



TEMPLE CITY

Crossroads Specific Plan

GENERAL PLAN ADVISORY COMMITTEE (GPAC)

OCTOBER 17, 2016

General Plan vs. Specific Plan

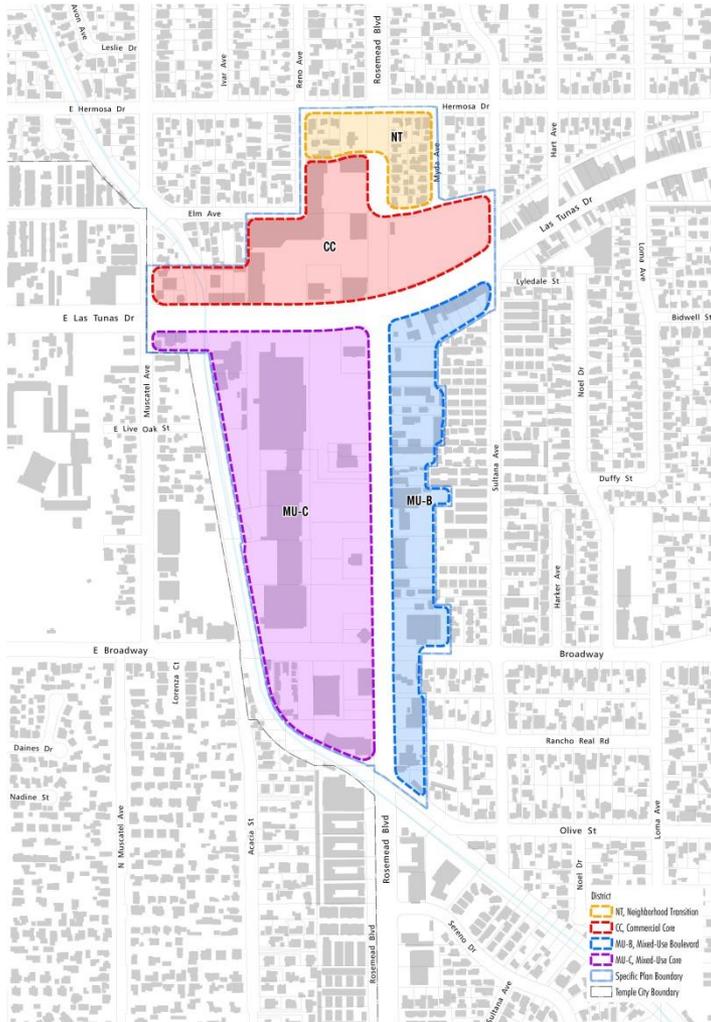
- **General Plan**
 - Citywide focus
 - Goals, policies, and implementation actions
 - “Big-picture” direction
- **Specific Plan**
 - Focused geographic area
 - Permitted uses and Development standards
 - Consistency with the General Plan



Crossroads Specific Plan

- Contents:
 - Introduction
 - Vision, Guiding Principles, Goals & Policies
 - Land Use Plan
 - Mobility Plan
 - Infrastructure Plan
 - Implementation

Land Use Plan



Land Use Plan

- Neighborhood Transition (NT)
- Commercial Core (CC)
- Mixed-Use Boulevard (MU-B)
- Mixed-Use Core (MU-C)

Land Use Plan

- Permitted Uses and Required Parking
- Special Use Standards
 - **SUS 3.b:** Stand-alone multi-family uses are not permitted within 250 feet of the intersection of any two primary streets in the MU/C and MU/B districts, as measured from the intersection of the property lines forming the corner of the corner property in a single straight line.

