



TEMPLE CITY

MID-CENTURY PLAN

GENERAL PLAN ADVISORY COMMITTEE (GPAC)

MEETING #4 | JANRUARY 12, 2015

AGENDA

- Call to Order
- Roll Call
- Public Comments
- Approval of Minutes from December 15
- Introducing the GPAC Land Use Exercise
- GPAC Land Use Exercise: Small Group Break Outs and Reports
- Adjournment

Introducing the Land Use Exercise

LAND USE ALTERNATIVES

Residential

1 Single Family
Detached Housing



2 Single Family/
Small Lot



3 Single Family
Detached/Multiple
Units- Deep Lots



LAND USE ALTERNATIVES

Residential

4 Duplexes or Townhomes



5 Multi Family Low



6 Multi Family Medium



LAND USE ALTERNATIVES

Commercial

1

**Neighborhood-Serving/
Pedestrian Oriented**



2

Retail Corridor



LAND USE ALTERNATIVES

Commercial

3

Commercial Center



1 Buildings sited adjacent to streets



2 Centrally-located gathering places/parks

7 Parking between or behind buildings

11 Attractive landscaping of public right-of-way

LAND USE ALTERNATIVES

Commercial

4

Office



LAND USE ALTERNATIVES

Mixed-Use (Integrated Housing and Commercial Development)

1

Mixed-Use Corridor-Low



2

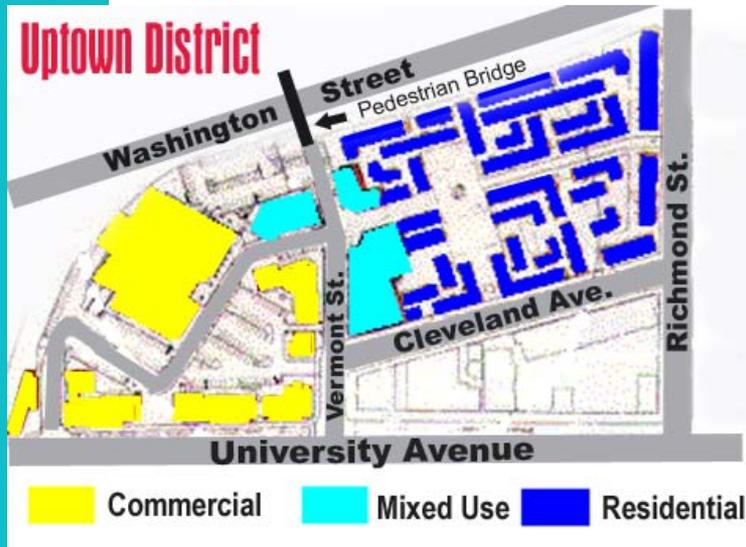
Mixed-Use Corridor-Medium



LAND USE ALTERNATIVES

Mixed-Use (Integrated Housing and Retail Development)

