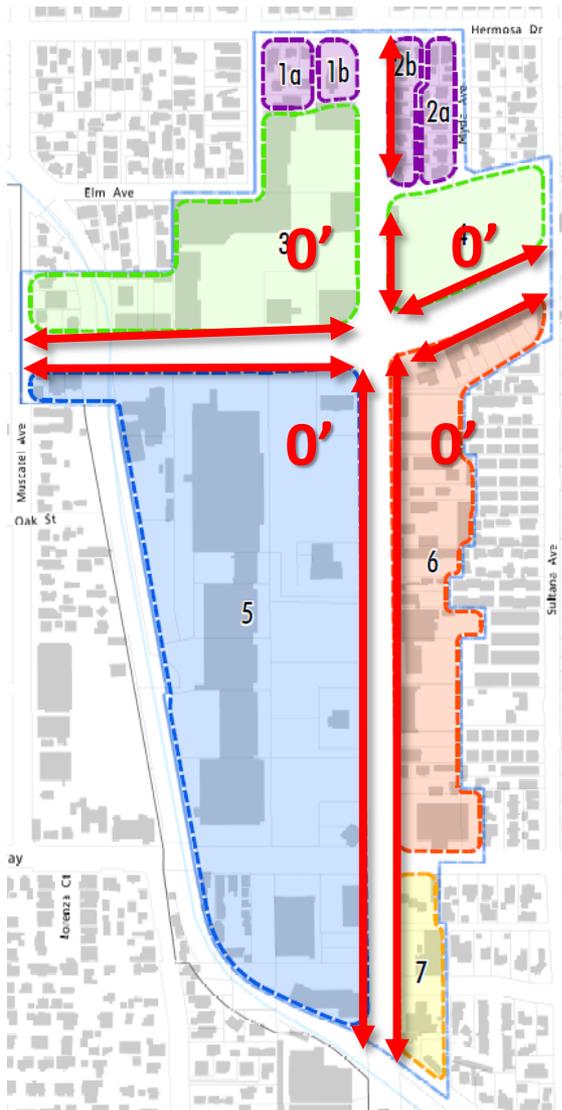


# Development Standards (Draft)

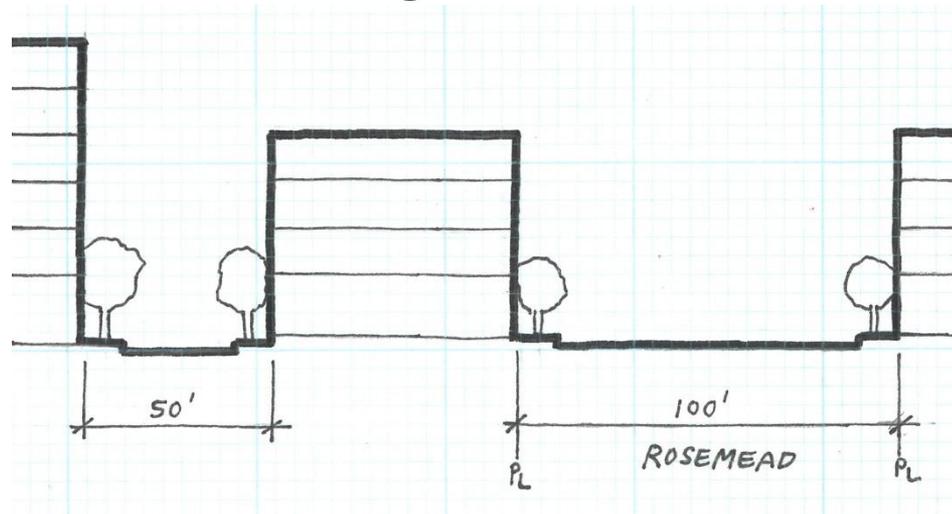


Building Heights –  
maximum stories

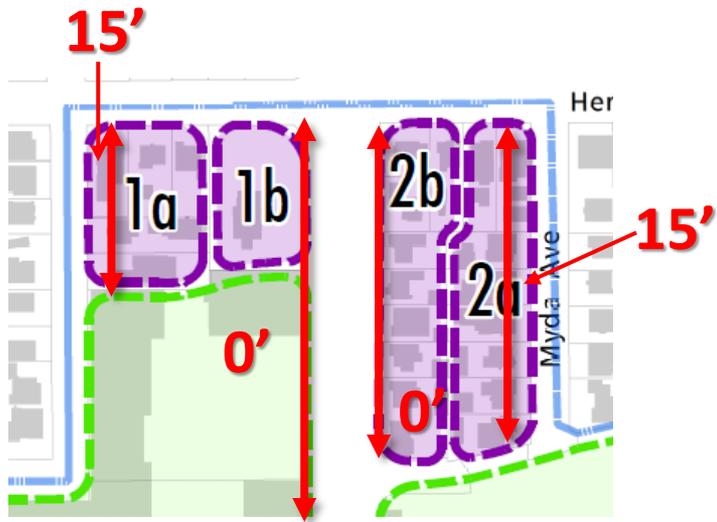
# Development Standards (Draft)