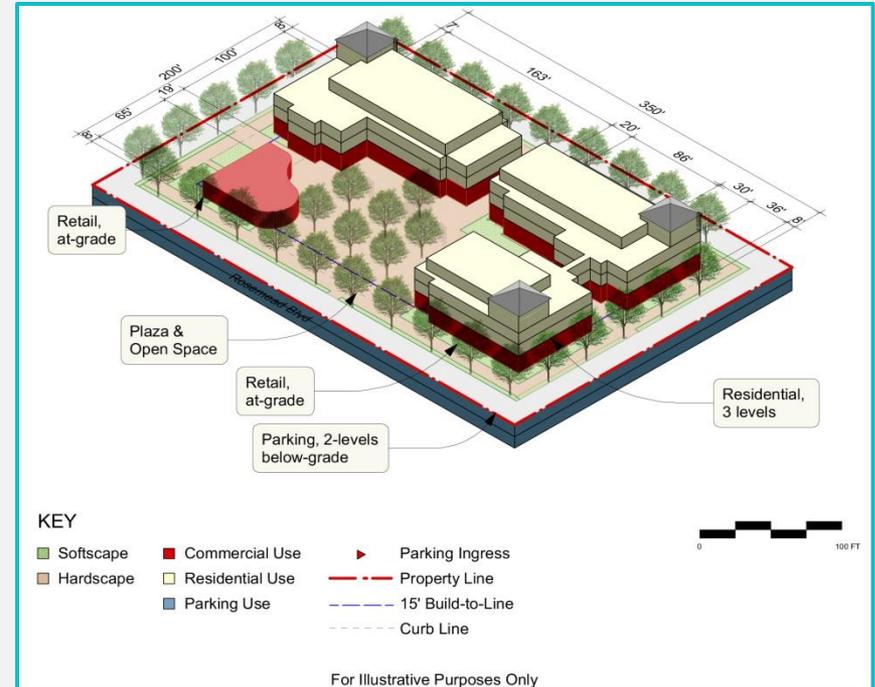
Table 3-A Permitted Land Uses

Use Type	NT	CC	MU/ C	MU/ B	Special Use Standards	Specific Plan Auto Min.	Specific Plan Auto Max	Specific Plan Bicycle
Residential Uses								
Dwelling, Artist studio/live work unit	Y	N	U	U	SUS 3.a	1 per 333 sq ft		
Group living (6 or less residents)	Y	N	N	N		2 space per unit		
Dwelling, Multi-family	Y	N	N	Y	SUS 3.b	1.5 per unit	2 per unit	2 per 5 units
Dwelling, Multi-family within Mixed-Use development	Y	N	Y	Y	SUS 3.c	1.5 per unit	2 per unit	2 per 5 units
Dwelling, Single-family	Y	N	N	N		2 spaces per unit in a garage		
Public and Institutional Uses								
Business/trade/vocational school	N	Y	U	U		1 per 285 sq ft & 2 drop off spaces	125% of minimum	1 per 1,250 sq ft
Church, temple, and other places of worship	N	N	U/C	U/C		1 per 5 fixed seats or 1 per 50 sq. ft.	125% of minimum	1 per 1,250 sq ft
College/university	N	C	U	U/C		1 per 3 students & 1 per 3 employees	125% of minimum	1 per 2 students & 1 per 10 employees
Community center	N	Y	Y	Y			125% of minimum	1 per 1,250 sq ft
Daycare, adult	N	Y	U	U		1 per 500 sq ft	125% of minimum	1 per 10 employees

Land Use Plan

- Development Standards
 - Density/Intensity
 - Lot Coverage
 - Building Placement
 - Height