3 Mixed-Use - Center



LAND USE ALTERNATIVES

Industrial

1

**Light
Manufacturing/
Research**



2

**Creative Industrial/
Adaptive Reuse of
Existing Buildings**



LAND USE ALTERNATIVES

Open Space & Amenities

1

Parks/Suburban



2

Trails/River



3

**Streetscapes/
Plazas/Parklets**



LAND USE ALTERNATIVES

Civic/Institutional

1

Civic/Institutional

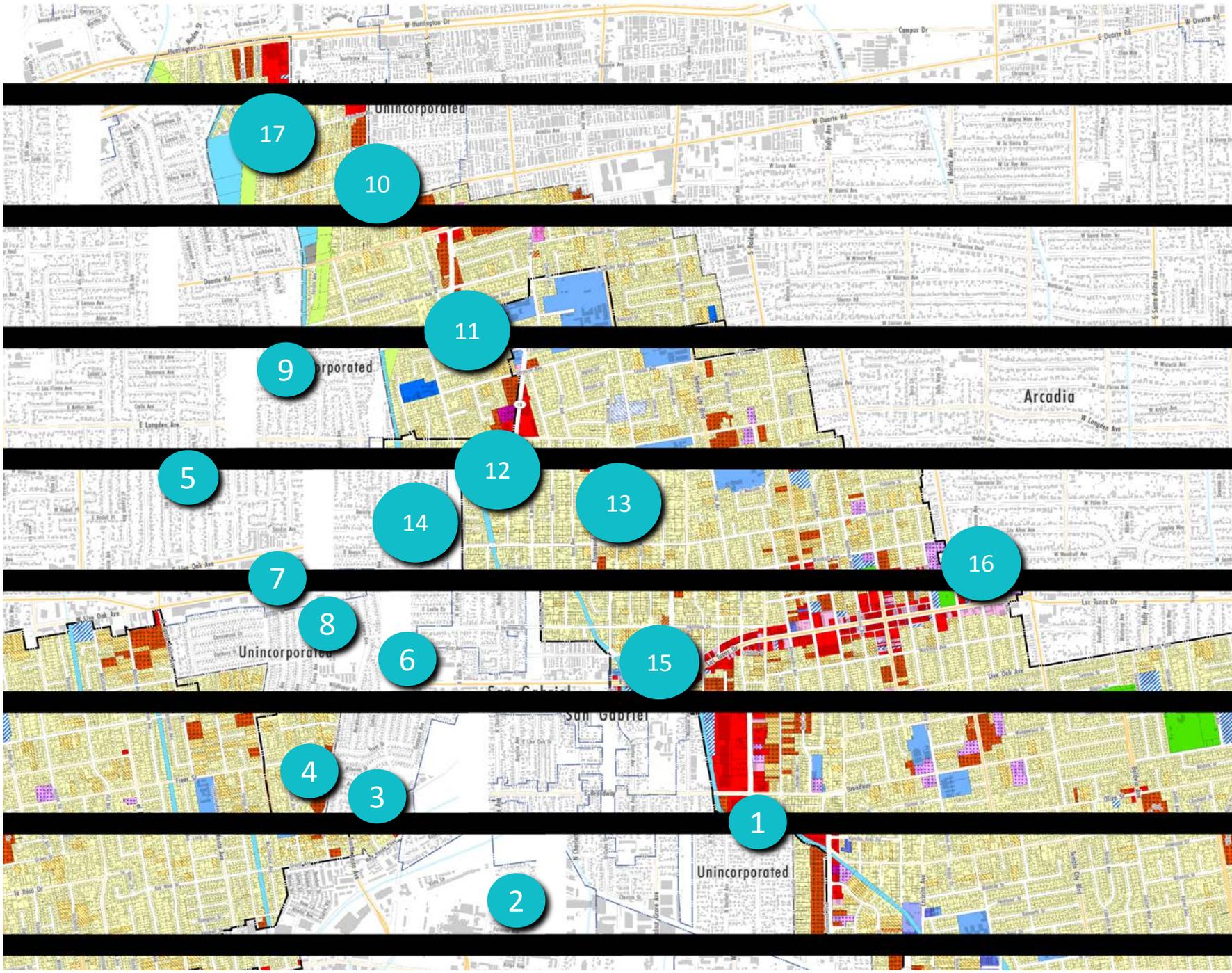


Opportunity Sites: USES

OBJECTIVE: UPDATE LAND USE DIAGRAM

Steps

1. Identify areas of opportunity for possible changes of existing uses and densities . ✓
2. For areas of opportunity identity the appropriate land use: new housing, commercial, mixed-use, industrial, and open space.
3. March 2: Review land use alternatives and select a preferred land use mix.
4. April Meeting: Recommend changes to land use diagram.