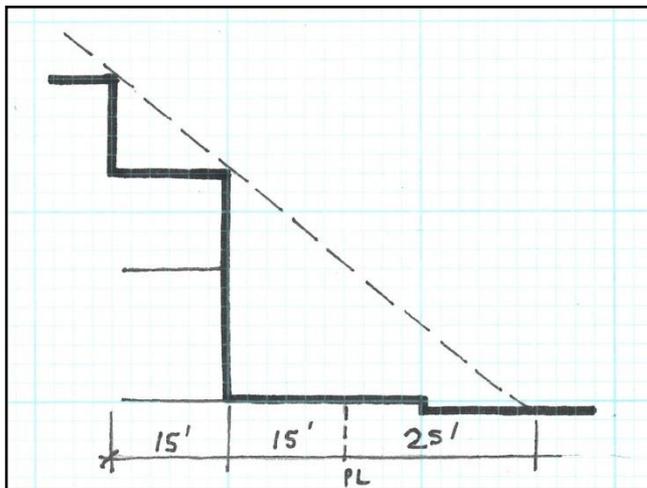
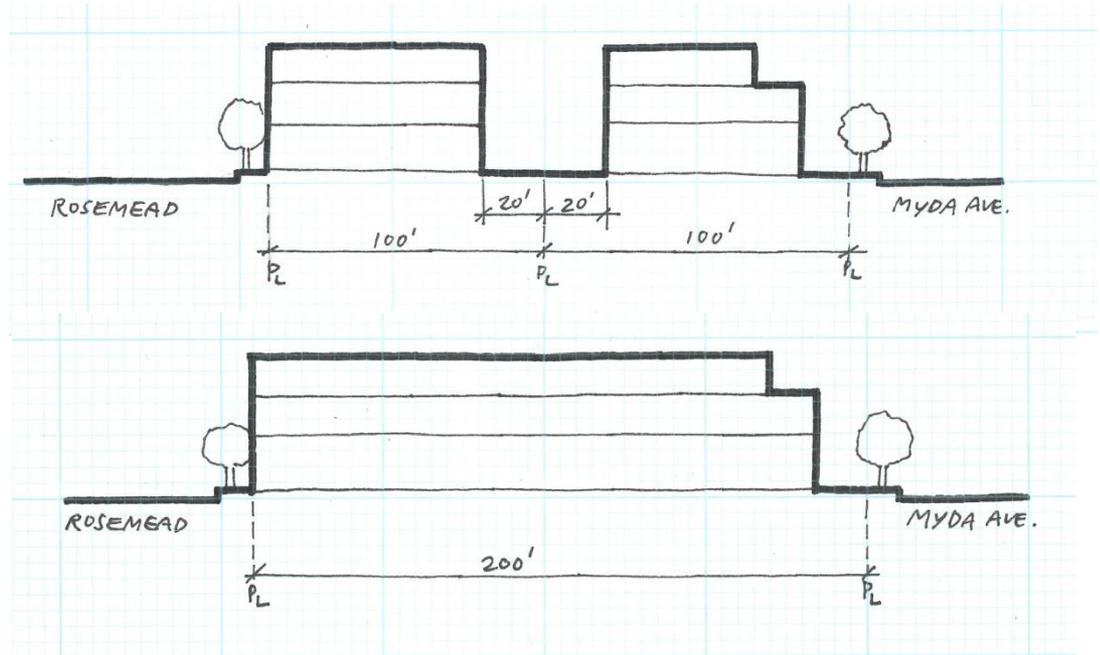
## Front Building Setback



