TEMPLE CITY

MID-CENTURY GENERAL PLAN

ADOPTED: DECEMBER 5, 2017
RESOLUTION No. 17-5299



2050 MAKE TC HAPPEN

LAND USE | MOBILITY | ECONOMIC DEVELOPMENT | COMMUNITY SERVICES | NATURAL RESOURCES | HAZARDS

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INTRODUCTION

In 2010 Temple City celebrated its 50th anniversary as an incorporated city. This celebration provided a time to reflect on the qualities and accomplishments that have built this great community, and an opportunity to assess current issues and opportunities in order to better plan for a sustainable future for Temple City. The Temple City Mid-Century General Plan (Mid-Century Plan) is a long-range policy document that sets forth a new, resident-inspired and supported vision for Temple City. The Mid-Century Plan provides broad goals and objectives for the future growth and development of the City to support this vision. As required by state law, the Mid-Century Plan takes a long-term view



and is designed to guide land use, mobility, economic development, infrastructure, and resource conservation through the life of the Plan. The Mid-Century Plan is the City's official statement regarding the extent and types of land use and development necessary to achieve the community's physical, economic, social and environmental goals and aspirations.

In California, the General Plan is a legal document and much of its content is established by statutory requirements relating to background data, analysis, maps, and exhibits. The legal adequacy of the General Plan is critical, since all City actions and programs related to its physical development are required to be consistent with the General Plan. The Mid-Century Plan and its maps, diagrams, and development policies form the basis for the city's zoning, subdivision, and public works actions. Under California law, no specific plan, zoning, subdivision map, development entitlement, nor public works project may be approved unless the City finds that it is consistent with the adopted general plan.

The Mid-Century Plan covers all of the area within the city limits of Temple City and the City's Sphere of Influence (SOI). A city's Sphere of Influence (SOI) encompasses unincorporated County lands adjacent to a city's boundaries that are designated by the Los Angeles County Local Agency Formation Commission (LAFCO) as areas likely to be serviced or annexed by the City in the future. Cities do not have regulatory control over these lands, but they have the authority to designate their preferences for land use planning in these areas should they be annexed in the City. The General Plan area, including the City's SOI is displayed in Figure 1-1 Plan Area.

Fig. 1-1
Plan Area

Temple City Boundary
Temple City SOI

Huntington Dr
Unincorporated
N Muscatel Ave
S Sunset Blvd
Campus Dr
E Duarte Rd
Duarte Rd
Temple City Blvd
S Baldwin Ave
Holly Ave
el Monte Ave
S Santa Anita Ave
Unincorporated
Arcadia
Longden Ave
19
E Longden Ave
Rosemead Blvd
Las Tunas Dr
E Live Oak Ave
Unincorporated
San Gabriel
E Las Tunas Dr
Live Oak Ave
Baldwin Ave
E Broadway
Broadway
Olive St
Freer St
Unincorporated
la Rosa Dr
Walnut Grove Ave
Grand Ave
Lower Azusa Rd
Rosemead
Mission Dr
State Rte 19
Arden Dr
El Monte
Santa Anita Ave

TEMPLE CITY

0 0.1 0.2 0.4 0.6 Miles
11/11/2016

Source: PlaceWorks, 2016

Founded by Walter P. Temple on May 20, 1923, and incorporated May 25, 1960, the City of Temple City is one of 31 cities in the San Gabriel Valley region of Los Angeles County. Temple City is centrally located in the west San Gabriel Valley, five miles southeast of Pasadena and 13 miles northeast of downtown Los Angeles. The City is neighbored by the cities of Arcadia, San Gabriel, El Monte, Rosemead and unincorporated portions of Los Angeles County, as displayed in Figure 1-2 Regional Location.



Figure 1-2: Regional Location Map

Following incorporation of Temple City in 1960, the community has transformed from a quiet, predominantly residential suburban community of just over 31,000 residents, to a culturally rich, diverse community of approximately 36,000 residents. The City's demographics have changed dramatically due to one of the fastest growing Asian populations (predominantly Chinese) in Southern California. As displayed in Figure 1-3, in 1970, the population of Temple City was predominately Caucasian (over 98 percent). By 2014, it was estimated that of Temple City's approximately 36,000 residents, 57 percent of the population was Asian, 20 percent Caucasian, and 21 percent of the population identify themselves as Hispanic or Latino. The total number of housing units in Temple City was estimated to be 11,971 in 2014. Of these, 4,763 (40 percent) were constructed after 1960. The decade between 1950 and 1960 saw the greatest growth in new home construction, with 3,639 homes (30 percent) built in that period, as reflected in Figure 1-4.

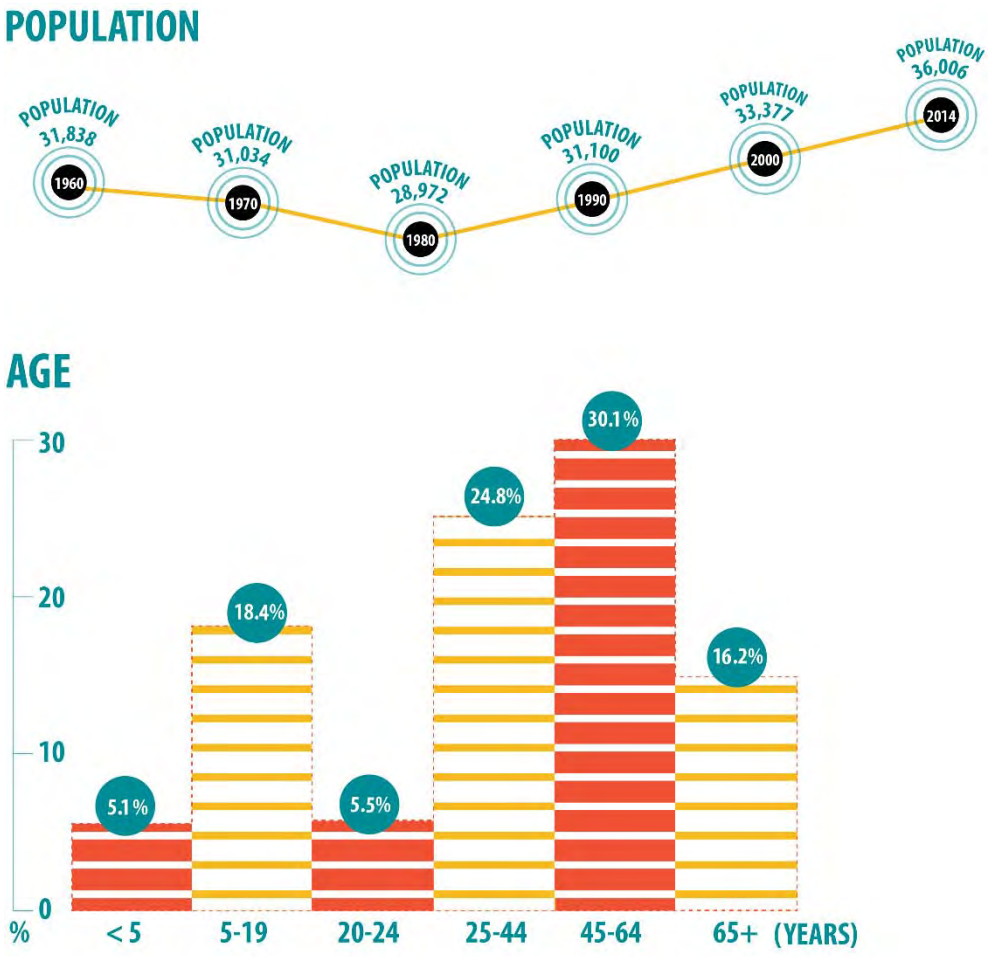


Figure 1-3: Demographics (2014)

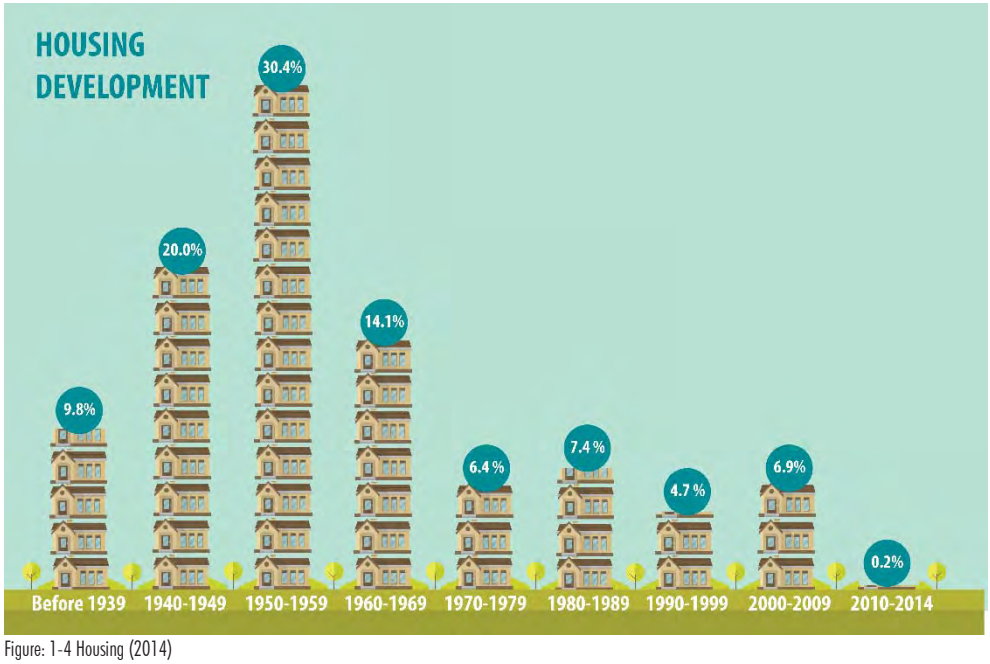


Figure: 1-4 Housing (2014)

VISION

The Vision Statement for the Mid-Century General Plan is the framework that expresses the community's shared outcomes for the City's future. It defines expectations for what Temple City will be in the future as defined by its physical character; quality of life; variety of businesses; and housing, economy, environment, safety, and comparable indicators. These expectations are based on community values about the characteristics and qualities of life important today and which should be retained in the future, as well as how the community should evolve and change in response to critical issues challenging these values.

Vision Statement

In 2050 the City of Temple City maintains its small-town, family-friendly atmosphere. Its safe and attractive neighborhoods have good neighbors; clean streets, sidewalks, and public spaces; excellent schools; and thriving local businesses. People who grow up in Temple City can return after college to good jobs, a home within their budget, and a thriving community where they choose to raise their own families. Downtown and other commercial areas of the City are vibrant and prosperous, with a diverse mix of new and expanded businesses

that provide a variety of skilled jobs and quality retail, and with places to gather, be entertained, recreate, and celebrate the community's history, culture, and diversity. Temple City is "greener" and more sustainable through investments made to attain water and energy efficiency, improve accessibility, reduce vehicle commutes, and increase the health and well-being of the community. Streets enable people to get where they need to go safely, efficiently, and cost-effectively—on foot, on bike, on transit, or by vehicle. Sidewalks serve as the outdoor living room for the community, with places to socialize, celebrate, and play. Civic and community leaders are innovative and collaborative, and listen and respond to the interests of residents and the business community. Temple City has an informed, involved, and engaged community with a strong culture of civic engagement and support for the arts, education, and services that help community members of all ages to be proud they are from Temple City.

GUIDING PRINCIPLES

The Guiding Principles build upon the Vision Statement to inform the overall direction of the General Plan Update. The Guiding Principles consist of six broad topics that address the breadth of issues for which Temple City must address and consider in the update of this Mid-Century General Plan. The outcomes expressed through the Guiding Principles serve as the foundation for the update process and facilitate the development of the goals, policies, and implementing strategies for the General Plan.

Quality of Life

» We treasure and maintain a relaxing, peaceful, family-friendly atmosphere. We cultivate community pride through special events, public art, safe and quiet neighborhoods, supporting local businesses, and spending the day at the park with family and friends.

» We celebrate the diversity in our community and appreciate everyone's differences.

» We use creativity and innovation to address community challenges.

» Our network of activities and services helps improve the health and lifestyles of individuals and families.

» We recognize that our quality of life is related to a prosperous economy and good education.



Community Character

» Our community is balanced with places for living, working, shopping, recreation, entertainment, arts and culture, and education that reflect our community priorities.

» We value and protect the neighborhoods, business districts, civic facilities, and open spaces that have developed since our City's founding.

» Our new housing and commercial development is selectively accommodated in locations that complement and enhance existing uses or are underutilized to accommodate anticipated growth and change.

» We prioritize the development of new commercial uses that serve and are accessible to adjoining residential neighborhoods, lessening the need to travel to other communities for these uses.

» We recognize and build on the strengths of our pedestrian-oriented downtown as the physical, economic, cultural, and social heart of Temple City.

» Our housing and commercial uses will be scaled and designed to complement and transition with adjoining neighborhoods and districts.

» Our development patterns, mix of uses, and design of buildings, infrastructure, and public spaces contribute to a sustainable environment that minimizes consumption of scarce environmental resources, pollutants, and greenhouse gas emissions.

» Our residents enjoy healthy lifestyles through development patterns that promote walking over automobile use, a robust system of parks and recreation uses, access to good foods, and a quality network of health providers.

» Our community provides numerous places and facilities for celebrations, events, and cultural enrichment where we can meet and socialize with our neighbors.

» We respect the importance of designing and maintaining our buildings, properties, and public spaces at the highest level of quality.