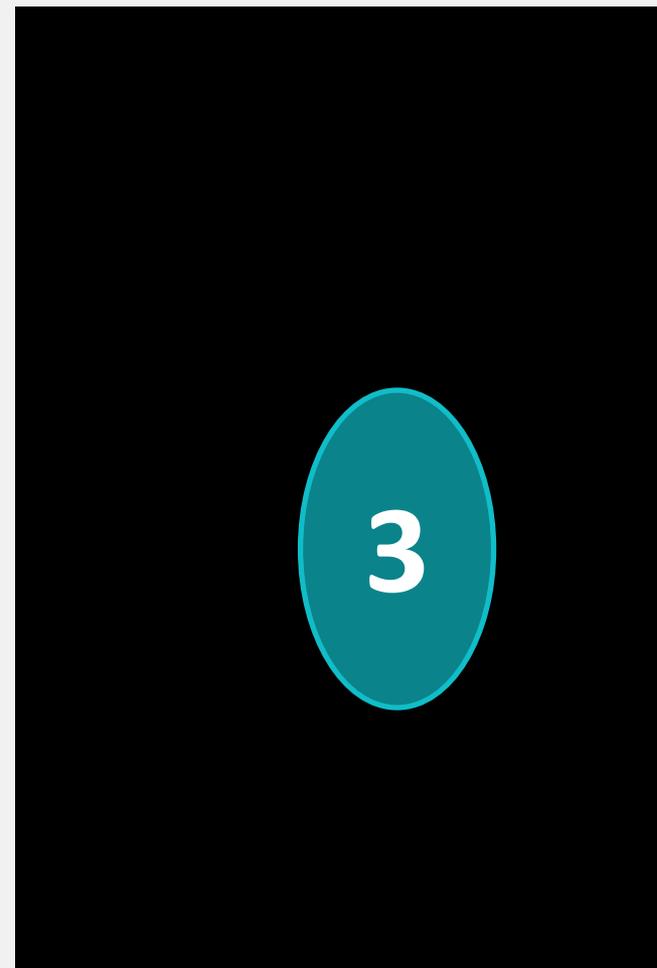
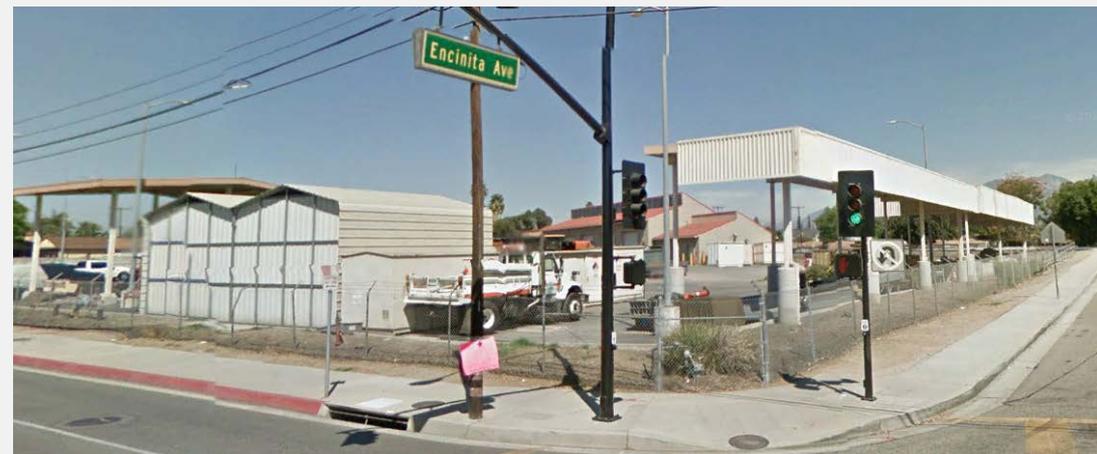




