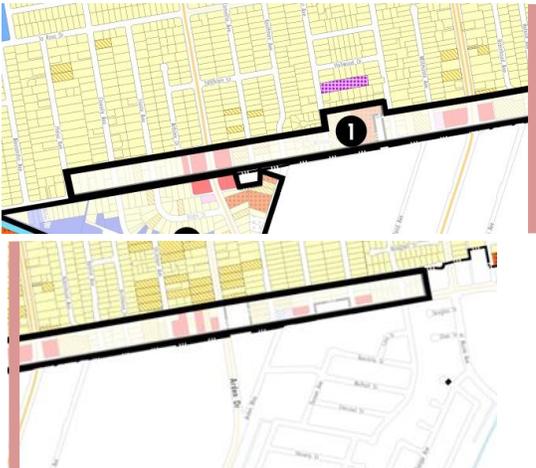
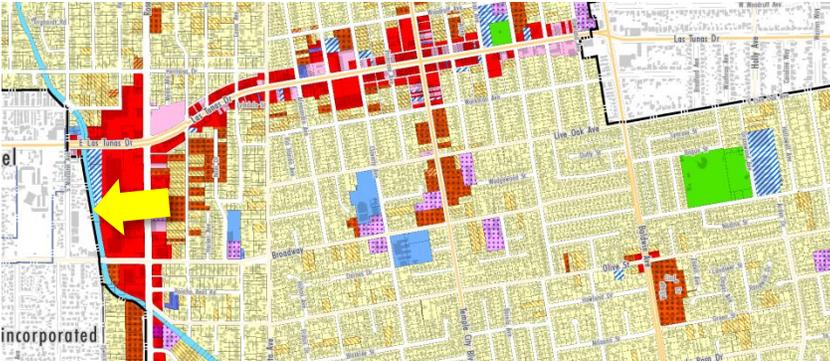
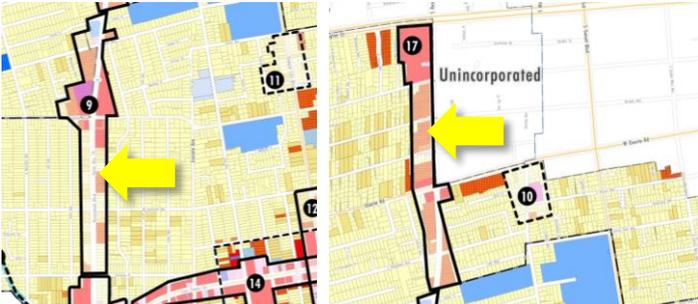
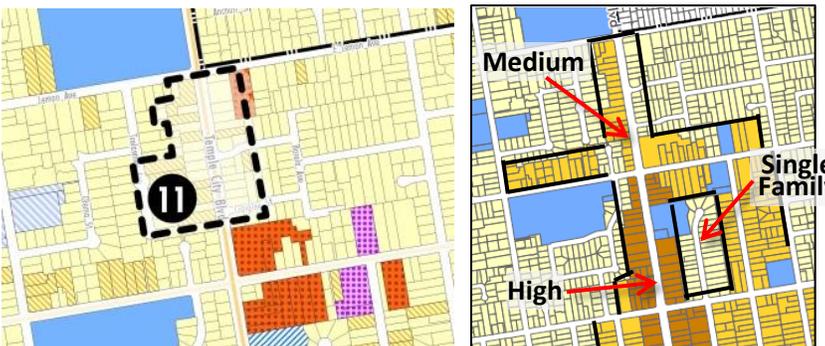
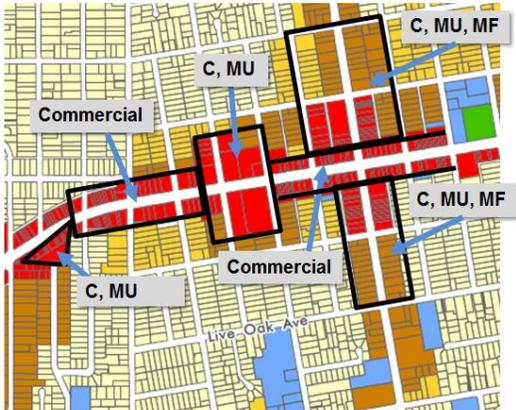


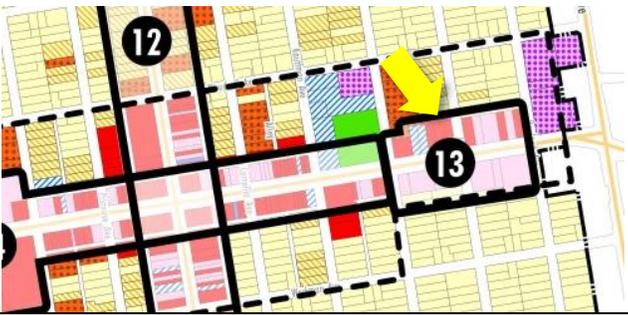
TEMPLE CITY 2035 GENERAL PLAN **GPAC LAND USE DELIBERATIONS**

The following describes the land use options for each opportunity area in the City of Temple City as identified by the General Plan Advisory Committee (GPAC) with input from the community and indicates the GPAC’s preliminary directions for preferred designations as discussed at its March 2, 2015 meeting. For most opportunity areas, the GPAC reached a consensus recommendation, as indicated in the right hand column. For a few, no consensus was reached and GPAC members are requested to review the options and be prepared to recommend a preferred designation at the April 6 meeting.