A Vital Economy



» Temple City has a diverse mix of vital and economically prosperous business districts that serve consumers in the City and surrounding communities and provide revenue to sustain a high level of services for our residents.

» Our development entitlement processes are responsive to and support new and expanding commercial uses within the community.

» We encourage a balance of commercial uses, including national retailers, local establishments, and new businesses.

- We place a high priority on reinvestment, and revitalization of the community to improve the quality and vitality of our downtown and commercial corridors.
- We work with educational institutions and private organizations to nurture the skill and talent of Temple City's resident workforce with marketable skills demanded by area employers.
- We accommodate uses that offer a robust base of well-paying jobs employing the marketable skills of the local workforce and lessen the need to commute to other communities.
- Our land use patterns and densities provide a substantial customer base supporting local businesses.
- Temple City provides proactive administration, review, and approval of property improvements and prospective development projects.
- Temple City proactively participates in efforts to ensure continuity of local fiscal resources and in programs that leverage external funding and resources to benefit City services.
- Temple City maintains systematic prioritized budget, negotiation, and operating practices that strengthen the City's operating position.
- Our community has a mix of uses that are flexible, innovative, and responsive to fluctuations in the market.

Community Programs and Facilities

» Our citizens are informed, involved, and engaged through community programs and active communication platforms.

» Our community facilities and programs are accessible to all community members (seniors, youth, and families).



» We have flexible and collaborative educational programs available for community members of all ages and education levels.

» Our fine arts and performing arts programs and facilities are well supported and attended as a primary way to celebrate community history, culture, and diversity.

» Our parks provide places for recreation, contribute to the health of residents, and provide opportunities for socializing with neighbors and friends.

A "Greener" Community



» Temple City has replaced aging infrastructure with "greener" infrastructure.

» We have safe and sustainable infrastructure that is sufficient to meet current and future needs for water, electricity, and communication systems.

» Our water and energy conservation methods and techniques are widely used in development throughout the City.

» Our state-of-the-art digital and communications infrastructure attracts new businesses.

» We have a balanced circulation system coordinated with land uses to ensure the safe, efficient, and sustainable movement of people and goods in the community.

» Our network of complete streets accommodates pedestrians, bicycles, transit, and vehicles.

» Our streets are safe and pleasant, with reduced traffic speed, volume, and accidents.

» An efficient parking management system allocates scarce parking resources and reduces overall parking demand.

» Our bicycle facilities provide a safe and convenient alternative to the private motor vehicle.

» We encourage innovations and best practices, effectively reducing the impacts of climate change in all sectors.

» Our development practices are sustainable and balance the needs of the economy, environment, and equity.

» We preserve and protect natural, cultural, and historic resources.

» A robust tree canopy, drought-resistant landscaping, and permeable surfaces are prevalent in all our neighborhoods and business districts.



A Healthy and Safe Environment

» Healthy living practices and the well-being of citizens permeate all aspects of our community.

» We rely upon and support our quality law enforcement and emergency services.

» Our streets and sidewalks are clean, well maintained, and shaded.

» We are more likely to walk or bike to run errands in Temple City than we are to drive.

» Vehicles, pedestrians, bicycles, and transit safely share the road.

» We have pedestrian or bicycle access to active and passive parks and recreation facilities from our homes.

- We have access to affordable, fresh, and healthy foods.
- New and expanding technologies are appropriately balanced with safety and privacy for members of our community.
- We have safe and healthy programs for seniors, youth, and the disabled.
- We have programs and policies that prepare homes, businesses, infrastructure, and individuals for emergencies and natural and man-made disasters, including effective notification and communication systems and emergency shelters.
- Responsive Government (Photo 1-h: Council Meeting)
- Temple City's governance process is efficient, effective, and maintains financially stability.
- Best practices and innovation are sought out and put into practice by our civic and community leaders.
- Our City officials listen and respond to the interests of the residents and business community through a transparent process.
- Our community leaders are provided with opportunities and encouraged to participate in the governance process at all levels.
- Our City has high quality government services that are responsive to the changing needs of the community.

PURPOSE OF THE PLAN



The Mid-Century Plan is a policy document intended to guide Temple City residents, employees, elected officials, and City staff towards the shared community vision. The Plan identifies specific issues and opportunities facing Temple City today and proposes innovative and proactive solutions to address concerns and capitalize on opportunities, in an effort to improve the health, wellbeing, and happiness of current Temple City residents and future generations. The Plan provides a broad vision of the future, supported by guiding principles, and goals and policies to achieve the vision defined by community members, business owners, civic leaders, and other stakeholders. The Mid-Century Plan includes a land use diagram, which identifies the land use categories in the City and the standards for density and intensity associated with each category. The Plan's Implementation Program, located in Appendix A provides a detailed implementation framework, outlining key strategies to implement the various goals and policies. State law requires each city and county to prepare and adopt a comprehensive and long-range general plan for its physical development (California Government Code Section 65300).

RELATIONSHIP TO OTHER CITY PLANS, CODES, AND ORDINANCES.

1987 Temple City General Plan

A comprehensive update of the Temple City General Plan has not been completed in decades. The most recent General Plan was adopted in 1987 and does not fully reflect the subsequent economic, demographic, and land use and development changes that have occurred in the community. Since the adoption of the 1987 General Plan, the City adopted the 2014-2021 Housing Element of the General Plan in 2014. The Housing Element is one of the seven required elements of the General Plan, and includes the following major components:

» An assessment of the City's housing needs.

» An inventory of resources to meet needs and of the constraints that impede public and private sector efforts to meet the needs.

» A statement of the City's goals, quantified objectives and policies relative to the construction, rehabilitation, conservation and preservation of housing.

» An implementation program which sets forth a schedule of actions which the City is undertaking or intends to undertake to implement the policies and achieve the goals and objectives of the Housing Element.

Downtown Specific Plan

In 2002 the City adopted the Downtown Specific Plan. The Downtown Specific Plan is a community-based revitalization plan that provides a comprehensive set of goals, objectives, land uses, infrastructure improvements, development standards and implementation measures to guide the growth and development of downtown, and create a unique and identifiable pedestrian-oriented downtown. The Specific Plan effectively establishes a link between the general plan and individual development proposals and projects, in a more area-specific manner that is possible through community-wide zoning ordinances. The Downtown Specific Plan must be found to be consistent with this Mid-Century General Plan and will be revised accordingly to ensure consistency. The authority for preparation of specific plans is provided by California Government Code Section 65450 through 65457.

Temple City Crossroads Specific Plan

Concurrent with the development of this Mid-Century Plan, the City prepared the Temple City Crossroads Specific Plan (Crossroads Plan). The Crossroads Plan is intended to facilitate the development of a mixed-use village environment centered on the intersection of two of the community's primary streets, Las Tunas Drive and Rosemead Boulevard. The Specific Plan will allow and encourage compact, mixed-use development, which provides opportunities for residents to live, work, shop, and recreate in a vibrant, walkable environment. The Crossroads Plan provides detailed guidance regarding the types of land uses permitted within the specific plan area and the intensities and densities at which the uses may be developed. As with the Downtown Specific Plan, the Crossroads Plan must be found to be consistent with this Mid-Century General Plan.

Temple City Zoning Code

The Temple City Zoning Code is the primary tool for implementing the General Plan. The Zoning Code regulates land use through the establishment of zoning districts, development standards, as well as permitted, conditional, and other uses. Application, review, and permitting processes, such as Conditional Use Permits, Variances, Specific Plans, and other specific procedures implementing the General Plan are provided in the Zoning Code as well. Because the Zoning Code implements the goals and policies of the general plan, the two documents must be consistent. As such, an update of the zoning ordinance will immediately follow the adoption of this plan.

GENERAL PLAN CONSISTENCY

Consistency, both internally within the General Plan as well as with other City documents, is a key legal requirement of the state's General Plan law. All elements of the General Plan must be internally consistent. The goals, policies, data, maps, tables, etc., of each element cannot conflict within that element or with those of another. Internal consistency has five factors:

» All elements of the General Plan have equal legal status, no element legally takes priority over another.

» All elements must be consistent with one another.

» Each element's data, analyses, goals, policies, and implementation programs must be consistent with and complement one another.

» All principles, goals, objectives, policies, and plan proposals set forth in an area or community plan must be consistent with the overall general plan.

» The general plan's text must be consistent with its accompanying diagrams and tables.

The implementation tools of the General Plan, including the City's Zoning Code, Subdivision Ordinance, and Specific Plans, must be consistent with the General Plan. Additionally, each of these tools must be consistent with one another. In the event that an inconsistency is found, the applicable document must be updated in a reasonable amount of time to maintain consistency with the General Plan. Proposals to amend a Specific Plan, the Development Code, or the General Plan text or maps also require findings regarding consistency with the General Plan. Inconsistency of a project with the General Plan requires a finding of overriding consideration. This test of General Plan compliance is also a required criteria for determining significant impacts under the provisions of the California Environmental Quality Act.

Additionally, development proposals must be reviewed and analyzed for consistency with the goals and policies of the General Plan and applicable implementation actions.

READING THE GENERAL PLAN

As the blueprint providing the foundation for the future growth and physical development of the City, government officials, residents, and business and

property owners alike should familiarize themselves with this document. Guided by the City's vision and guiding principles, each element of the Mid-Century Plan contains goals, policies, and implementation actions addressing issues and opportunities associated with the element.

Goals are statements of desired future conditions, regarding a particular topic in the community, toward which effort and use of resources are or will be directed. Policies on the other hand are statements that guide decision making and specify an intended level of commitment on a subject. Implementation Actions express how each Mid-Century policy will be carried out and are provided in the Plan's Implementation chapter.

The City will use the implementation actions as a check list of action items and next steps for City staff and decision makers to carry out the goals and policies in the General Plan. Implementation actions each have a target timeframe for completion, as well as a responsible party(s) for carrying out the action.

MID-CENTURY PLAN ELEMENTS

The Mid-Century Plan addresses many different planning topics, as displayed in Table 1-A Mid-Century Plan Elements below. These elements address all of the state-mandated topics plus additional topics of local importance. Sections 65350–65590 of the California Government Code establish the requirements for the minimum contents of a general plan. The Mid-Century Plan's format combines related topics to create a concise, easy-to-read, and usable document

Mid-Century General Plan Elements

State Required Elements	Land Use	Circulation	Economic Development	Community Services	Natural Resources	Hazards
Land Use	✓		✓			
Circulation		✓				
Housing[1]	✓		✓			
Conservation					✓	
Open Space	✓			✓		
Noise						✓
Safety				✓		✓

[1] Although not physically part of this Mid-Century General Plan, the 2014-2021 Housing Element is legally part of the Mid-Century General Plan. The goals, policies, and implementation programs are consistent with those in this Mid-Century General Plan.

Table 1-A: Mid-Century Plan Elements

that describes how the community seeks to continue enhancing Temple City consistent with its vision and guiding principles into the future.

PUBLIC INVOLVEMENT PROCESS

The Mid-Century Plan was developed on a foundation of inclusionary community engagement and active participation. Understanding the desires and values of community members today and for the future ensures that this Plan, developed in accordance with the community's recommendations, supports and advances those priorities over the long term, as well ensures a sense of "community-ownership" of the Plan.



General Plan Advisory Committee

The preparation of the Mid-Century Plan was informed and guided by the 12-member General Plan Advisory Committee (GPAC), an ad hoc committee appointed by the Temple City City Council. The GPAC assisted in the facilitation of the public participation process, advised staff and the consultant team on community issues during the planning process, and assisted in the formation of the land use diagram and goals and policies. A list of the GPAC members can be found in the acknowledgement section of this plan.

Community Workshops



The planning team, including City staff, GPAC members, and consultants held numerous community workshops throughout the planning process. These workshops were held at various locations throughout the City, often associated with community events, such as the Camellia Festival, Lights on Temple City, and Farmer's Market. The community workshops allowed members of the community with an opportunity to provide input into key components of the plan, and were intended to engage those members of the community who may not typically be involved in traditional planning or outreach processes. The list of events and dates for community workshops included the following:

» Community Survey at the Temple City Farmer's Market. On Sunday, January 12, 2014, the General Plan update process was initiated in the community by distributing a Community Survey to residents at the Temple City Farmer's Market. The survey gathered general information regarding traffic conditions, valued community places and facilities, opportunities for development, mobility improvements, and areas in need of improvement.

» Lights on Temple City. On December 5, 2014, at Temple City Park, the Mid-Century Plan team set up a "Vision Booth" at the City's annual Lights on Temple City event. Community members were asked what they would like to "gift" Temple City in 2050 after reading the final General Plan Vision Statement and 7 Guiding Principles. Nearly 100 "gifts" were given to Temple

City during the event, which helped to guide the visioning process for the Mid-Century Plan.

» Lunar New Year Street Festival. On January 24 and 25, 2015, City Staff obtained feedback from community members at the Lunar New Year Street Festival regarding their vision for the future of Temple City. Similarly, to the Lights on Temple City event, residents described their "wishes" for the future of Temple City and place them inside a red envelope.

» Community Meeting #1. On February 12, 2015, the inaugural General Plan Community Meeting was held at the Live Oak Park Community Center. The intent of the meeting was to discuss the General Plan process and future engagement opportunities, present the Vision Statement, and discuss land use alternatives for opportunity areas previously established by the General Plan Advisory Committee (GPAC). Approximately 40 participants engaged in small group discussion sessions to identify areas where existing land uses should be conserved, areas in which new development may be located, and imagine possible land uses that may be located in the opportunity areas.