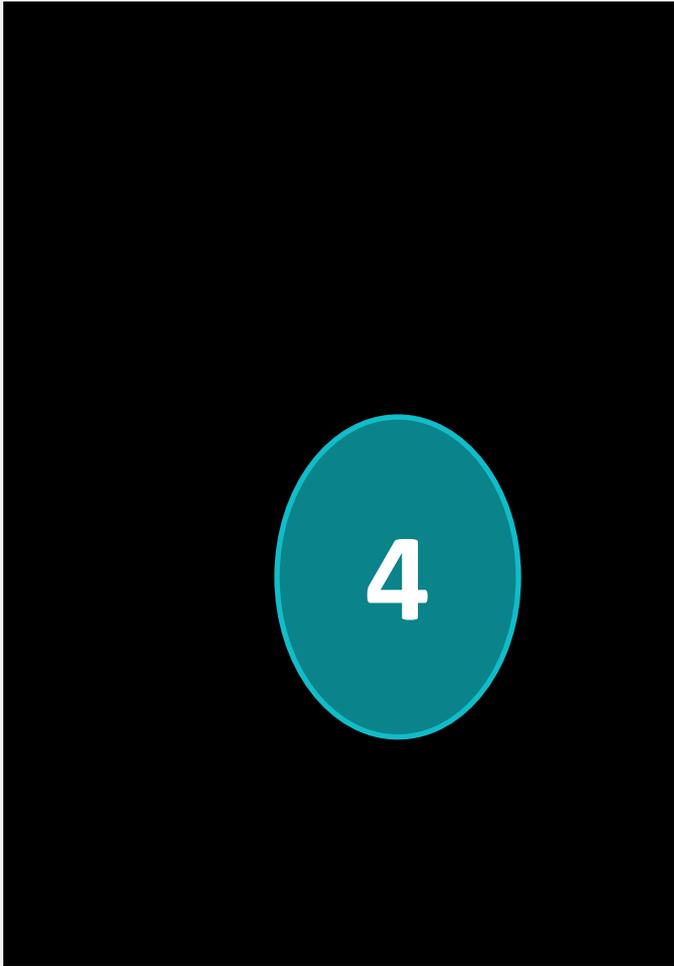
1. Lower Azusa Road