# Development Standards (Draft)



## Front Building Setback



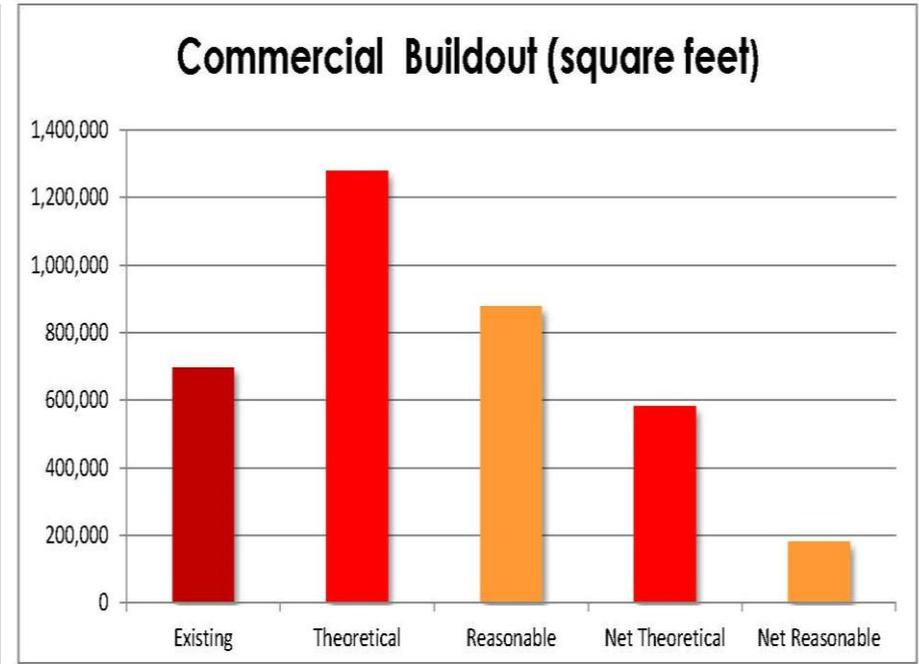
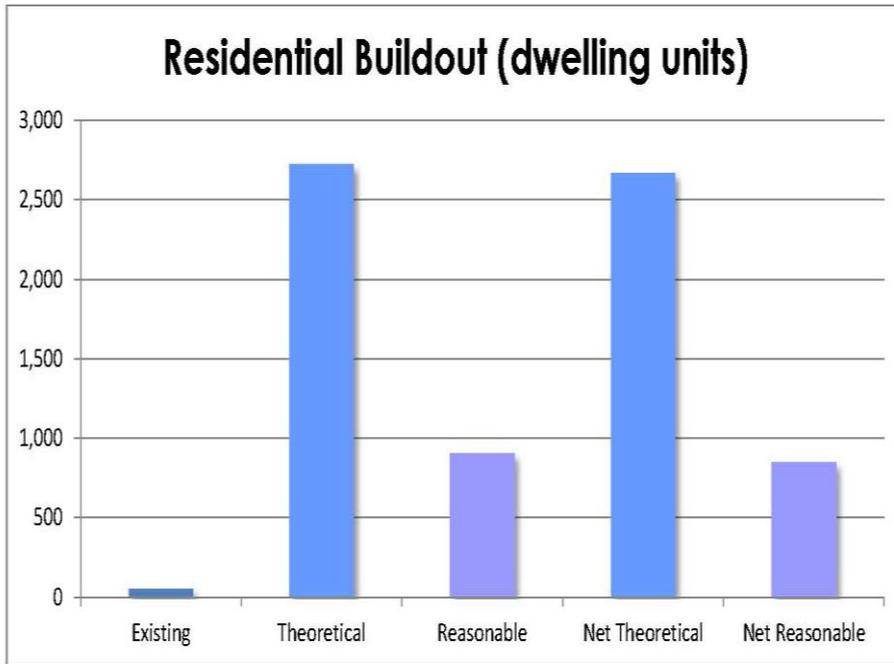
# Development Standards (Draft)

Standard	1a	1b	2a	2b	3	4	5	6	7
<b>Building Intensity</b>									
Residential-only density (max)	12 du/acre	N/A	12 du/acre	12 du/acre	N/A	N/A	N/A	N/A	N/A
Mixed-Use building floor area ratio (FAR)	1.5 max FAR (min 0.5 FAR comm.) <sup>1</sup>	1.5 max FAR (min 0.5 FAR comm.)	1.5 max FAR (min 0.5 FAR comm.)	1.5 max FAR (min 0.5 FAR comm.)	N/A	N/A	2.0 max FAR (min 0.5 FAR comm.)	1.75 max FAR (min 0.5 FAR comm.)	1.5 max FAR (min 0.5 FAR comm.)
Commercial only building floor area ratio (FAR) (max)	N/A	0.5 FAR	0.5 FAR	0.5 FAR	0.5 FAR	0.5 FAR	0.5 FAR	0.5 FAR	0.5 FAR
Lot coverage (min/max)	40% / 80%	40% / 80%	40% / 80%	40% / 80%	50% / 85%	50% / 85%	60% / 90%	60% / 100%	50% / 90%
Usable open space (min as a % of lot area) <sup>2</sup>	20%	15%	20%	15%	15%	15%	10%	10%	10%
<b>Table Notes</b>									
<sup>1</sup> Mixed-use and commercial development is only permitted in subarea 1a or 2a if combined with parcels located in subarea 1b or 2b respectively.									
<sup>2</sup> Usable open space can be located above grade, including on roof-tops, decks, patios, and the like, except for in subarea's 3, 4, and 5 where all usable open space shall be located at grade level. Grade-level open space shall be accessible to the public, when part of a mixed-use project.									