» Camellia Festival. On February 21st and 22nd, 2015, the Mid-Century Plan team set up a booth at the City's Camellia Festival, where residents of all ages were provided an opportunity to build their "ideal Temple City" in a fun and interactive exercise using colored building blocks and community maps.

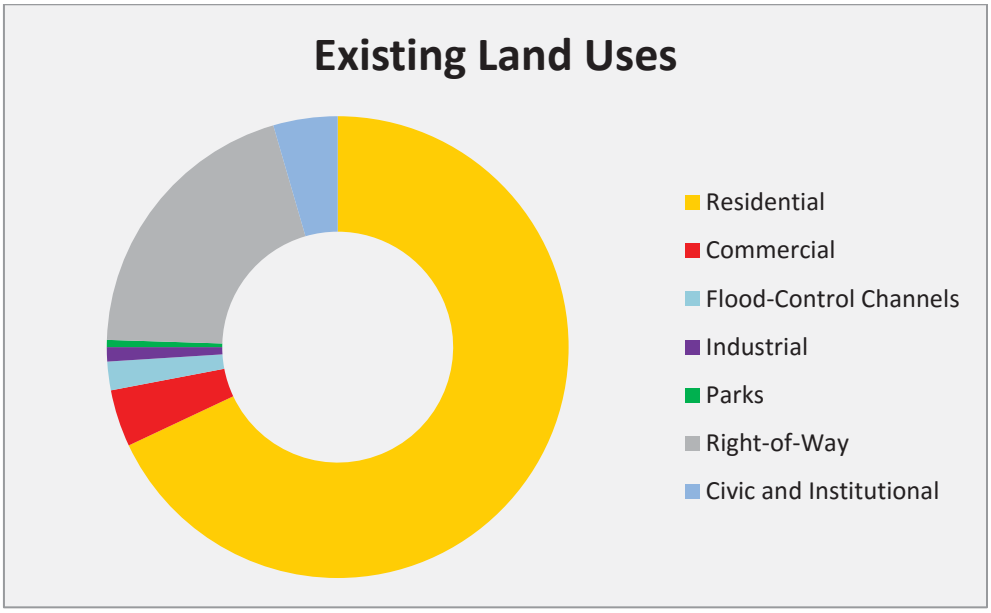
» Youth Committee Meeting. On February 26, 2015, the Mid-Century Plan team met with the Temple City Youth Committee at the Temple City Community Room. The team provided an overview of the Mid-Century Plan visioning process and discussed with the Committee the various land use categories being considered for the Plan. Additionally, the Youth Committee participated in a small group exercise to identify areas where existing uses should be conserved, identify areas in which new development may be located, and identify possible land uses to be located in those areas.

LAND USE ELEMENT

The quality of life for residents, employees, and visitors is often dependent on how land uses within the community are distributed, fit together, and cumulatively create an urban form that communicates a sense of place and well-being. Temple City is a built out city with few remaining vacant parcels. Consistent with the plan's Vision Statement, land use goals and policies strategically guide and shape future growth and development to protect and preserve existing residential neighborhoods, business districts, and community assets, while directing growth toward underutilized properties, including large surface parking lots, vacant or obsolete buildings, and in areas where additional development affords opportunity to invigorate civic activity, business prosperity, and expand job opportunities for residents. Additionally, an emphasis on environmental and economic sustainability and health and wellness are woven throughout the land use goals and policies.

The Land Use Element provides a comprehensive plan of the types, intensities, and distribution of land uses throughout the community. The Element and Land Use diagram identify the desired pattern of growth and land use. The purpose of the Land Use Element is to guide decision-making to ensure that the land uses developed are cohesive and compatible with the City's vision for the future.

EXISTING LAND USES



Before looking forward toward our future, it is important to recognize where we are today. The following provides an overview of Temple City's land use pattern at the time of the preparation of the Plan (2016). In 2016, Temple City was primarily a residential community, with 68 percent of all land area (including right-of-ways) dedicated to residential housing. Of the residential uses, the vast majority (94 percent) are single-family houses, while the remaining six percent accommodate multi-family uses. Unlike many communities which have very segregated land uses, it is not uncommon to find lower density multi-family uses (lots of two-four units) interspersed with single-family homes in Temple City. However higher density uses (five plus units) are primarily located adjacent to primary corridors, separated from traditional single-family neighborhoods.

Non-residential land uses, including commercial (four percent), civic and institutional (four percent), flood-control channels (2 percent) and industrial (one percent) account for approximately 10 percent of land use in the City. Less than one percent (0.5 percent) of land in Temple City is dedicated to park

uses. Streets, sidewalks, alleys, and other components of the right-of-way account for approximately 20 percent of land area in the community.

Public and private schools make up the largest share of civic and institutional land area in the community (45 percent). Civic uses such as governmental offices, including City Hall, the City's Public Works yard, the public library, the County Sheriff's building, the County fire station, and other administrative services account for 26 percent of civic and institutional uses, while churches comprise nearly 20 percent of land area in this category. Other civic and institutional uses in the City include senior homes, cemetery, children's day care centers, and various clubs and organizations.

Commercial uses are located primarily along Rosemead Boulevard and Las Tunas Drive, with smaller concentrations along Temple City Boulevard, Encinita Avenue, Baldwin Avenue and Lower Azusa Road. The majority of commercial uses (60 percent) consist of local-serving retail businesses and shopping centers, including grocery stores, bridal and other clothing shops, pet stores, nail and salon shops, photography studios, exercise studios, cleaners, and similar uses. Office and professional uses account for approximately 20 percent of the commercial and office category, while auto-related uses, including gas and service stations and sales account for nearly 10 percent of commercial uses. Finally, restaurants and bars, including a variety of fast-food and family-style sit down restaurants account for approximately six percent of commercial uses.

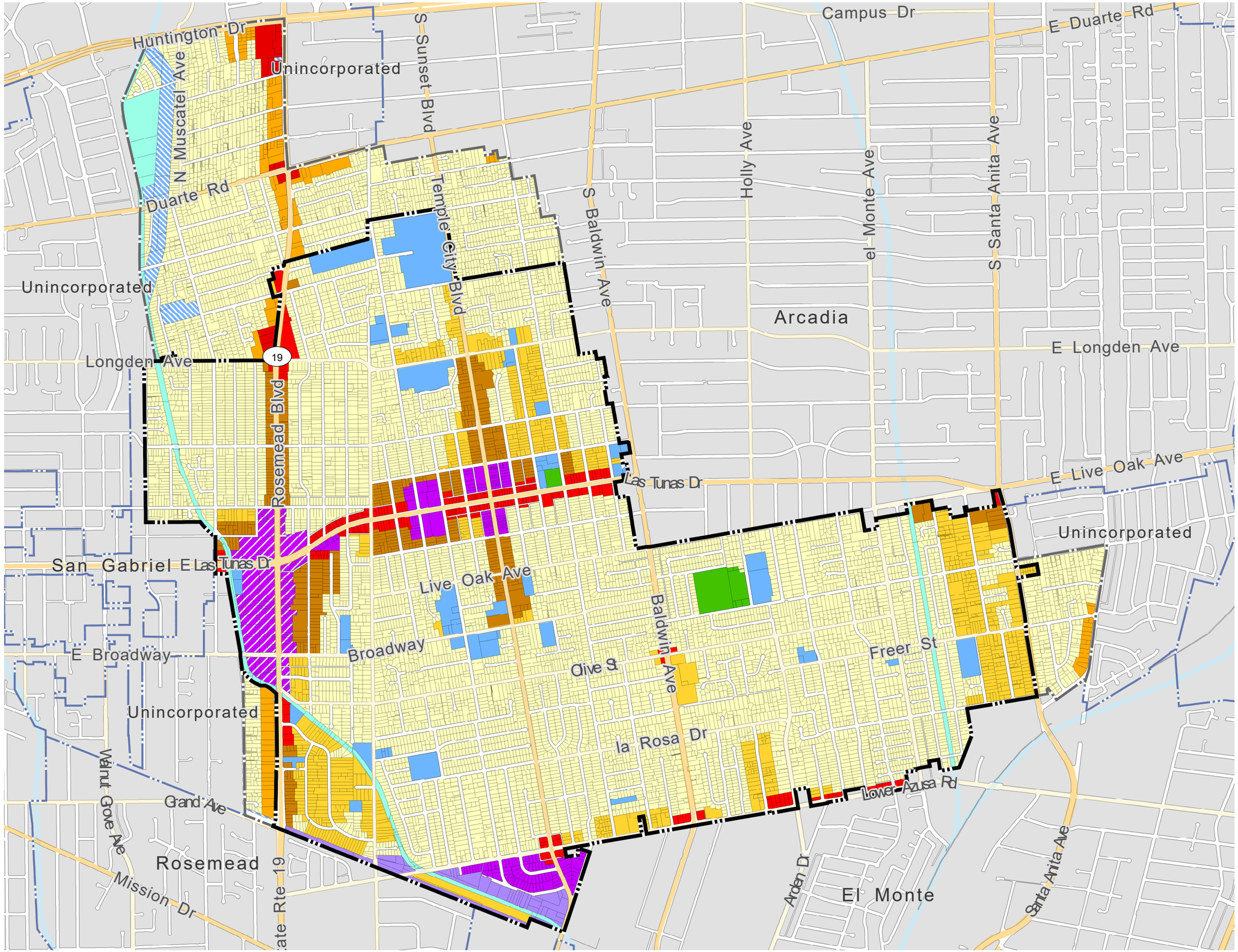
Industrial uses comprise approximately one percent of land in Temple City. Industrial uses are clustered around Encinita Avenue in the southeastern portion of the City and south of Lower Azusa Road along Gidley Street. Industrial uses include light industrial business such as material and building suppliers, warehouse uses, and distribution and storage facilities.

The goals and policies are divided into four sections including those applicable to (a) land use diagram and development standards; (b) citywide goals and policies applicable to all uses and locations; (c) goals and policies applicable to each category of use depicted on the land use diagram; and (d) goals and policies uniquely applicable to specific districts/places within the City.

LAND USE DIAGRAM AND DEVELOPMENT STANDARDS

This section presents the Land Use Diagram, displayed in Figure 2-1, which depicts the distribution of land uses in the community, differentiated by categories or "Land Use Designations" shown on the side of the diagram. Additionally, this section provides an overview of the standards of population density and building intensity, and allowed uses for the various land use designations in the plan, consistent with the requirements of State planning law (Government Code Section 65302 (a)).

Fig. 2-1
Land Use Diagram



Temple City Boundary

Temple City SOI

General Plan Designation

Low Density Residential
(0-6 du/acre)

Medium Density Residential
(7-12 du/acre)

High Density Residential
(13-36 du/acre)

Commercial (0.5 FAR)

Industrial (1.0 FAR)

Institutional

Parks

Flood Control/Wash

Mixed Use

Mixed-Use: 2.0 FAR (minimum of 0.5 FAR commercial); 13-36 du/acre
Commercial Only: 0.5 FAR

Mixed Use - Specific Plan

Mixed-Use: 2.0 Floor Area Ratio (FAR) with a minimum of 0.5 for commercial and maximum of 13-40 dwelling units per acre north of Las Tunas Drive and maximum 65 dwelling units per acre south of Las Tunas Drive/3.1 people per unit.

Commercial Only: 0.5 Floor Area Ratio

TEMPLE CITY

0 0.1 0.2 0.4 0.6 Miles

10/18/2017

Source: PlaceWorks, 2016

Development Standards

Standards for the density and intensity of development are defined for each land use category depicted on the Land Use Diagram. These establish a range of minimum and maximum densities or intensities. The City of Temple City Zoning Map and adopted Specific Plans designate uses for all parcels at a greater level of specificity with densities falling within the range shown on the Land Use Diagram. Densities defined for parcels by the Zoning Map and Specific Plans may be less than, but not exceed those shown on the Land Use Diagram without an amendment of the General Plan.

Residential Land Use Densities

The standard for residential designations is expressed as the maximum number of dwelling units per net acre. Population density can be derived by multiplying the maximum number of dwelling units per net acre by the estimated average number of persons per unit, for the applicable residential designation, as specified below. Figure 2-2 illustrates various residential densities on a common size parcel.

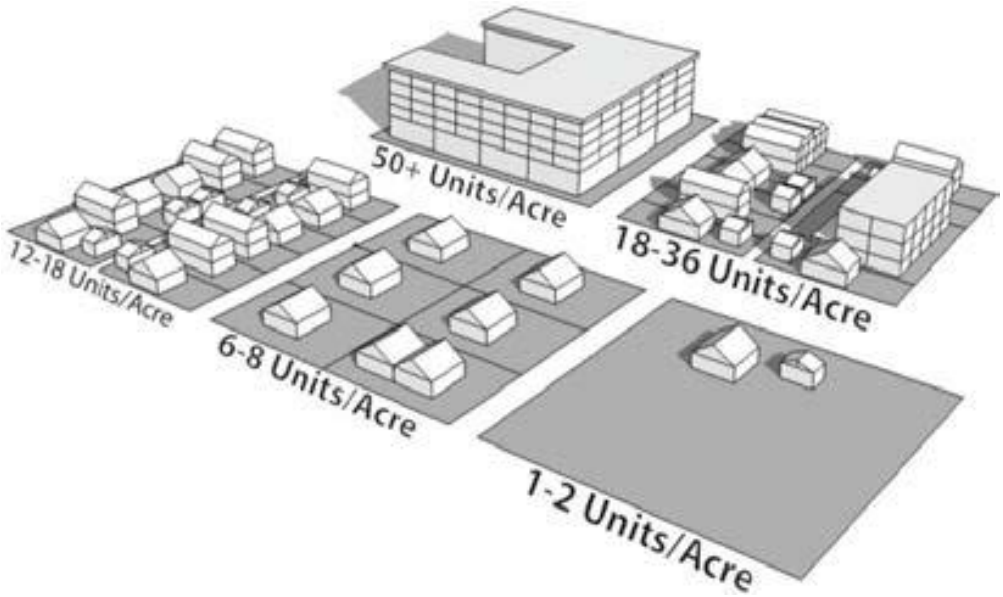


Figure 2-2 Residential Densities

Figure 2-2 is intended only to show the relative differences between residential developments at various densities and does not represent a density standard for this General Plan.