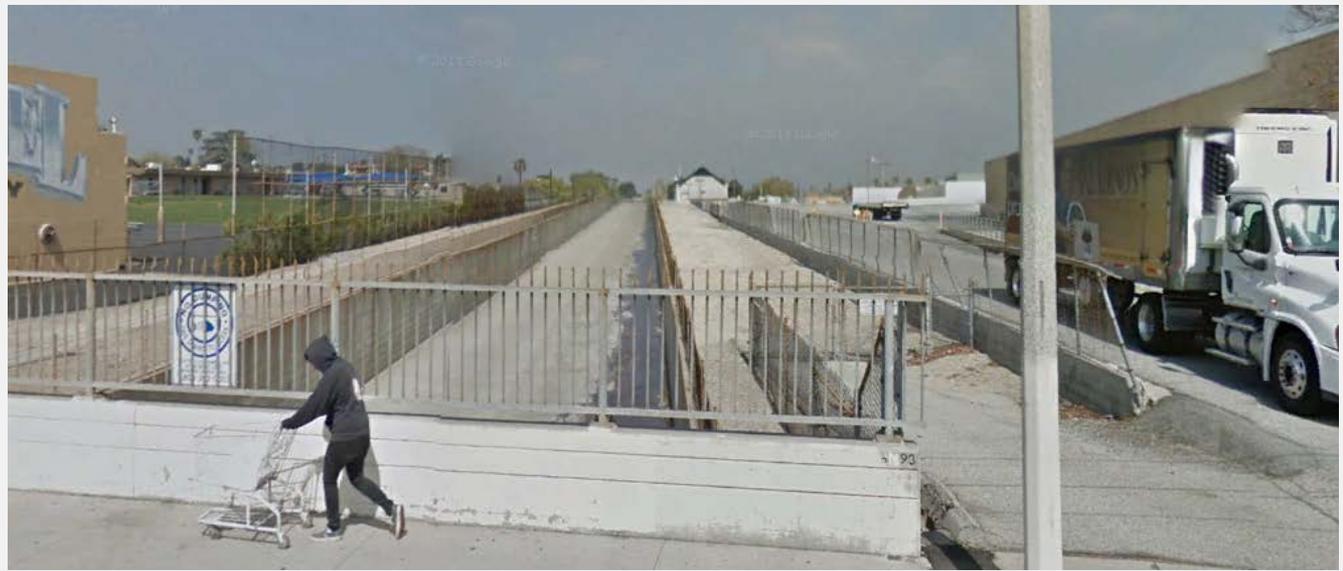
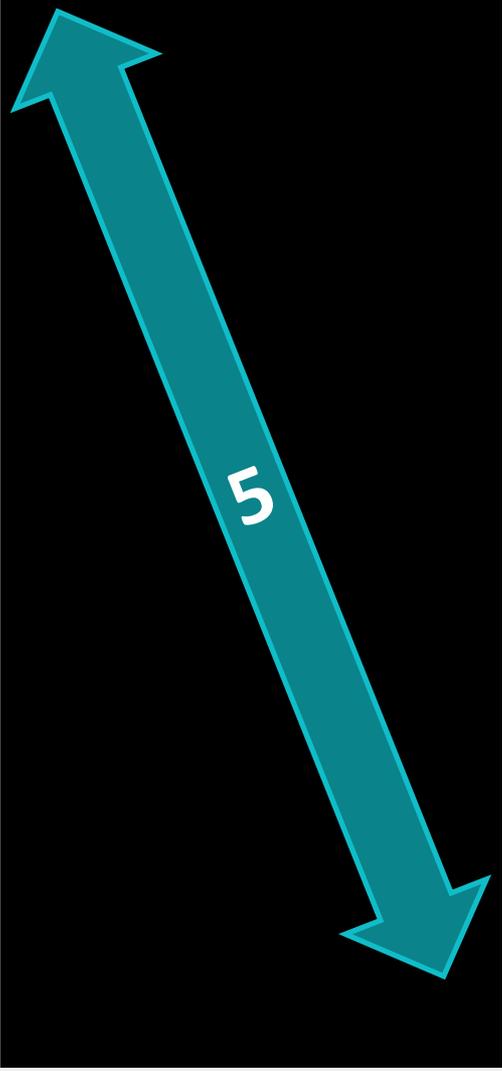
2. Gidley Street