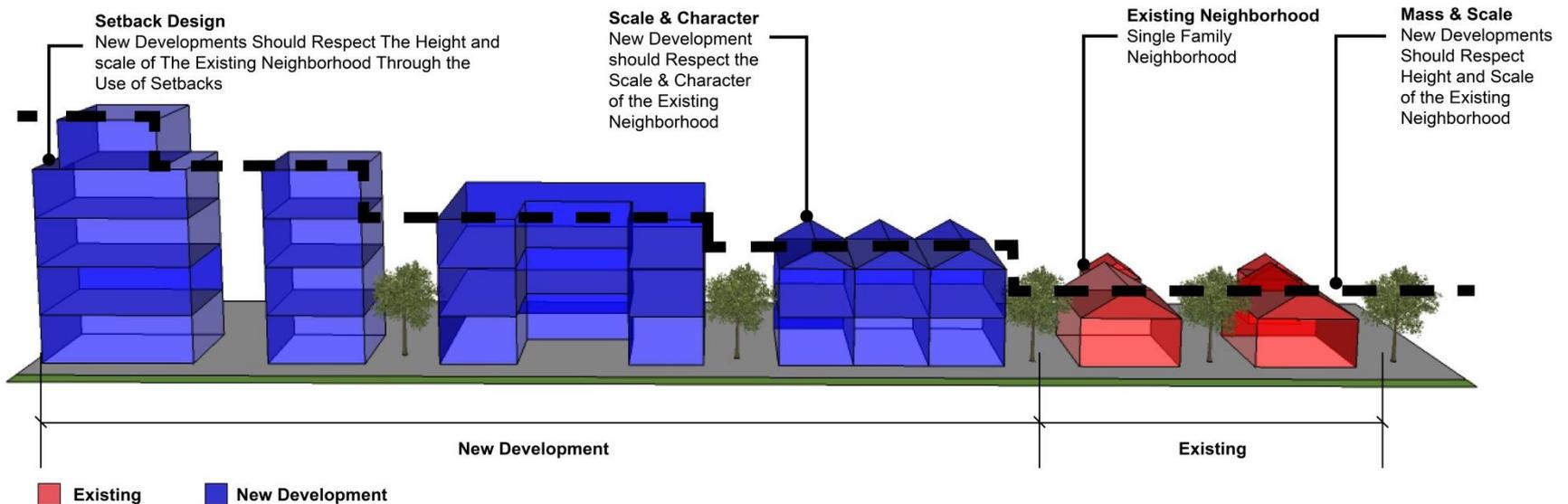
MU/C DEVELOPMENT STANDARDS SUMMARY					
MU/C	Building Intensity				
	Residential	Mixed-Use building	Commercial only	Lot coverage (min/max)	Usable open space ²
	65 du/acre ¹	2.0 max FAR (min 0.3 / max 0.5 FAR comm.)	0.5 FAR	60% / 90%	10%



Building Placement								
Front setback (min)	Build-to-zone ³ (min/max)	Minimum % of building width in build to zone ⁴	Side setback (min)	Rear setback adjacent to non-residential zone (min)	Rear setback adjacent/across from a residential zone (min)	Vertical Setback ⁴	Principal structure height (max) ⁵	Accessory structure height (max)
0 ft.	0 ft. / 15 ft.	90%	0 ft.	0 ft.	15 ft. 1st and 2nd st. / 30 ft. 3rd st. and up	10 ft. average	56 ft. (4-st.) / 81 ft. (6-st.) ⁶	45 ft.

Land Use Plan

- Design Guidelines
 - Building siting, access, and circulation
 - Building massing, form, and design
 - Neighborhood transitions
 - Landscaping and open space