Non-Residential Land Use Intensities

Standards for building intensity for non-residential uses such as commercial, industrial, and mixed-use development are stated as floor-area ratios (FARs). In the case of mixed-use developments that incorporate residential uses, the maximum residential density is 50 dwelling units per net acre.

FAR represents the ratio of the gross building area, excluding structured parking, to the net developable area of the site. The net developable area is the total land area of a site excluding portions that cannot be developed (e.g., right-of-way, public parks, and so on). A site includes all contiguous parcels that will share parking or access. For example, on a lot with 25,000 square feet of land area, a FAR of 0.5 will allow 12,500 square feet of usable building floor area to be built independent of its number of stories (e.g., 6,250 square feet per floor on two stories, or 12,500 square feet on one floor). On the same 25,000 square foot lot, a FAR of 0.8 would allow 20,000 square feet of usable floor area and a FAR of 1.5 would allow 37,500 square feet of usable floor area. Figure 2-3depicts various building configurations representing FARs of 0.5, 1.0, and 2.0.

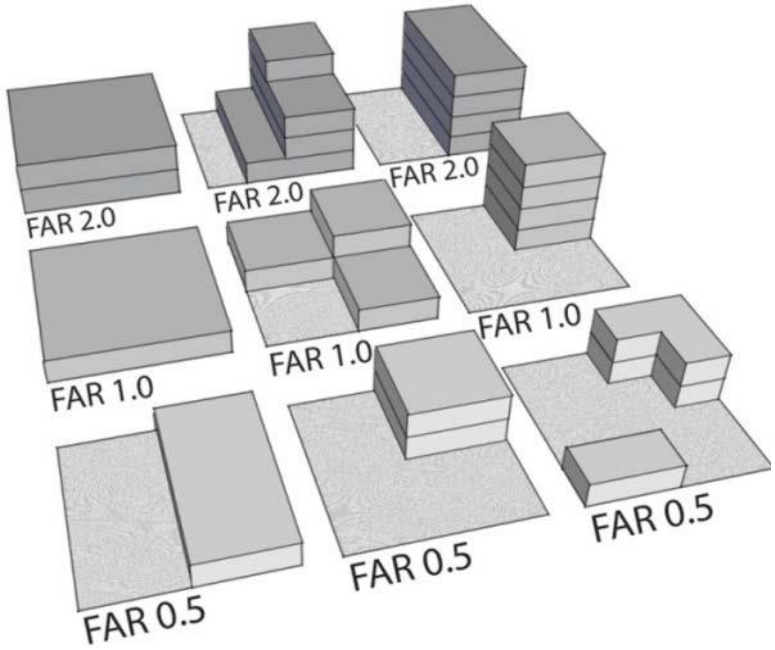


Figure 2-3 Non-Residential Intensities

This illustration shows how various building configurations represent different FARs of 0.5, 1.0, and 2.0 on a similar sized parcel. This graphic is intended only to show the relative differences in FAR and does not represent an intensity standard for this General Plan.

While FAR provides for the overall development size and intensity, it does not specify the height or design character of the building. Different interpretations of the same FAR can result in buildings of very different character. The City's Municipal Code specifies other regulations that will affect a buildings form and character within the context of the permitted FAR (e.g., building height limits, setbacks, and open space requirements).

LAND USE CATEGORIES

The following describes and characterizes the general range of land uses and densities/intensities permitted for each category of use depicted on the Land Use Diagram. A detailed list of uses allowed in each zone is specifically defined by the Temple City Zoning Ordinance. (Insert Land Use Diagram – each LU designation will be highlighted or "pop out" as the user scrolls down through categories)

Residential Land Uses

Low-Density Residential (RL)

» 0-6 dwelling units per acre / 3.1 people per unit

The Low-Density Residential designation is characterized by single family dwelling units in conventional suburban-style development pattern, with lots ranging from 5,000 to 7,200 square feet or larger. While there is a mix of housing forms and styles, these areas retain the basic character of single-family neighborhoods, such as front and rear yards, driveways, and garages. Other compatible uses, such as schools, child care centers, parks, and religious facilities, may also locate in areas with this designation.

Medium-Density Residential (RM)

» 7-12 dwelling units per acre / 3.1 people per unit

The Medium Density Residential designation is intended for mix of single-family homes, patio home (zero lot line), and small multi-unit buildings. These areas

are multi-family in character, but retain some of the characteristics of suburban neighborhoods such as landscaped yards, off-street parking, common open space, and low building heights. Structures in these areas are generally less than three stories tall and have surface parking. For properties located within this designation that qualify as "tiered" or "flag" lots or located on cul-de-sacs, development shall be limited to single family-detached units. Other compatible uses, such as schools, child care centers, parks, and religious facilities, may also locate in areas with this designation.

High-Density Residential (RH)

» 13-36 dwelling units per acre / 3.1 people per unit

The High Density Residential designation applies to apartment and condominium/townhouse residential structures that house multiple dwelling units and may consist of two to three-story buildings. A portion of these units may be priced for low and moderate income households. On larger parcels with this designation, common open space and other shared amenities are typically provided. Structured parking may also be included. Other compatible uses, such as schools, child care centers, parks, and religious facilities, may also locate in areas with this designation. For properties located within this designation that qualify as "tiered" or "flag" lots or located on cul-de-sacs development shall be limited to single family-detached units.

Commercial Land Uses

Commercial (C)

» 0.5 Floor Area Ratio

The Commercial designation applies to low-scale commercial, service, and office uses located along the City's arterials and collector streets. Some of these areas are developed as auto-oriented "strip" shopping centers while others concentrate commercial buildings along street frontages to promote pedestrian activity. Multiple zoning designations apply within this category to distinguish their different physical characteristics and uses. Typical retail commercial uses might include supermarkets, drug stores, restaurants, and miscellaneous small local-serving stores and services. Typical office commercial uses might include banks, finance, real estate, medical and dental offices, and professional services. Typical service commercial uses might include hotels, gas stations,

community shopping/office complexes, eating and drinking establishments, and entertainment facilities.

Mixed-Use Land Uses

Mixed-Use (MU)

» Mixed-Use Project: 2.0 Floor Area Ratio (FAR) with a minimum of 0.5 for commercial and maximum of 13-36 dwelling units per acre / 3.1 people per unit.

» Commercial Only Project: 0.5 Floor Area Ratio

» Multi-Family Residential: 7-36 dwelling units per acre / 3.1 people per unit

» Single-Family Residential: 0-6 dwelling units per acre / 3.1 people per unit

The Mixed-Use designation applies to specific areas of the City that may be appropriate for mixed commercial and residential projects. A range of commercial uses, such as retail, restaurants, personal services and offices are permitted within this designation. Housing is permitted but not required; however, a higher FAR is permitted to incentivize mixed use development on these properties. Mixed-use projects are intended to enable residents to live in proximity and walk to shopping, dining, services, and entertainment, reducing automobile use, pollution, and greenhouse gas emissions while contributing to the health of Temple City's residents. Typically, mixed-use buildings are developed along streets containing attractive sidewalks, trees, benches, plazas, public art and other amenities that make the streets pedestrian-friendly. Ground floor uses are primarily those that foster high levels of pedestrian interest and customer activity. Storefronts open onto the sidewalk, dining areas extend outward into the public realm, and parking is located to the rear or in structures. On larger parcels, multi-family housing may be developed in free-stranding buildings behind street facing retail uses. Where properties designated as Mixed-Use are located along non-primary streets adjoining single family neighborhoods, the portion of the property facing the neighborhood should be developed for lower intensity residential uses and with design that is compatible to maintain the street's residential contextual character. In certain transitional areas, such as the areas adjacent to Gidley Street, Fiesta Avenue, and Bisby Street single family and multi-family uses are allowed.

Mixed-Use Specific Plan (MU-SP)

» Mixed-Use Project: 2.0 Floor Area Ratio (FAR) with a minimum of 0.5 for commercial and maximum of 13-40 dwelling units per acre north of Las Tunas Drive and maximum 65 dwelling units per acre south of Las Tunas Drive / 3.1 people per unit.

» Commercial Only Project: 0.5 Floor Area Ratio

The Mixed-Use Specific Plan designation is intended to promote the intensified development of underutilized commercial properties with expansive areas of surface parking for higher economic value uses including a mix of multi-family housing with retail, office, and service uses. Housing is permitted but not required; however, a substantially higher FAR is applied to incentivize mixed use development on these properties. The mix of uses may be vertically integrated into buildings or developed in single use structures on the site. Development will be located and designed to convey a pedestrian-oriented "village" character with buildings clustered around common open spaces and pedestrian sidewalks and parking will be located in centralized structures. A Specific Plan for this area provides detail guidance for mix and distribution of uses, parking layout, urban design and infrastructure improvements, design and development standards, and implementation programs.

Institutional Land Uses

Institutional (IN)

The Institutional designation applies to facilities owned and operated by the City, public schools, water and sanitary district facilities, transit agency facilities, utilities, and other federal, state, county, and local government facilities and/or private institutions such as schools, religious centers, and hospitals. Allowable development intensity on Institutional properties is determined on a case-by-case basis

Industrial Land Uses

Light Industrial (IL)

» 1.0 Floor Area Ratio

The Light Industrial designation accommodates a variety of industrial uses which enhance Temple City's economic vitality and provide jobs for residents. These may include research and development, "clean and green" tech, and semi-

conductor, computer hardware, software and related technological, administrative, sales, and engineering facilities, auto repair and servicing, machine shops, woodworking and carpentry shops, equipment rental and storage, small warehouse and delivery operations, self-storage facilities, printers, small wholesalers, and other small-scale industrial operations. A limited number of office, commercial recreation, and group assembly uses also occur within these areas. The Industrial uses shall be developed with off-street parking that can be developed in close proximity to residential uses without serious conflict due to development standards that regulate things such as noise, vibration, setbacks, and landscaping.

Open Space and Recreation

Parks (P)

This category includes parks that are owned and operated by the City of Temple City, including active and passive recreation areas. Typical uses include athletic fields, playgrounds, trails, tennis courts, and recreation centers. The appropriate uses in any given park are based on the park's classification and standards and are further defined in the City's Parks Master Plan and the Parks and Recreation Element.

Open Space (OS)

The Open Space designation applies to the Eaton Wash and Arcadia Wash flood control channels, which represent a resource to the community and opportunity to develop trails and passive recreation space.

CITYWIDE GOALS AND POLICIES

Goals and policies in this section apply to all land uses and geographic locations in Temple City and are intended to shape the overall growth and development of the community.



Growth and Development

Growth and development goals and policies provide for community conservation and strategic growth, preserving existing neighborhoods and targeting new development to infill areas that are vacant or underutilized, and are scaled and designed to complement existing uses. Future growth is guided by the seven Guiding Principles and emphasizes maintaining the quality of life of Temple City's residents with neighborhood conservation, decreased automobile trips, increased walkability, improved connectivity, and create cohesive and vibrant districts and places.

Goal LU 1: Growth and Development.

A community that accommodates growth that is orderly and well-planned, preserves existing residential neighborhoods and targets new development to the downtown core, major intersections, and underutilized properties, provides for the needs of residents and businesses, ensures the effective provision of public services, and makes efficient use of land, energy, and infrastructure.

» **LU 1.1 Basic Growth Policy.** Accommodate growth that is consistent with community values, character, and scale and complements and enhances existing uses.

- **LU 1.2 Targeted Growth.** Target primary growth as adaptive re-use and new construction in the downtown Las Tunas Drive/Temple City Boulevard core, commercial centers at major arterial intersections including properties southwest of the Las Tunas Drive/Rosemead Boulevard intersection, and underutilized industrial properties.
- **LU 1.3 Development Capacity.** Accommodate the type and density of land uses depicted on the Land Use Diagram to a cumulative (existing and new) maximum of 20,523 housing units and 3,854,533 square feet of commercial square feet.
- **LU 1.4 Growth and Change Evaluation.** Review the General Plan's residential, commercial, and industrial capacities every ten years and adjust as necessary to reflect development that has occurred, its impacts, changes in market and economic conditions, and consistency with community values.
- **LU 1.5 Growth Exceeding Development Capacities.** Allow for development exceeding the limitations specified by Policy 1.2 provided that their environmental impacts do not change the findings described in the certified Mid-Century General Plan Final Program Environmental Impact Report
- **LU 1.6 Development and Public Services Concurrency.** Work with applicable public entities and service providers to coordinate the timing of new development with the provision of public facilities and infrastructure assuring that adequate services are available at the time of occupancy.
- **LU 1.7 Development Costs.** Require new development to contribute its share of the costs of providing necessary public services and facilities through equitable fees and exactions.
- **LU 1.8 Annexation.** Ensure that annexations of any properties in Temple City's Sphere of Influence (SOI) are consistent with the goals and policies of the Mid-Century General Plan and do not adversely affect the City's fiscal viability, infrastructure and services, community character, or quality of life.