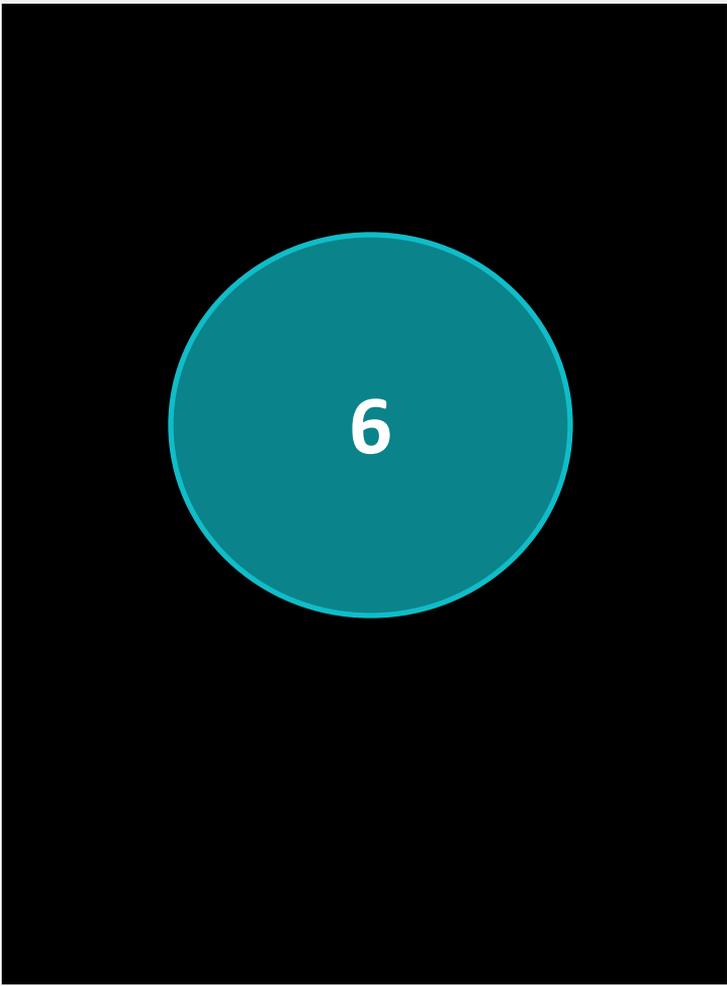
3. Lower Encinita Ave



4. Sereno Drive



5. Eaton Wash



6. Broadway

7

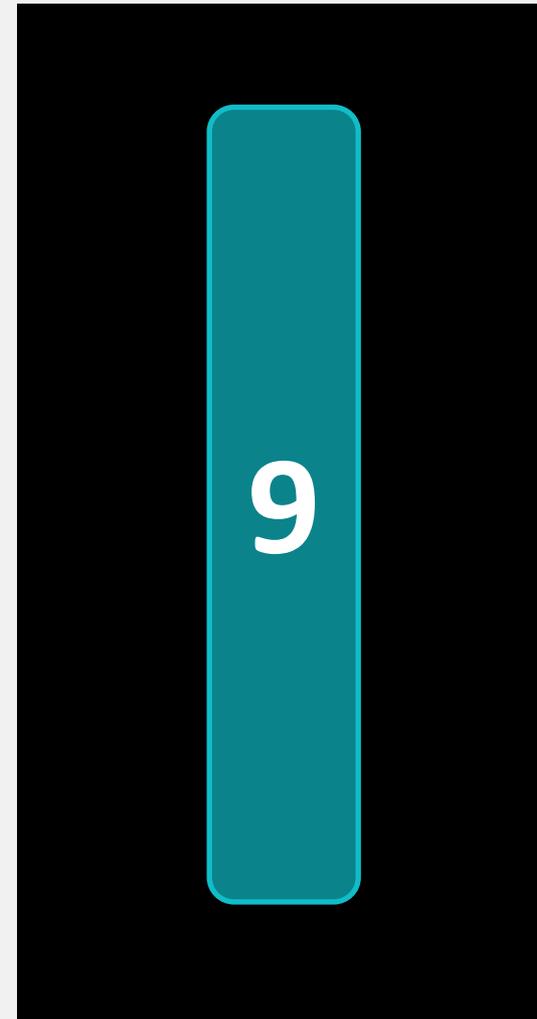


7. Las Tunas and Rosemead

8



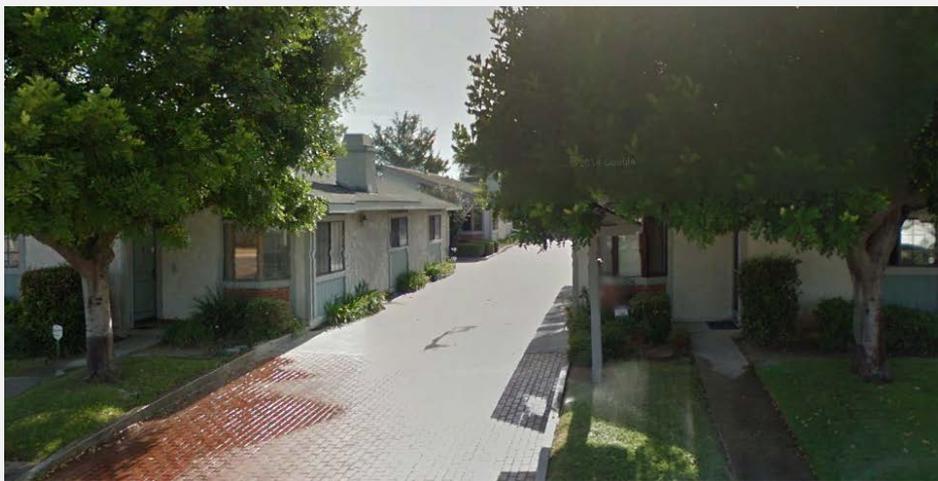
8. Sultana Avenue



9. Rosemead Boulevard



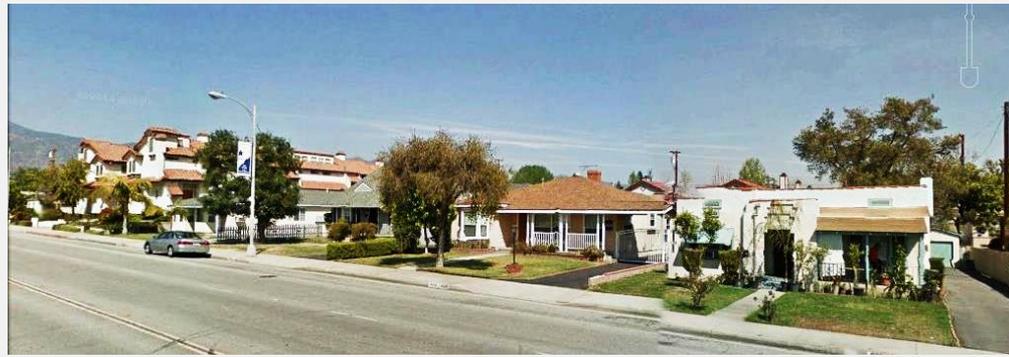
10. N. Oak Ave