Area	Options/GPAC Consensus Directions in Red
<p>Area 1--Lower Azusa Road</p> 	<ol style="list-style-type: none"> 1. Commercial at major intersections with intervening areas developed with housing 2. Commercial at major intersections and mixed use at Temple City Blvd and Baldwin Avenue with intervening areas developed for residential
<p>Area 2A--Southwest Triangle (West Lower Azusa Road/Ellis)</p> 	<ol style="list-style-type: none"> 1. Retain existing mix of Single Family, Multi-Family, and Industrial designations 2. Designate entire area for Commercial
<p>Area 2B--Southwest Triangle (West Lower Azusa Road/Ellis)</p> 	<ol style="list-style-type: none"> 1. Retain existing Industrial designation 2. Revise to Multi-Family Residential (Medium density) <p>NO CONSENSUS—GPAC INPUT APRIL 6 MEETING</p>
<p>Area 3--Southwest Industrial (Encinta Avenue South)</p> 	<ol style="list-style-type: none"> 1. Retain current Industrial designation 2. Revise to Multi-Family Residential (Medium Density) <p>NO CONSENSUS—GPAC INPUT APRIL 6 MEETING</p>

Area	Options/GPAC Consensus Directions in Red
<p>Area 4A--Southwest Residential (Sultana/Sereno)</p> 	<ol style="list-style-type: none"> 1. Current mix of Single Family and Multi-Family designations 2. Designate entire area for Multi-Family Residential (Medium)
<p>Area 4B--East Side Rosemead</p> 	<ol style="list-style-type: none"> 1. Current mix of Commercial and Multi-Family High designations 2. Designate entire area for Neighborhood Commercial 3. Designate entire area for Multi-Family Residential (High Density) <p>NO CONSENSUS—GPAC INPUT APRIL 6 MEETING</p>
<p>Area 5—Eaton Wash</p> 	<p>Open Space with trails for walking and biking</p>
<p>Area 6—Residential Neighborhood (Broadway, Encinita, TC BI)</p> 	<p>Retain existing Single Family Residential designation</p>
<p>Area 7—Rosemead/Las Tunas Specific Plan Area</p> 	<ol style="list-style-type: none"> 1. Retain existing commercial designation 2. Mixed-Use allowing commercial with or without housing

Area	Options/GPAC Consensus Directions in Red
<p>Area 8—Residential Neighborhood (Sultana)</p> 	<p>Retain existing High Density Residential Designation</p>
<p>Areas 9 & 17—Upper Rosemead Boulevard</p> 	<p>Nodes:</p> <ol style="list-style-type: none"> 1. Retain existing commercial designations 2. Mixed-Use: allowing commercial with or without housing <p>Intervening Properties:</p> <ol style="list-style-type: none"> 3. Retain existing Multifamily Housing designations 4. Mixed-Use (vertically integrated housing with ground level retail)
<p>Area 10—Duarte Road/Oak Avenue</p> 	<p>Retain existing County of LA General Plan Designations</p>
<p>Area 11—Residential (TC Blvd/Lemon Avenue South)</p> 	<ol style="list-style-type: none"> 1. Multifamily medium density 2. Multifamily high density
<p>Areas 12&14—Downtown Core</p> 	<p>Las Tunas:</p> <ol style="list-style-type: none"> 1. Commercial 2. Mixed Use Nodes <p>Temple City Blvd:</p> <ol style="list-style-type: none"> 1. Commercial, Mixed Use, or Multifamily Residential

Area	Options/GPAC Consensus Directions in Red
<p>Area 13—Downtown East</p> 	<ol style="list-style-type: none"> 1. Retain existing Commercial designation 2. Prioritize Office development
<p>Area 15—Intersection Commercial (Baldwin Avenue)</p> 	<ol style="list-style-type: none"> 1. Retain existing Commercial designation 2. Limit to neighborhood-serving commercial uses 3. Multi-family residential
<p>Area 16—Residential Neighborhood (Santa Anita/Live Oak)</p> 	<ol style="list-style-type: none"> 1. Retain current designation of mix of single and multi-family residential 2. Uniform medium density residential uses throughout the area