Land Use Mix

The following goal and policies provide for the maintenance of existing and development of new land uses that together provide for the needs of Temple City's residents, contribute to community health, wellness, and quality of life, are economically prosperous and sustainable, respect the City's environmental setting, and are consistent with the City's history, cultural, and community aspirations.

Goal LU 2: Land Use Mix.

A complete community that is balanced with places for living, working, shopping, recreation, education, and arts and culture that reflect Temple City's history, tradition, and diversity.

- **LU 2.1 Complete Community.** Allow for the development of uses contributing a complete and self-sustaining community, containing a mix of uses that minimize the need for residents to travel outside of the City for retail goods and services, employment, entertainment, and recreation.
- **LU 2.2 Places to Live.** Provide opportunities for a full range of housing types, densities, locations, and affordability levels to address the community's fair share of regional, senior, and workforce housing needs and provide a strong customer base sustaining the economic vitality of Temple City's commercial businesses.
- **LU 2.3 Places to Shop.** Provide for and encourage the development of a diversity of uses in Temple City's downtown core, commercial centers, and corridors to enable residents and business persons to shop locally and reduce the need to travel to adjoining communities.
- **LU 2.4 Places to Work.** Provide opportunities for the development of a broad range of land uses that offer job opportunities, including knowledge-based and local serving jobs that are commensurate with the education, skills, and occupations of Temple City residents.
- **LU 2.5 Places to Live and Work.** Provide for the development of projects integrating housing with commercial uses enabling residents to reduce automobile travel, air pollution, and greenhouse gas emissions.
- **LU 2.6 Places that Support Resident Needs.** Provide uses and services supporting the needs of Temple City's residents such as facilities for civic governance and administration, public safety, seniors and youth, health facilities, and comparable activities.
- **LU 2.7 Places for Recreation and Celebration.** Provide parks, open spaces, venues for community events, and similar uses enabling residents to participate in healthy lifestyles and celebrate the community.
- **LU 2.8 Places to Enrich Personal Lives.** Accommodate the development of education, religious, libraries, arts exhibition and performance, and cultural uses that enrich the lives of Temple City's residents.

Community Character

A diversity of land use strategies contribute to the City's character, including the form, scale, and design of development; its recognition of history and culture; the presence of active public places enabling residents to engage and socialize with one another; a transportation system that provides for all users; and the encouragement of livable neighborhoods, unique buildings, and vibrant centers, corridors, and public spaces. The following goal and policies are intended to preserve and enrich Temple City's community character and ensure that new development is designed to respect the community's contextual elements.

Goal LU 3: Neighborhoods, Centers, and Corridors.

An urban pattern of distinct, compact, and walkable neighborhoods and districts that preserve Temple City's small-town, friendly atmosphere; and contribute to residents' health and quality of life, economic vitality, environmental sustainability, and reduction of greenhouse gas emissions.

- LU 3.1 Development Pattern and Urban Form. Maintain and enhance Temple City's urban form with distinct, compact, and walkable residential neighborhoods and business districts containing a diversity of uses, densities, and physical characteristics.
- LU 3.2 Complete and Livable Neighborhoods. Maintain the pattern of distinct residential neighborhoods oriented around parks, schools, and community facilities that are connected to and walkable from neighborhood-serving businesses.
- LU 3.3 Vibrant Downtown. Provide for the development of a mix of uses and activities that enhance and build upon downtown as the pedestrian-oriented, economic, cultural, and social heart of Temple City.
- LU 3.4 Arterial Nodes. Cluster higher density, pedestrian-oriented mixed uses at key intersections, such as Las Tunas Drive and Rosemead Boulevard, and Las Tunas Drive and Temple City Boulevard, to create an active, vibrant, and prosperous commercial environment.
- LU 3.5 Social Interaction. Encourage the establishment of retail uses and streetscape elements that provide opportunities for social interaction and community gathering, including cafes and coffee shops, farmers markets, galleries, and plazas.

- **LU 3.6 Pedestrian-Active Districts.** Maintain a robust network of streetscape and pedestrian amenities within the downtown core and mixed-use and commercial centers supporting pedestrian activity and enhancing walkability.
- **LU 3.7 Connected Greenways Network.** Explore opportunities to develop trails along Eaton and Arcadia Wash to serve as the backbone of a citywide greenway network incorporating greenbelts, parklands, bicycle and pedestrian paths, and trails. Encourage properties that are redeveloped along their length to incorporate setbacks and landscape amenities that extend the open space character and recreational amenity into their sites.
- **LU 3.8 A Connected Community.** Maintain an interconnected network of pedestrian and bicycle pathways facilitating access among residential, retail, and industrial districts, schools, open spaces, and recreation areas.
- **LU 3.9 Cohesive and Integrated Development.** Promote the use of specific plans to guide cohesive and integrated development of residential, commercial, and mixed-use projects of large areas, complex or multi-parcel sites, areas with multiple property owners, or areas of particular importance to the community.
- **LU 3.10 Gateways.** Define prominent points of entry to Temple City with high quality and well-designed signs, and architecture.
- **LU 3.11 Architecture that Enhances.** Locate and design buildings to relate to and frame major public streets, open spaces, and cityscape.



Land Use Compatibility



All communities contain uses and functions necessary for the support and welfare of the population that have characteristics with the potential to negatively impact their setting. The following goal and policies are intended to manage the distribution and operation of such uses to assure compatibility with Temple City's neighborhoods and districts.

Goal LU 4: Compatible Land Uses.

Development is located and designed to ensure compatibility among uses that differ in their activities, physical form and scale, design, and avoid negative impacts on residents and existing uses.

» **LU 4.1 Development Compatibility.** Require that development is located and designed to assure compatibility among land uses, addressing such elements as building orientation and setbacks, buffering, visibility and privacy, automobile and truck access, impacts of noise and lighting, landscape quality, and aesthetics.

» **LU 4.2 High-Impact Uses.** Avoid the overconcentration of uses and facilities in any neighborhood or district where their intensities, operations, and/or traffic would adversely impact the character, safety, health, and/or quality of life.

» **LU 4.3 Care Facilities.** Allow for the development of senior daycare facilities, assisted living facilities, hospice, child care, shelters, and comparable care facilities where they can be located, designed, and managed to ensure

compatibility with and safety of adjoining uses in accordance with state legislation.

- LU 4.4 Assembly Facilities. Require that assembly facilities for social, cultural, educational, and religious organizations be located, designed, and managed to ensure compatibility and avoid traffic, noise, and other negative impacts with adjoining uses.
- LU 4.5 Hazardous Uses. Prohibit or control land uses that pose potential health and environmental hazards to Temple City's neighborhoods and districts.
- LU 4.6 Alcohol and Drug Abuse. Regulate the location and operation of establishments selling alcohol and drugs to ensure compatibility with and the safety of adjoining uses in accordance with state legislation.
- LU 4.7 Development that is Compatible. Require that development demonstrates a contextual relationship with neighboring structures and sites addressing such elements as building scale, massing, orientation, setbacks, buffering, arrangement of shared and private open spaces, visibility, privacy, automobile and truck access, impacts of noise and lighting, landscape quality, infrastructure, and aesthetics.
- LU 4.8 Transitions in Scale. Require that the scale and massing of new higher density development provide appropriate transitions in building height and bulk, and lot coverage to retain the character of adjacent lower-density neighborhoods.
- LU 4.9 Public Safety and Community Design. Require that neighborhoods, centers, streets, and public spaces be designed to enhance public safety and discourage crime by providing street-fronting uses ("eyes on the street") and incorporating Crime Prevention through Environmental Design (CPTED) principles.
- LU 4.10 Code Enforcement. Prevent and eliminate deteriorating, unsafe, and unsightly conditions in Temple City through proactive enforcement of the Temple City Municipal Code.
- LU 4.11 Hazardous Uses. Prohibit or effectively control land uses which pose potential environmental hazards to Temple City's neighborhoods.
- LU 4.12 Regulation of Wireless Communication Facilities. Continue to regulate the land use zone, location, height, appearance, and placement of wireless communication facilities (e.g., commercial antennas) as permitted by federal regulations.

Historic and Cultural Resources



The following goals and policies provide for the protection of historic and cultural resources in Temple City, ensure that city, state, and federal historic preservation laws, regulations and codes are implemented.

Goal LU 5: Identification and Preservation.

Identify and preserve Temple City's historic and cultural resources to enrich our sense of place, foster stewardship and civic pride, and understand the City's prehistory and history.

» **LU 5.1 Consultation.** Consult with the appropriate organizations and individuals (e.g. California Historical Resources Information System (CHRIS), the Native American Heritage Commission (NAHC), etc.) to minimize potential impacts to historic and cultural resources.

» **LU 5.2 National, California, and Local Registers.** Encourage property owners of qualified resources to seek listing under the appropriate register(s) including the National Register of Historic Places, California Register of Historic Resources, and Los Angeles County Historical Landmarks and Records.

» **LU 5.3 Adaptive Reuse.** Encourage adaptive reuse of historic resources when the original use of the resource is no longer feasible.

» **LU 5.4 Incentive Program.** Explore the feasibility of establishing a voluntary incentive program, such as a Mills Act program, that would provide financial assistance, including property tax reductions, to owners of qualifying historic

properties, as demonstrated by owner-funded studies, for property maintenance and improvements.

» **LU 5.5 Awareness of Historic Resources.** Support programs and policies that raise awareness of Temple City's historic buildings, sites, and contextual features.

» **LU 5.6 Coordination with Other Entities.** Coordinate with and support public, quasi-public, and private entities in their historic preservation programs and efforts.

» **LU 5.7 Education.** Provide information to the public on Temple City's historic and cultural resources through landmark plaques, wayfinding signage, and collateral materials that provide residents and visitors with an understanding of the City's heritage.

Community Health and Wellness



The planning and design of the community's land uses, transportation, housing, and open spaces profoundly impacts resident's physical, mental, and social health and well-being. Planning a healthy community requires a thoughtful, systemic, and collaborative approach involving many stakeholders. The goal and policies in this section are intended to remove barriers and provide opportunities to enhance the health and well-being of all Temple City residents.

Goal LU 6: Healthy Built Environment.

A built environment that supports the physical, mental, and social health and well-being of the community.

- **LU 6.1 Land Use and Urban Design.** Regulate the distribution of land uses and implement urban design practices that promote and prioritize physical activity, access to healthy food, social interaction, mental well-being, and an overall commitment to the health and wellness of Temple City residents.
- **LU 6.2 Healthy Building Design and Construction.** Promote a healthy built environment by designing buildings and sites for healthy living and working conditions, including enhanced pedestrian-oriented circulation, lighting, attractive and open stairs, healthy building materials, and universal accessibility.
- **LU 6.3 Aging in Place.** Support a life-long process of active aging by making Temple City an "age-friendly" city that strives to create a positive, supportive environment, with barrier-free buildings and streets, enhanced mobility and independence of people with disabilities, safe neighborhoods, and opportunities for volunteer and paid work.
- **LU 6.4 Schools as Centers of Health and Well-Being.** Support strategies that make schools centers of health and well-being by creating environments in and around local schools that are safe, abundant in healthy goods and services, and offer opportunities for physical activity and recreation.
- **LU 6.5 Health Care Facilities.** Promote improved access to primary and emergency health care facilities and medical services for all residents.
- **LU 6.6 Health in Development.** Encourage public and private development to incorporate spaces and facilities that promote physical, mental, and social health into the design of significant development projects.
- **LU 6.7 Locally Grown Healthy Food.** Promote the production and distribution of locally grown food by allowing farmers markets, food cooperatives, and use of parks, public rights-of-way, alleys, vacant lands, and rooftops for urban agriculture.
- **LU 6.8 Unhealthy Food.** Avoid a concentration of unhealthy foods by establishing a minimum distance requirement between drive-thru restaurants and prohibiting drive-thru restaurants from locating near sensitive receptors, including schools.

» **LU 6.9 Food Security and Assistance.** Support policies and programs contributing to the elimination of hunger, promote food security, and support access to food assistance for all ages.

Community Sustainability

Temple City maintains a robust program of initiatives, standards, and best practices to advance the conservation of natural resources, reduction of greenhouse gas emissions, and promotion of green infrastructure and other sustainable features. The following goal and policies build upon existing initiatives to enhance these opportunities.

Goal LU 7: Sustainable Built Environment.

A built environment that contributes to a sustainable environment, minimizes consumption of scarce environmental resources, and reduces greenhouse gas emissions.

» **LU 7.1 Sustainable Land Development.** Promote land use and urban design development practices that reduce energy and water consumption, pollution, greenhouse gas emissions, and waste and noise generation. These should include practices described in the United States Green Building Council's LEED-ND rating program such as concentrating development to promote walking in lieu of the automobile, capturing and re-using stormwater onsite, managing and reusing wastewater, orienting buildings to maximize opportunities for solar energy use, use of drought tolerant and native landscapes, shading of exterior public spaces, and recycling and salvage for reuse of construction and demolition debris.

» **LU 7.2 Sustainable Design and Construction.** Require new development and substantial renovations to comply with the Cal Green Code's sustainable building practices incorporating a "whole system" approach to designing and constructing buildings that consume comparatively less energy, water, and other natural resources, reduce wastes, facilitate natural ventilation, use daylight effectively, and are healthy, safe, comfortable, and durable.

» **LU 7.3 Existing Structure Reuse.** Encourage the retention, adaptive reuse, and renovation of existing buildings with "green" building technologies to retain the structure's embodied energy, increase energy efficiency, and limit the generation of construction waste.