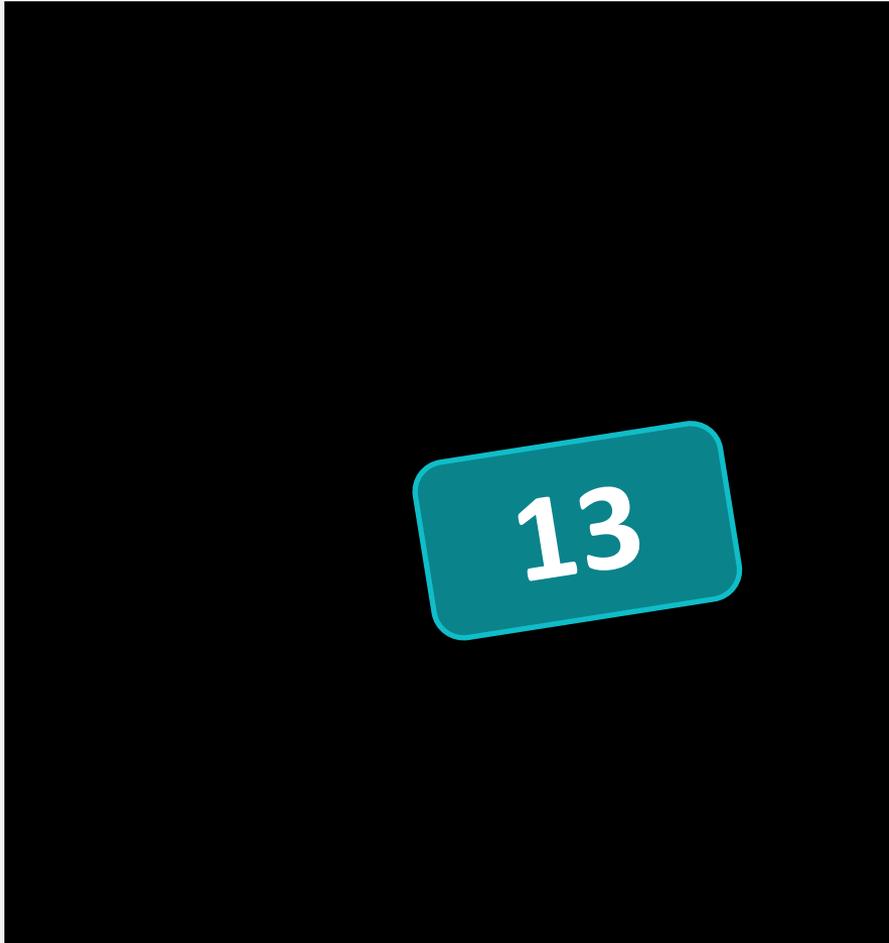
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11. N. Temple City Blvd.

12



12. Temple City Boulevard



13

13. Las Tunas East



14. Las Tunas (Central)

15



15. Baldwin Avenue and Olive Street

16



16. Welland Avenue



17



17. SOI Rosemead Boulevard

NEXT MEETING:
March 2, 2015

ADJOURNMENT