



TEMPLE CITY

MID-CENTURY PLAN

GENERAL PLAN ADVISORY COMMITTEE (GPAC)

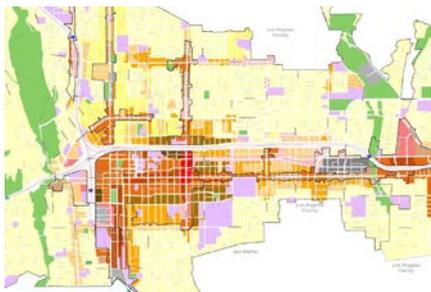
MEETING 7 | MAY 4, 2015

AGENDA

- Call to Order
- Roll Call
- Public Comments
- Approval of April 6th Meeting Notes
- Overview and Discussion of Policies
- Adjournment

WHAT DOES THE GENERAL PLAN CONTAIN?

Required Elements:



Land Use



Housing



Circulation



Conservation



Open Space



Noise



Safety

Temple City General Plan Elements

WHAT DOES THE GENERAL PLAN CONTAIN?

Required Elements

- Land Use
- Housing
- Circulation
- Open Space
- Conservation
- Safety
- Noise

Existing Plan

- Land Use
- Housing
- Circulation
- Resources Management
- Public Safety
- Noise

WHAT DOES THE GENERAL PLAN CONTAIN?



Community Design & Character



Economic Development



Community Services



Natural Resources



Mobility



Hazards

WHAT DOES THE GENERAL PLAN CONTAIN?

Organizing the GP by What Is Important to Temple City

VISION

Community Design & Character	Economic Development	Community Services	Natural Resources	Mobility	Hazards
Land Use	Economic Development	Community Services	Air Quality and GHG Reduction	Mobility	Fire
Housing	Community Revitalization	Art & Culture	Habitat		Flooding
Urban Design		Education	Resource Management and Conservation		Hazardous Waste
Historic Resources		Public Safety			Noise
		Recreation and Open Space			Seismic
		Utilities			Wind

WHAT DOES THE GENERAL PLAN CONTAIN?

Overarching Themes:

- Sustainability
- Health
- Smart Growth
- Equity
- Resiliency

GENERAL PLAN CONTENT

1. Vision

2. Goal

- Ideal future end that is an expression of community values and may be abstract in nature
- Not quantifiable or time-dependent

3. Policy

- Specific statement that guides decision-making
- Commitment to a particular course of action
- Adopting broadly drawn and vague policies is poor practice
- Conundrum: “shall” versus “should”—Remember: Avoid “weasel” words
- Remember that the policies are written from the perspective of the municipality (It is the City’s or County’s plan, not other agencies, developers, or the public)!