» **LU 7.4 Heat Island Effect.** Reduce the heat island effect by maintaining and expanding the City's urban forest and promoting such features as reflective roofing, cool and green roofs, light-colored paving, and reducing the extent of unshaded area in existing and new parking lots or other large impervious surfaces.

» **LU 7.5 Greenhouse Gas Reduction Plans.** Require major development projects to prepare greenhouse gas reduction plans consistent with the targets defined in state statutory requirements.

» **LU 7.6 Green Streets.** Transform impervious street surfaces into landscape green spaces to capture and filter stormwater runoff, in appropriate and reasonable locations.

» **LU 7.7 Alternative Fuels.** Provide locations for alternative fuel facilities such as electrical re-charging stations and hydrogen fuel supplies.

» **LU 7.8 Green Infrastructure.** Utilize best practices that reduce natural resource consumption and impacts, as defined by the Utilities section of this Plan.

Fair and Equitable Community



Temple City strives to provide a fair and equitable distribution of community amenities and desirable land uses among all residents, while also preventing

the concentration of undesirable or hazardous land uses in specific areas of the community. The following goal and policies help the City achieve this objective and allow all residents to enjoy a high-quality of life.

Goal LU 8: Equity and Environmental Justice.

Fair and equitable access for all residents to employment, housing, education, recreation, transportation, retail, and public services.

- **LU 8.1 Equitable Distribution of Uses and Amenities.** Strive to ensure that desirable uses, neighborhood amenities, services, public facilities, and improvements are distributed equitably throughout the City.
- **LU 8.2 High-Impact and Hazardous Uses.** Avoid the concentration of high-impact or hazardous uses and facilities in a manner that disproportionately affects a particular neighborhood, center, corridor or population.
- **LU 8.3 Housing Type Distribution.** Promote an equitable distribution of housing types for all income groups throughout the City and promote mixed-income developments to avoid concentrations of below-market-rate housing in particular areas.
- **LU 8.4 Affordable Housing Provision.** Encourage the integration of affordable housing units within larger developments to meet the housing needs of the community and larger region, as specified by the General Plan Housing Element.

NEIGHBORHOODS AND DISTRICTS GOALS AND POLICIES

The following presents the goals and policies for each principal category of permitted land uses depicted on the Land Use Diagram and described earlier in this element.

Residential Neighborhoods

Temple City's residential neighborhoods are principal contributors to the City's history, identity, character, and quality of life. The goals and policies in this section provide for their conservation and maintenance regardless of density and assurance that changes and new development complement their distinguishing qualities.

Goal LU 9: Livable Neighborhoods.

A city composed of safe and livable neighborhoods with a variety of housing types that are desirable places to live, are well maintained, and contribute to the quality of life.

» **LU 9.1 Neighborhood Conservation.** Maintain the character, amenities, and scale of Temple City's residential neighborhoods, recognizing their contribution to the City's identity, economic value, and quality of life.

» **LU 9.2 Neighborhood Character.** Maintain elements of residential streets that unify and enhance the character of the neighborhood including parkways, street trees, and compatible setbacks.

» **LU 9.3 New Residential Development.** Accommodate the development of new residential development that is well-conceived, constructed, and maintained in a variety of types and densities, scales, and costs.

» **LU 9.4 Housing Additions and Replacement.** Require that additions to and/or replacement of existing housing units are located and designed to reflect the unique neighborhood character and qualities including lot size; building form, scale, and massing, and relationship to street frontages; architectural design; and landscaped setbacks.

» **LU 9.5 Tiered, Flag, and Cul-de-Sac Lots**. Require that development on "tiered," "flag," and cul-de-sac lots in areas designated for Multi-Family Residential on the Land Use Diagram be limited to single family detached units. Require that these units, as well as those on similar properties in areas designated for Single Family Residential, be located and designed to convey the character and quality of a traditional single family neighborhood with landscaped setbacks and orientation to the street or driveway frontage.

» **LU 9.6 Walkable Neighborhoods.** Maintain sidewalks, parkways, the urban forest, and landscaping throughout residential neighborhoods to promote a safe and pleasant pedestrian environment.

» **LU 9.7 Connected Neighborhoods.** Ensure safe and convenient pedestrian and bicycle connectivity between residential neighborhoods and commercial centers, recreation and open spaces, schools, work places, and other community activity centers.

» **LU 9.8 Incompatible Uses.** Prohibit the development of uses, structures, or infrastructure that are incompatible with or physically divide residential neighborhoods.

» **LU 9.9 Housing Maintenance.** Promote the maintenance of existing residential units to assure a quality and healthy living environment for residents, consistent with the neighborhood setting.

» **LU 9.10 Senior Housing.** Encourage the development of senior housing that is located near commercial goods, health care facilities, community and recreational facilities, and public transit, allowing seniors to age in place.

» **LU 9.11 Recreation and Open Space.** Ensure that residents have access to a variety of high-quality, well-activated recreation and open space areas, supporting increased physical activity, social interaction, and exposure to nature.

Goal LU 10: Single-Family Neighborhoods.

Distinct and quality single-family residential neighborhoods distinguished by their identity, scale, and character.



» **LU 10.1 Neighborhood Identity.** Maintain distinguishing characteristics, such as housing scale and form, and public streetscapes that define and differentiate Temple City's single-family neighborhoods.

» **LU 10.2 Second Units.** Allow second units in single-family residential districts as required by state legislation.

» **LU 10.3 Residential Character.** Discourage mansionization of existing single family residential units by requiring building scale and massing that is compatible with existing neighborhood development.

Goal LU 11: Multi-Family Neighborhoods.

Multi-family residential neighborhoods that provide ownership and rental opportunities, are well-designed, exhibit a high quality of architectural design, and incorporate amenities for their residents.

» **LU 11.1 Multi-Family Opportunities.** Support development projects that provide high-quality, well-designed, and well-maintained and affordable multi-family residential housing.

» **LU 11.2 Multi-Family Character and Design.** Design new and renovated multi-family residential development to achieve a high level of architectural design and quality of life for residents, avoiding the visual sense of (a) "blocky" and undifferentiated building mass, incorporating well-defined entries, using building materials, colors, and architectural details complementing the neighborhood; and (b) automobile-dominated streets, incorporating extensive landscaping along building frontages, minimizing long, linear driveways, and undergrounding parking in higher density projects.

» **LU 11.3 Development Transitions.** Require the multi-family residential buildings are located and designed to ensure sensitive transitions with adjoining buildings in areas designated for lower residential densities.

» **LU 11.4 Open Space Amenities.** Require that open space and recreational amenities to meet resident needs are provided on-site, are accessible, and of sufficient size to be usable.

» **LU 11.5 Streetscapes.** Provide ample public spaces and landscaped sidewalks furnished with pedestrian amenities that contribute to comfortable and attractive settings for pedestrian activity in multi-family residential neighborhoods.

Goal LU 12: Supporting Uses in Residential Districts.

Uses that support the daily needs of residents are located and designed to be accessible to and compatible with the function of the neighborhood.

» **LU 12.1 Home Occupations.** Accommodate home occupation uses in residential neighborhoods provided that they have no significant traffic,

parking, delivery, or other impacts on the neighborhood associated with the business activity.

» **LU 12.2 Daycare Centers.** Maintain regulations for large-family daycare facilities (as defined by the State of California) and childcare centers to minimize impacts on residential neighborhoods, to the extent permitted by state law.

» **LU 12.3 Education, Religious, and Cultural Institutions.** Allow educational, religious, and cultural institutions to locate in residential neighborhoods, provided they are designed and operated to have no significant traffic, parking, or other substantial negative effect on the neighborhood.

Commercial Districts

The following goal and policies provide for the maintenance and enhancement of diverse, economically vibrant, and well-designed commercial districts and corridors that provide a diversity of goods, services, and entertainment and contribute to a positive experience for community residents and visitors.

Goal LU 13: Diverse and Vibrant Commercial Corridors and Districts.

Flourishing and dynamic commercial corridors and districts that provide an assortment of retail goods and services and entertainment uses for residents and guests.



» **LU 13.1 Vibrant Economy.** Encourage a diverse mix of vibrant and prosperous businesses and commercial districts that serve Temple City residents and attract residents from surrounding communities to provide revenue to sustain a high level of community services.

» **LU 13.2 Local Businesses.** Support local businesses and entrepreneurs by providing a range of locations and flexible space opportunities in the City's commercial districts.



» **LU 13.3 Economic Vitality.** Encourage the attraction of new businesses and intensification of existing commercial centers by permitting the construction of new buildings on surface parking lots.

» **LU 13.4 Differentiation of Commercial Districts and Corridors.** Establish and maintain distinct identities for Temple City's commercial districts differentiating the downtown Las Tunas Drive/Temple City Boulevard core, Rosemead Boulevard/Las Tunas Drive center, and other centers at key intersections by use, scale, form of development, and amenities.

» **LU 13.5 Retail Streetscapes.** Maintain, and where deficient, increase street trees, plantings, furniture, signage, public art, and other streetscape amenities that encourage pedestrian activity in retail corridors.

» **LU 13.6 Retail Parking.** Develop alternative parking management strategies for commercial corridors, implementing such techniques as park once and shared lots and structures to enhance the retail shopping experience.

» **LU 13.7 Cohesive Development.** Discourage the piecemeal development of commercial sites and corridors.

» **LU 13.8 Enhanced Design Character.** Encourage the renovation, infill, and redevelopment of existing commercial corridors and districts to improve their aesthetic appearance, reduce the visual dominance of surface parking lots, make centers more pedestrian-friendly, reduce the visual clutter of signs, and enhance the definition and character of their street frontages and streetscapes.

» **LU 13.9 Connectivity to Neighborhoods.** Link commercial corridors and districts to adjoin residential neighborhoods and other districts by well-designed and attractive pedestrian sidewalks, corridors, and trails.

Mixed-Use Districts

Mixed-use districts provide for the intermixing of housing with commercial uses, enabling residents to live close to where they shop, work, recreate, enjoy entertainment and culture, and participate in civic events. The Land Use Diagram provides opportunities for new mixed-use development in designated areas along Las Tunas Drive in the downtown core and at the Las Tunas Drive/Rosemead Boulevard intersection. Mixed-use development may occur in the form of buildings with housing above lower level retail or office uses, or horizontally distributed on a property or larger area. The goal and policies below implement these opportunities.

Goal LU 14: Mixed Use Districts.

Well-designed and cohesive districts and corridors containing an integrated mix of residential with commercial and/or office uses that create vibrant and safe pedestrian-active environments in Temple City, reducing automobile use, pollution, and greenhouse gas emissions.

» **LU 14.1 Mix of Uses.** Accommodate development integrating commercial and residential land uses in mixed-use designated areas that establish places that are economically vital and pedestrian-active contributing to resident health and community sustainability.

» **LU 14.2 Development Scale.** Establish development standards to assure that mixed-use development is constructed in a cohesive manner that minimizes impacts attributable to the adjacency of differing uses. This may include minimum parcel and building sizes, number of housing units, residential and

non-residential square footages, and relationships and setbacks among uses. When the mixed-use parcel is located on non-primary streets adjoining single-family neighborhoods, lower intensity residential uses shall be located along this frontage.

» **LU 14.3 Compatibility of Residential and Non-residential Uses.** Require that buildings and sites integrating residential and non-residential uses are designed to assure compatibility between uses and public safety features, including separate accesses, fire suppression barriers, secured resident parking, noise insulation, and other similar elements.

» **LU 14.4 Design Integration.** Require that mixed-use buildings and sites be integrated through architectural design, landscaping, and pedestrian features.

» **LU 14.5 On-Site Amenities.** Require that mixed use projects integrating residential and commercial uses exceeding two (2) acres provide on-site areas for recreation and pedestrian-oriented amenities such as benches and trees that contribute to the living environment of the residents, or contribute in-lieu funding for their development in proximity to the project.



Industrial Districts

The following goal and policies provide for the maintenance, enhancement, and diversification of well-designed, economically vibrant light industrial uses that provide a variety of job opportunities for Temple City residents and contribute revenues to support City services.

Goal LU 15: Industrial Districts.

Industrial districts consisting of diverse light industrial uses that provide job opportunities and for Temple City residents and growth opportunities for Temple City businesses, while not unduly impacting the community.

- **LU 15.1 Diversity of Uses.** Provide for the continued use of properties generally south of Lower Azusa Road for a variety of industrial, research and development, high-tech, digital, entertainment, and creative uses that offer quality job opportunities for Temple City's residents and revenues to the City without compromising environmental quality.
- **LU 15.2 Adaptive Reuse.** Encourage the adaptive reuse of existing industrial buildings (especially, mid-20th century structures) for research, creative, and flex-space businesses by providing flexibility in parking standards.
- **LU 15.3 Business Attraction.** Implement infrastructure improvements to support the evolving technological needs of industrial and creative industries.
- **LU 15.4 Local Manufacturing.** Support small-scale, local production and manufacturing uses that provide locally-produced products to Temple City residents.
- **LU 15.5 Impact Mitigation.** Coordinate with private businesses and adjacent residential neighborhoods to ensure that industrial uses do not negatively impact Temple City residents.



COMMUNITY PLACES GOALS AND POLICIES

The following presents goals and policies developed for the unique areas of Temple City identified by the community as places in need of special consideration.