# Development Standards (Draft)

Building Placement									
Front setback (min)	15 ft.	0 ft.	15 ft.	0 ft.	0 ft.	0 ft.	0 ft.	0 ft.	0 ft.
Side setback (min)	5 ft.	0 ft.	5 ft.	0 ft.	0 ft.	0 ft.	0 ft.	0 ft.	0 ft.
Rear setback - adjacent to non-residential zone (min)	5 ft.	5 ft.	5 ft.	5 ft.	0 ft.	0 ft.	0 ft.	0 ft.	0 ft.
Setback adjacent to single-family residential zone or directly across a street from a single-family residential zone	15 ft. 1 <sup>st</sup> and 2 <sup>nd</sup> story / 30 ft. 3 <sup>rd</sup> story and up	15 ft. 1 <sup>st</sup> and 2 <sup>nd</sup> story / 30 ft. 3 <sup>rd</sup> story and up	See Table Note 3	See Table Note 3	15 ft. 1 <sup>st</sup> and 2 <sup>nd</sup> story / 30 ft. 3 <sup>rd</sup> story and up	15 ft. 1 <sup>st</sup> and 2 <sup>nd</sup> story / 30 ft. 3 <sup>rd</sup> story and up	15 ft. 1 <sup>st</sup> and 2 <sup>nd</sup> story / 30 ft. 3 <sup>rd</sup> story and up	15 ft. 1 <sup>st</sup> and 2 <sup>nd</sup> story / 30 ft. 3 <sup>rd</sup> story and up	15 ft. 1 <sup>st</sup> and 2 <sup>nd</sup> story / 30 ft. 3 <sup>rd</sup> story and up
Build-to line measured from front setback (min/max) <sup>4</sup>	0 ft./15 ft.	0 ft./15 ft.	0 ft./15 ft.	0 ft./15 ft.	0 ft./15 ft.	0 ft./15 ft.	0 ft./15 ft.	0 ft./15 ft.	0 ft./15 ft.
Minimum % of building width in build to zone <sup>4</sup>	85%	85%	85%	85%	90%	90%	100%	100%	90%
Principal structure height (max)	30.5 ft. (2-st.)	43 ft. (3-st.)	43 ft. (3-st.)	43 ft. (3-st.)	43 ft. (3-st.)	43 ft. (3-st.)	55.5 (4-st.) / 80.5 ft. (6-st.) <sup>5</sup>	43' (3-st.) / 55.5 ft. (4-st.) <sup>6</sup>	43 ft. (3-st.)
Accessory structure height (max)	15 ft.	15 ft.	15 ft.	15 ft.	25 ft.	25 ft.	45 ft.	30 ft.	30 ft.
Table Notes									
<sup>3</sup> Development consolidating parcels with frontage on Rosemead Boulevard and Myda Street the setback from Myda Street shall be 15 ft. to the 1 <sup>st</sup> and 2 <sup>nd</sup> story / 30 ft. 3 <sup>rd</sup> story and up; Development consisting only of parcels fronting Rosemead Boulevard, the rear setback shall be 5 ft.; Development consisting only of lots fronting Myda Street, the rear setback shall be 5 ft.									
<sup>4</sup> Buildings located in subarea's 3, 4, and 5 shall be exempt from this requirement only when the space between the ground-floor front building face and the build-to line is occupied by usable public open space, with pedestrian or other public amenities.									
<sup>5</sup> The max height of a principal structure located within 60 ft. of the Rosemead Boulevard property line shall be 55.5 ft. (4-st.), the max height of principal structures located beyond 60 ft. of the Rosemead Boulevard property line shall be 80.5 ft. (6 st.). The max allowable height shall be measured as the vertical distance from the existing grade of the site to an imaginary plane located the allowed number of feet above and parallel to the grade.									
<sup>6</sup> The max height of a principal structured located within 30 ft. of an existing multi-family structure, as measured from closest exterior wall to closest exterior wall, shall be 43 ft. (3-st.). The max height of a principal structure located beyond 30 ft. of a multi-family building, as measured from closest exterior wall to closest exterior wall, shall be 55.5 ft. (4-st.). The max allowable height shall be measured as the vertical distance from the existing grade of the site to an imaginary plane located the allowed number of feet above and parallel to the grade.									

# Development Capacity (Draft)





# TEMPLE CITY

MID-CENTURY PLAN

GENERAL PLAN ADVISORY COMMITTEE (GPAC)

# DISCUSSION