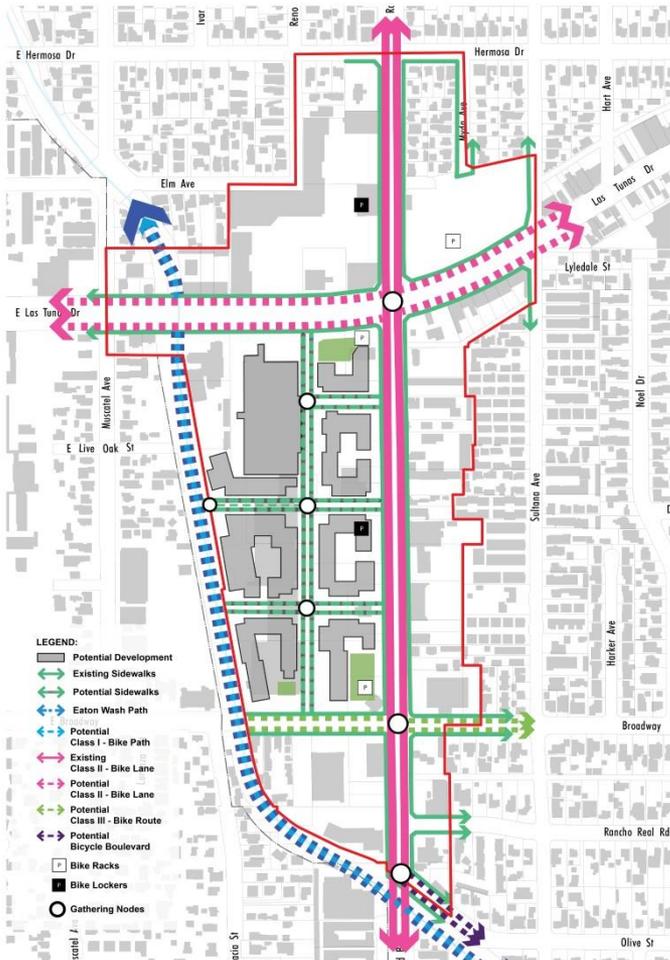


Mobility Plan

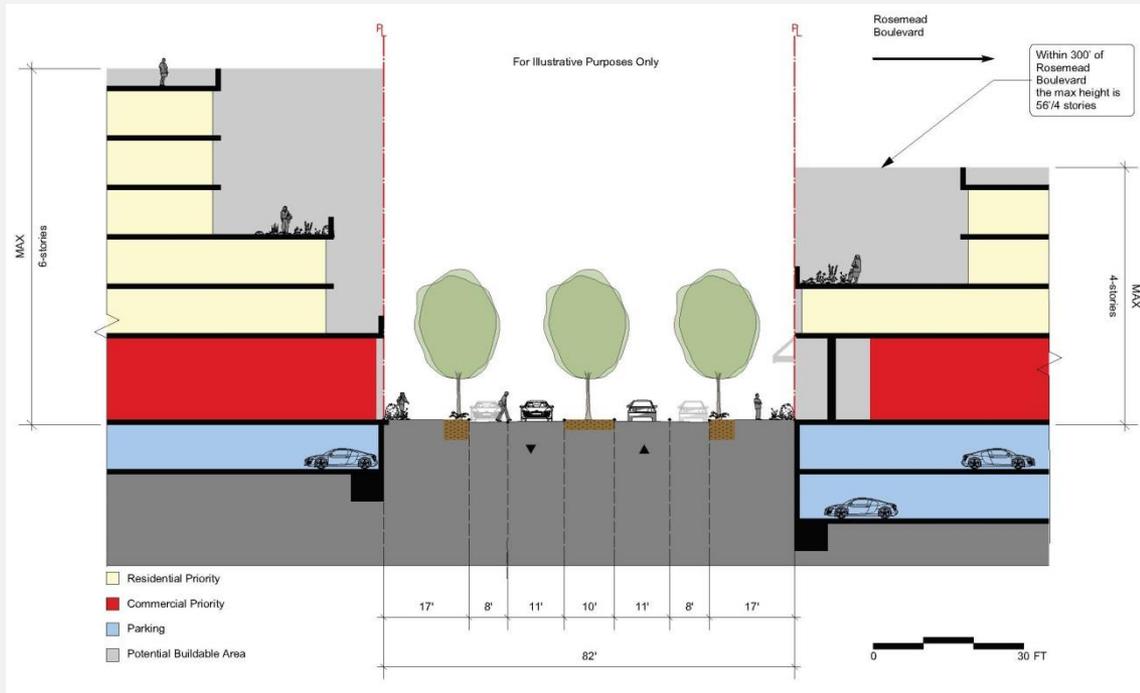
- Mobility Plan
 - Conceptual multi-modal approach illustrative of the GP & SP vision
 - Guidance for improvements associated with future development
 - Primary focus on the MU-C area
 - Activation of the Eaton Wash

Mobility Plan

Mobility Plan Non-Motorized Transportation Concept



DRAFT: For Illustrative Purposes Only
Source: Planworks
September 30, 2016



Infrastructure Plan

- Infrastructure Plan
 - Water, sewer, storm drainage
 - Analyze existing infrastructure capacity and planned improvements
 - Ensure infrastructure can accommodate new development



Implementation Plan

- Implementation Plan
 - How does it all happen?
 - Updated land use regulations will spur the type of development that is envisioned for the area
 - Contingent on economic, demographic, and market factors
 - Federal, state, and local programs, funds, and grants

Crossroads Specific Plan

- Story Map Document