Downtown District

The Downtown District is the primary business, retail, government, social, and recreation center of Temple City. Preservation and revitalization of this district is valued by the community and closely tied to its cultural and historical identity. The goal and policies below are intended to build upon downtown's walkable, small-town, family-friendly feel, with a mix of shopping, entertainment, restaurants, recreation, offices, and housing connected by multiple modes of transit.

Goal LU 16: Downtown Temple City.

An active and vibrant downtown where people shop, live, work, engage in cultural, civic, and social activities, and celebrate the history and life of Temple City.

- LU 16.1 Small-Town Character. Accommodate a mix and density of uses in a well-designed, pedestrian-oriented environment that enhances the small-town character and identity of the Las Tunas Drive/Temple City Boulevard core as the symbolic and functional downtown of Temple City, respecting the scale and character of surrounding commercial areas and residential neighborhoods.
- LU 16.2 Land Use Mix. Provide for the development of retail, office, restaurant, and other commercial uses along the street frontages, integrated with multi-family housing on abutting properties or on upper level at key intersections designated on the Land Use Diagram, which expand the customer base for local businesses, enable residents to live close to jobs, and create an active, walkable environment.
- LU 16.3 Pedestrian Activity. Require that the ground floor of buildings facing Las Tunas Drive be located directly along and oriented to the sidewalk frontages and designed to foster an active pedestrian environment.

» **LU 16.4 Downtown Parking.** Require that parking in the downtown core be located and accessed from the rear of buildings facing Las Tunas Drive and support the construction of shared-parking structures as an alternative to individual on-site parking.

» **LU 16.5 Lot Consolidation.** Allow for development densities that incentivize the consolidation of parcels in the downtown core to support appropriately scaled commercial and mixed-use development.

Crossroads Mixed-Use Village

Goals and policies of this section of the General Plan provide for the development of properties and buildings that integrate a diversity of uses such as retail, office, restaurant, entertainment, and residential uses, which are developed as high quality village-like places to live, work, shop, and be entertained. Mixed-use development is intended to provide opportunities for an individual to participate in multiple daily activities at one location, thereby reducing automobile trips, air pollution, greenhouse gas emissions, energy consumption, and noise.

Goal LU 17: Las Tunas Drive/Rosemead Boulevard Mixed-Use Center.

A compact, pedestrian-oriented center functioning as a secondary focal point of community activity containing a mix of commercial, office, entertainment, and/or multi-family housing that is designed to establish the sense of a "village-like" environment distinctly identifiable, active, and walkable from adjoining residential neighborhoods.

» **LU 17.1 Concentrated Development.** Promote the efficient and intensified economic vitality of commercially-developed properties in proximity to the Las Tunas Drive/Rosemead Boulevard intersection by constructing new buildings on surface parking lots and allowing increased building density for commercial, office, and/or multi-family housing. It may contain any single use, multiple use distributed horizontally on the property, or multiple uses in a structure with the ground floor occupied by retail or office uses and housing on the upper floors.

» **LU 17.2 Village Character and Design.** Require that properties containing a mix of uses be designed to convey the character of a distinct, cohesive, and pedestrian-oriented place that is linked with and walkable from adjoining residential neighborhoods. Design elements should include a unifying

network of pedestrian walkways, plazas, courtyards, and open spaces; buildings located directly along these public spaces and designed to foster active pedestrian use; landscaped pedestrian walkways connecting parking areas with the public spaces and buildings; consolidation of parking in structures with ground level retail use; and site landscaping that is sustainable and contributes to the aesthetic and economic value of the center.

» **LU 17.3 Open Space Amenity.** Require that development projects on parcels adjoining Eaton Wash are planned and designed to capitalize on it as an open space amenity, incorporating landscape setbacks, parklets, and plazas at intervals along its length and locating and orienting buildings for visual and physical access and induced economic activity (e.g., outdoor dining).

MOBILITY ELEMENT

The Mobility Element sets the vision for how Temple City will meet the future mobility and circulation needs of its residents, workers, and visitors while supporting the goals and policies of the Land Use Element. A complete and balanced multi-modal transportation system is critical to meeting the needs of all users of the city's streets, roads, and highways. This concept, outlined in Assembly Bill 1358 (The California Complete Streets Act) and known as complete streets, is an integral part of the Mobility Element. The complete streets concept ensures that the needs of motorists, commercial goods users, bicyclists, transit users, pedestrians, and the disabled are met by accommodating all roadway users with a range of transportation choices.

The state mandates that the Mobility Element identify and plan for the mobility and circulation needs of the City. The intent of its goals and policies are to safely move people, goods, and services throughout Temple City. The Mobility Element is complementary to the Land Use Element. It provides for a transportation network that supports the uses identified in the Land Use Diagram, Figure 2-1 of the Land Use Element. This element recognizes the City's priority to balance growth with the preservation of the quality of life enjoyed by Temple City residents and identifies forward thinking solutions to many of our current transportation issues and presents innovative ideas to enhance the mobility of current residents and future generations.

COMPLETE STREETS

The California Complete Streets Act (AB 1358) of 2008 was signed into law on September 30, 2008. Beginning January 1, 2011, AB 1358 requires circulation elements to address the transportation system from a multimodal perspective. The bill states that streets, roads, and highways must "meet the needs of all users in a manner suitable to the rural, suburban, or urban context of the general plan," and requires a mobility element to plan for multimodal transportation accommodating all modes of transportation where appropriate, including walking, biking, car travel, and transit.

The Complete Streets Act also requires mobility elements to consider the multiple users of the transportation system, including children, adults, seniors, and the disabled. For further clarity, AB 1358 tasks the Governor's Office of Planning and Research to release guidelines for compliance with this legislation by January 1, 2014.

Implementation of complete streets principles should be tailored to the individual jurisdiction and the individual roadway. Therefore, the complete streets approach for Temple City focuses on a network-based approach that has been tailored to the needs of the City. Temple City's complete streets network comprises four types of facilities—vehicular, pedestrian, bicycle, and public transit. This complete streets approach will enable residents to choose which travel mode best suits their individual needs and abilities and ensures that streets are designed with the user in mind—accommodating for all ages and users of all modes.

RELATIONSHIP TO OTHER CITY PLANS

2011 Temple City Bicycle Mater Plan

The 2011 Temple City Bicycle Master Plan proposes a 27-mile network of bike routes and infrastructure throughout the City. The plan includes a network of on-street and off-street bikeways, a plan for expanding existing regional bikeways and connecting gaps to neighboring communities, recommendations for bike education and enforcement, potential funding sources to support bike improvements, and a map of proposed bikeways.

Traffic Calming Master Plan

The Traffic Calming Master Plan assesses existing conditions related to traffic speeds, accident rates, and traffic volumes on streets throughout the City. The Plan provides traffic calming plans for high-priority corridors in the City as well as identifies a toolbox of traffic calming devices that can be implemented on Temple City streets.

Comprehensive Downtown Parking Strategic Plan

The 2012 Downtown Parking Master Plan was prepared in response to business, resident, and visitor concerns regarding public parking downtown, the

City of Temple City initiated a study and strategic plan to evaluate Downtown parking conditions, to facilitate community input, and to develop recommendations that can be phased over time to increase parking supply, manage parking, and revise parking standards.

ROADWAY CLASSIFICATIONS

This Mobility Element designates four different roadway types within the city, as displayed in Table 3-A below. Functional classification refers to how a road accommodates two characteristics: the extent to which the roadway prioritizes the movement of traffic and the level of access provided to adjacent properties. Based on these generalized characteristics, roadways often vary in terms of right-of-way, width, number of lanes, intersection and traffic signal spacing, speed, and other factors.

TABLE 3-A – Temple City Roadway Functional Classifications

Roadway Type	Accommodation for Movement of Traffic	Level of Property Access
Primary	Primary roadway for movement of traffic at city level; prioritizes movement of traffic; can also provide regional connectivity.	Access is provided with limits on driveway spacing and turns allowed, potentially through use of traffic control devices.
Secondary	These roadways provide some level of inter-city connectivity. Collectors typically do not provide any regional access or connectivity.	Collectors typically provide some level of property access with fewer restrictions than typically found on major streets.
Collector	These roadways provide some level of intra-city connectivity, collecting traffic from local streets.	Access is prioritized similarly to a local street with more considerations for traffic flow and visibility.
Local	Local streets provide the lowest accommodation for the movement of traffic with lower connectivity and potential for cul-de-sacs.	Local streets provide the highest level of property access. Driveways are closely spaced and there are few access limitations.

Source: Temple City Traffic Calming Master Plan, 2012

As displayed in Figure 3-1 Circulation Map on the following page, the majority of Temple City's streets are classified as local roads. Primary roads, including Rosemead and Temple City Boulevards, Baldwin and Santa Anita Avenues, Las Tunas Drive, and Lower Azusa Road are the largest streets in Temple City and provide the primary north/south and east/west routes through the City. The majority of Temple City's streets are classified as local roads. Primary roads, including Rosemead and Temple City Boulevards, Baldwin and Santa Anita Avenues, Las Tunas Drive, and Lower Azusa Road are the largest streets in Temple City and provide the primary north/south and east/west routes through the City.

The roads in Temple City share certain general characteristics: They are primarily two-lane streets with no medians, shading from large trees is typical, and the roadways are generally wide as compared to other small cities. Some major arterials (Rosemead Blvd, E Las Tunas Dr) tend to have medians and four lanes of traffic. Posted speed limits within the city are typically between 25 and 40 mph. On-street parking is common throughout the city, with parallel parking common in the downtown region.

Fig. 3-1
Roadway Classifications

Primary
Secondary
Collector

Huntington Dr
Unincorporated
N Muscatel Ave
S Sunset Blvd
Campus Dr
E Duarte Rd
Duarte Rd
S Baldwin Ave
Holly Ave
Monte Ave
S Santa Anita Ave
Unincorporated
Arcadia
Longden Ave
19
Temple City Blvd
Rosemead Blvd
E Longden Ave
E Las Tunas Dr
E Live Oak Ave
Unincorporated
San Gabriel
Live Oak Ave
Baldwin Ave
Broadway
E Broadway
Olive St
Freer St
Unincorporated
la Rosa Dr
Walnut Grove Ave
Lower Azusa Rd
Rosemead
Mission Dr
Arden Dr
El Monte
Santa Anita Ave

TEMPLE CITY

0 0.1 0.2 0.4 0.6 Miles

6/12/2017

Source: PlaceWorks, 2016

PEDESTRIAN FACILITIES

Pedestrian facilities, including sidewalks and paths, play an integral role in meeting the transportation, recreation, and physical activity needs of the community, particularly the City's most vulnerable residents, the youth and elderly. Figure 3-2 Sidewalk Locations displays the locations where sidewalks currently exist in Temple City. As reflected in the figure, sidewalk is not continuous throughout the city. There are locations where there are sidewalks present on both sides of the roadway, areas with sidewalks on only one side, and others with no sidewalks at all. Policies contained in this Mobility Element provide direction on the future expansion and maintenance of the City's sidewalks and other pedestrian facilities. Additional pedestrian facilities will be provided through the implementation of Specific Plans and other planning documents.

Fig.3-2
Existing Sidewalk Locations (2016)

Temple City Boundary
Temple City SOI

Sidewalk Presence

Both Sides
One Side
None

Huntington Dr
Unincorporated
N Muscatel Ave
S Sunset Blvd
Campus Dr
E Duarte Rd
Duarte Rd
Temple City Blvd
S Baldwin Ave
Holly Ave
el Monte Ave
S Santa Anita Ave
Unincorporated
Arcadia
Longden Ave
19
E Longden Ave
Rosemead Blvd
Las Tunas Dr
E Live Oak Ave
Unincorporated
E Las Tunas Dr
San Gabriel
Live Oak Ave
Baldwin Ave
Broadway
Freer St
E Broadway
Olive St
Unincorporated
la Rosa Dr
Walnut Grove Ave
Grand Ave
Lower Azusa Rd
Rosemead
Mission Dr
State Rte 19
Arden Dr
El Monte
Santa Anita Ave

TEMPLE CITY

0 0.1 0.2 0.4 0.6 Miles

10/27/2016

Source: Fehr & Peers Transportation Consultants, 2016

BICYCLE FACILITIES

Much like pedestrian facilities, bicycle facilities are critical in providing mobility, recreation, and physical activity options to Temple City residents. Bicycle facilities in Temple City currently consist of Class II and Class III bike lanes with protected and buffered portions along the entire length of Rosemead Boulevard through Temple City. The City has a Bicycle Master Plan that provides a broad vision, strategies, and actions to improve conditions for bicycling in Temple City. The streets within the city are generally sufficiently wide to accommodate bicyclists even when parking is provided. Recommendations have been made in the Bicycle Master Plan for on-street bike lanes along Las Tunas Drive and Temple City Boulevard and for on-street bike routes along Encinita Avenue and Golden West Avenue. Figure 3-3 Bicycle Facilities displays existing and proposed bicycle facilities.