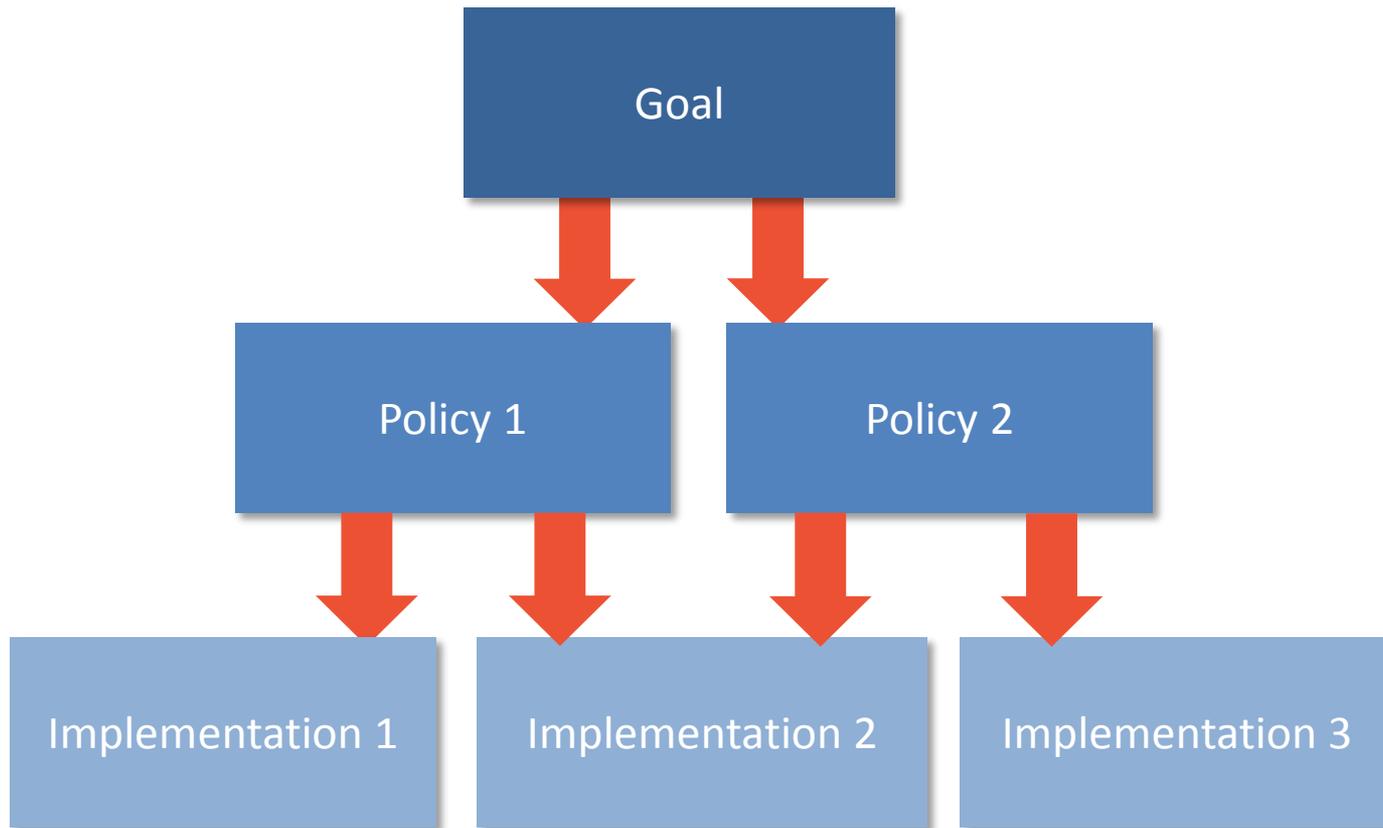
4. Standard

- Rule or measure establishing a level of quality or quantity that must be complied with or satisfied

5. Implementation Measure

- Action, procedure, program, or technique that carries out general plan policy

GENERAL PLAN CONTENT



GENERAL PLAN CONTENT

EXAMPLE

■ **Goal**

- **Pedestrian-Oriented Places.** Development that contributes to pedestrian vitality and facilitating bicycle use in the Central District, Transit Villages, Neighborhood Villages, and community corridors.

■ **Policy 1**

- **Pedestrian-Oriented Development.** Require buildings in the Central District, Transit Villages, Neighborhood Villages, and along corridors specified by the adopted specific plans to be located along the street/sidewalk and designed to promote pedestrian activity. This can be accomplished by incorporating transparent facades, small plazas, and dining areas; while locating parking to the rear or underground and placing primary entries on the street.

■ **Standard**

- **Transparent Facades.** Require that 70 percent of building elevations be visually transparent

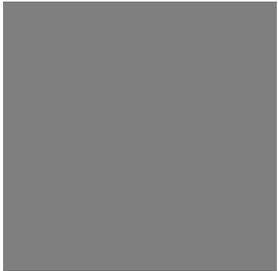
■ **Implementation Program**

- **Design Guidelines:** Review and create Citywide design guidelines that incorporate Specific Plan design guidelines and Citywide design principles into one document. The design guidelines shall be amended as necessary to ensure consistency with the Land Use Diagram, goals and policies.

GENERAL PLAN CONTENT

EXAMPLE

- **Goal**
 - **Pedestrian-Oriented Places.** Development that contributes to pedestrian vitality and facilitating bicycle use in the Central District, Transit Villages, Neighborhood Villages, and community corridors.
- **Policy 2**
 - **Community Greenways.** Improve the City's public sidewalks as "greenway" corridors with extensive tree canopies, connecting its neighborhoods, Transit Villages, Neighborhood Villages, neighborhoods, parks, schools, and open spaces.
- **Standard**
 - **Street Trees.** Require that street trees be planted at a spacing of 30' on center
- **Implementation Program**
 - **Urban Forestry Program:** Continue to implement and periodically assess the effectiveness of the Urban Forestry Program, including reviewing and updating the Master Street Tree Plan and Tree Protection Ordinance as necessary for consistency with the General Plan goals and policies. The Urban Forestry Program should be updated every 15 years. (Master Street Tree Plan 1991; Tree Protection Ordinance)



POLICY DISCUSSION

COMMUNITY DESIGN AND CHARACTER

RESIDENTIAL

- Should new small-lots be encouraged in single-family neighborhoods?
- Should larger single-family residential buildings on smaller residential lots be limited through Design Guidelines to address “mansionization”?
- Should detached single family units on long lots have specific design requirements beyond those for single family residences?
- What is your biggest residential concern? How would you solve it?

COMMUNITY DESIGN AND CHARACTER

COMMERCIAL

- Are there any neighborhoods or districts that should be identified in addition to “Downtown” and the Las Tunas/Rosemead Specific Plan area?
- Should restaurants be encouraged, discouraged, or treated like other businesses, specifically along Las Tunas?
- What is your biggest commercial concern? How would you solve it?

COMMUNITY DESIGN AND CHARACTER

HISTORIC RESOURCES

- Should Temple City dedicate resources to educating community members about historic resources in the community?
- Should Temple City support private preservation efforts?
- What is your biggest historic resources concern? How would you solve it?

ECONOMIC DEVELOPMENT

ECONOMIC DEVELOPMENT

- What types of jobs does the community want to see more of in Temple City?
- What types of businesses does the community want to see more of in Temple City?
- What workforce development programs do exist or should exist in Temple City?

COMMUNITY SERVICES

RECREATION & OPEN SPACE

- In addition to a pool, what additional open space and recreational opportunities would you like to see if Temple City?
- What is your biggest recreation and open space concern? How would you solve it?

COMMUNITY SERVICES

ARTS & CULTURE

- What types of art would you like to see in Temple City?
- How is the diversity in Temple City currently celebrated? How would you like to see it celebrated in the future?

COMMUNITY SERVICES

COMMUNITY SERVICES

- What is your biggest community services concern? How would you solve it?

COMMUNITY SERVICES

UTILITIES

- Should the City prioritize funds for the undergrounding of utilities, wherever feasible?

MOBILITY

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- Is reduced levels of service for downtown Temple City acceptable, if additional bike/pedestrian amenities are provided to accommodate higher densities?
- Where should additional bicycle infrastructure be located?
- Could transit in Temple City be improved? If so, how?



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