Fig. 3-3
Bicycle Plan
Updated (2016)

Temple City Boundary
Temple City SOI

Bicycle Facilities
- Class I, Proposed
- Class II, Existing
- Class II, Proposed
- Class III, Proposed
- Bicycle Boulevard, Proposed

Community Facilities
- Chamber of Commerce
- Post Office
- Public Library
- Temple City Hall

Huntington Dr
N Muscatel Ave
Unincorporated
S Sunset Blvd
Campus Dr
E Duarte Rd
Duarte Rd
Temple City Blvd
S Baldwin Ave
Holly Ave
el Monte Ave
S Santa Anita Ave
Unincorporated
Arcadia
E Longden Ave
Longden Ave
19
Rosemead Blvd
Las Tunas Dr
E Live Oak Ave
Unincorporated
San Gabriel
E Las Tunas Dr
Live Oak Ave
Baldwin Ave
Broadway
Olive St
Freer St
E Broadway
Unincorporated
la Rosa Dr
Walnut Grove Ave
Grand Ave
Lower Azusa Rd
Rosemead
Mission Dr
State Rte 19
Arden Dr
El Monte
Santa Anita Ave

TEMPLE CITY

0 0.1 0.2 0.4 0.6 Miles

11/16/2016

Source: PlaceWorks, 2016

PUBLIC TRANSIT

Two transportation agencies provide transit services in Temple City, Foothill Transit and the Los Angeles Metropolitan Transit Authority (Metro). Foothill Transit service includes Line 492, which runs east-west beginning in El Monte, traveling along Arrow Highway until the Montclair transit center. This line provides access to at the eastern edge of Temple City at the intersection of Santa Anita Avenue and Live Oak Avenue. This line operates on 30-minute headways during the weekday and weekend peak periods.

Metro service in 2016 includes Line 78/79/378, which runs east-west connecting the Cities of Los Angeles, Pasadena, San Marino, Alhambra, Temple City, and Arcadia. Just before Alhambra, the line splits and Line 78/378 travels along Las Tunas Drive, while Line 79 travels along Huntington Drive. This line operates on 10-30-minute headways during the weekday peak periods and 15-30 minute headways on weekends. Figure 3-4 Public Transit Lines displays the routes and stops for the lines throughout the city.

PARATRANSIT

Temple City provides fully demand-responsive transportation service through the Dial-A-Ride program. Dial-A-Ride provides same day, curb to curb transit to anyone who meets the qualification conditions: be a city resident, and be either 62 years of age or older, or disabled in a manner that makes use of regular transit unduly difficult. Any qualifying users must submit an application with the City before using the service. The service will typically not travel to destinations more than 2 miles outside of city limits, and the standard fare is $1.00 for destinations within the city, and $2.00 for destinations outside the city. The generally small size of the city makes this type of paratransit possible.

Fig. 3-4
Transit Facilities (2016)

Temple City Boundary
Temple City SOI

LA Metro
Line 268
Line 78/79/378

Foothill Transit
Line 492

Huntington Dr
N Muscatel Ave
Unincorporated
S Sunset Blvd
Campus Dr
E Duarte Rd
Duarte Rd
Temple City Blvd
S Baldwin Ave
Holly Ave
el Monte Ave
S Santa Anita Ave
Unincorporated
Arcadia
Longden Ave
19
E Longden Ave
Rosemead Blvd
Las Tunas Dr
E Live Oak Ave
Unincorporated
E Las Tunas Dr
San Gabriel
Live Oak Ave
Baldwin Ave
Broadway
Olive St
Freer St
E Broadway
Unincorporated
la Rosa Dr
Walnut Grove Ave
Grand Ave
Lower Azusa Rd
Mission Dr
Rosemead
State Rte 19
Arden Dr
El Monte
Santa Anita Ave

TEMPLE CITY

0 0.1 0.2 0.4 0.6 Miles

10/27/2016

Source: Fehr & Peers Transportation Consultants, 2016

GOALS AND POLICIES

Livable Streets

The following goal and policies are intended to provide a safe, convenient, and accessible multi-modal transportation network for users of all ages and abilities.

Goal M 1: Livable Streets.

A balanced transportation system that accommodates all modes of travel safely and efficiently while considering the community context of all transportation investments.

- M 1.1 Complete Streets. Require that the planning, design, and construction of all transportation projects consider the needs of all modes of travel to create safe, livable, and inviting environments for pedestrians, bicyclists, motorists, and public transit users of all ages and abilities.
- M 1.2 Transportation System Impacts. Evaluate transportation and development projects to account for the full benefits and impacts on all modes of transportation, not just automobiles.
- M 1.3 Transportation Improvements. Require that the City consider improvements to add roadway or intersection capacity only after evaluating improvements to other modes of travel.
- M 1.4 Pedestrian and Cyclist Safety. Balance the safety concerns of pedestrians and cyclists with motor vehicles to ensure that the safety of all users of the transportation system is considered.
- M 1.5 Emergency Vehicle Access. Allow for adequate access of emergency vehicles to meet critical response times safely.
- M 1.6 Traffic Management. Manage the construction and operations of streets, intersections, and traffic signals so that motorists adhere to intended speeds on all City roadways and limit intrusion into neighborhood streets.
- M 1.7 System Efficiency. Prioritize traffic signal coordination and traffic signal retiming efforts to accommodate changes in travel patterns and traffic flows to limit unnecessary delay and congestion.
- M 1.8 Wayfinding. Develop a comprehensive and visible pedestrian and cyclist friendly way-finding signage system in the city to direct pedestrians and cyclists to transit facilities, local and regional trails and routes, civic and cultural amenities, and visitor and recreation destinations. The way-finding

system should make an effort to connect with the region and surrounding cities.

Parking

The following goal and policies will help the City develop and implement efficient and innovate parking supply and management techniques and practices.

Goal M 2: Parking.

An integrated parking system that provides appropriate levels of public and private parking to support future development.

» M 2.1 Parking Management. Manage public parking as a civic resource, relying on informational, implementation, and pricing strategies as appropriate for the local context.

» M 2.2 Innovative Parking Approaches. Allow the use of shared parking, unbundled parking, public/private partnerships, and other similar methods to allow an appropriate level of flexibility for parking on privately owned sites.

» M 2.3Parking Intrusion. Carefully manage the supply of parking to limit parking intrusion into residential neighborhoods.

Pedestrian Network

The following goal and policies are intended to enhance the walkability of Temple City and improve pedestrian mobility as a viable mode of transportation and an enjoyable form of physical activity.

Goal M 3: Pedestrian Network.

A safe pedestrian network that provides direct connections between residences, employment, shopping, and civic uses.

» M 3.1 Pedestrian Network. Create a safe and convenient circulation system for pedestrians that addresses crosswalks; improves the connections between neighborhoods and commercial areas; provides places to sit or gather, pedestrian-scaled street lighting, buffers from moving vehicle traffic; and includes amenities that attract people of all ages and abilities.

» M 3.2 Pedestrian Improvement Prioritizations. Prioritize pedestrian improvements in areas of the City with community facilities, supportive land

use patterns, and facilities that provide connectivity to other modes of travel such as bicycling and transit.

» **M 3.3 Sidewalks for Roadways.** Require adequate and well maintained sidewalks along all City roadways to allow residents of all ages and abilities to walk in a safe and accessible manner.

» **M 3.4 Pedestrian Connections for Development.** Require that all development or redevelopment projects provide pedestrian connections to the external pedestrian network.

» **M 3.5 Pedestrian Education and Awareness.** Support pedestrian education, encouragement, awareness and enforcement activities for pedestrian and automobile users.

» **M 3.6 School Accessibility.** Consider the safety of school children as a priority over vehicular movement on all streets.

Bicycle Network

The following goal and policies for improving the City's bicycle facilities are intended to enhance the City's non-motorized/active transportation system while also providing recreational opportunities for residents and visitors.

Goal M 4: Bicycle Trail Network.

A bicycle and multi-use trail network that facilitates bicycling for commuting, school, shopping, and recreational trips.

» **M 4.1 Bicycle Networks.** Require that the City provide additional bicycle facilities along roadways in the City, where appropriate and feasible, in support of the City's Bicycle Master Plan and other planning documents.

» **M 4.2 Priority Bike Improvements.** Prioritize improvements that address bicycling in existing areas of the City with community facilities, complementary land use patterns, and connections to other modes of travel including walking and transit.

» **M 4.3 Bicycle Parking.** Require that public and private development in the City provide sufficient bicycle parking.

» **M 4.4 Bicycle Share Program.** Explore the feasibility of developing a citywide bike share program. Work with the local business community to identify and coordinate with possible corporate sponsors.

» **M 4.5 Bicycle Education and Awareness.** Encourage bicyclists and automobile users to be aware of bicycling issues, and lawful/responsible riding. Work with TCUSD, bicycle-related organizations, public-safety agencies, and other groups to support bicycle education events and classes that help new and experienced bike riders become more knowledgeable and effective at bike riding and bike maintenance.

Transit Service

The following goal and policies aim to provide efficient, reliable, and enjoyable transit service, while helping reduce traffic congestion and achieve greenhouse gas reduction goals.

Goal M 5: Transit Supportive Development Patterns.

An integrated land use and transportation network that supports opportunities to use transit.

» **M 5.1 Transit Improvements.** Promote transit service in areas of the City with sufficient density and intensity of uses, mix of appropriate uses, and supportive bicycle/pedestrian networks.

» **M 5.2 Local Transit Alternatives.** Work with Los Angeles County Metropolitan Transportation Authority (Metro) and other transit providers to investigate the feasibility of local transit alternatives including a local shuttle or trolley system and enhanced transit options for local students.

» **M 5.3 Bus Stops.** Review existing bus stop locations to determine their accessibility to key destinations such as schools, residential areas, retail centers, and civic facilities. Work with Metro and other transit providers to relocate bus stop locations as needed to provide greater access to these key destinations. Prioritize those bus stop locations which are connected to bicycle and pedestrian facilities.

» **M 5.4 Transit Supportive Development.** Encourage mixed-use development in areas with high levels of transit accessibility.

» **M 5.5 Senior Transit.** Maintain existing paratransit service in the City to provide affordable and reliable transportation options for older adults and persons with disabilities.

» **M 5.6 Safe Routes to Transit.** Regularly review and improve pedestrian and cyclist access to transit.

Sustainable Transportation

The following goal and policies are intended to ensure that the transportation network is designed, operated, and maintained in an economically efficient and environmentally friendly manner, while providing for the needs of the community.

Goal M 6: Sustainable Transportation.

A sustainable transportation system that can be built, operated, and maintained within the City's existing and future resource limitations.

- M 6.1 Fair Share Costs. Require that new development pay for its fair share of construction costs for new and/or upgraded transportation infrastructure needed to accommodate the development.
- M 6.2 Operations and Maintenance (O&M) Costs. Require that the City evaluate operations and maintenance costs in addition to construction costs for new transportation infrastructure.
- M 6.3 Development Contributions to O&M Costs. Investigate the feasibility of requiring new development and redevelopment to contribute to the operations and maintenance of new transportation infrastructure.
- M 6.4 Existing O&M Costs. Promote the use of allowable existing funding mechanisms and explore additional creative funding mechanisms to assist with the maintenance of existing transportation infrastructure within the City.
- M 6.5 Sustainable Infrastructure. Promote the use of sustainable landscape and streetscape elements along roadways and other transportation facilities as they are constructed or reconstructed.
- M 6.6 Alternative Fueled City Vehicles. Prioritize the purchase of alternative fueled vehicles for City use as appropriate within the limitations of existing City resources, the availability of support services, and anticipated O&M costs.
- M 6.7 Alternative Fueled Resident Vehicles. Promote the purchase and use of alternative fueled vehicles by City residents through informational strategies such as fact sheets and materials regarding alternative fuel benefits and state and federal incentives.
- M 6.8 Travel Demand Management. Encourage and promote travel demand management strategies that are aimed at reducing vehicle trips by providing greater travel options for residents, employees and visitors of Temple City.

Monitoring

The following goal and policies are intended to work with partner agencies to collaborate, monitor, and review the operation and safety of the City's transportation network.

Goal M 7: Monitoring.

An ongoing monitoring system that allows the City to regularly evaluate the performance of the transportation system.

» **M 7.1 Ongoing Traffic Monitoring.** Require the City to regularly evaluate traffic conditions.

» **M 7.2 Evaluation of Bicycle and Pedestrian Activity.** Encourage the City to collect data regarding bicycle and pedestrian travel on a recurring basis through City efforts and also through data collected by the Southern California Association of Governments (SCAG), Metro, and other applicable agencies.

» **M 7.3 Transit Monitoring.** Collaborate with Metro and other transit providers to document transit ridership within the City.

» **M 7.4 Safety Review.** Coordinate with law enforcement agencies to identify accident locations within the City, including unsafe pedestrian and bicycle areas. Regularly publish fact sheets and reports to the public about traffic safety conditions in the City.

Regional Connectivity

The following goal and policies are intended to assist the City in collaborating with regional partners to improve regional circulation and assist Temple City residents and employees traveling throughout the San Gabriel Valley and beyond.

Goal M 8: Regional Connectivity.

A transportation system that provides an appropriate level of regional connectivity for residents and businesses through vehicular, freight, transit, and non-motorized connections.

» **M 8.1 Regional Transit.** Collaborate with SCAG, Metro, and other agencies to coordinate regional transit planning activities to enhance regional transit accessibility for residents, employees, and visitors.

» **M 8.2 Regional Roadways.** Collaborate with SCAG, Metro, and other agencies to provide an appropriate level of regional roadway connectivity.

» **M 8.3 Regional Non-Motorized Connections.** Collaborate with SCAG, Metro, and other agencies to provide connections between the City's bicycle and pedestrian network to regional facilities and destinations.

» **M 8.4 Regional Transportation Innovations.** Collaborate with SCAG and Metro to monitor and facilitate new regional mobility approaches including shared use vehicles, first-mile/last-mile strategies, public/private partnerships, new mobility technologies, and other related topics as appropriate for use by City residents.

» **M 8.5 Truck Routes.** Identify and designate routes for efficient truck movement that protect and reduce impacts to residential neighborhoods.

ECONOMIC DEVELOPMENT ELEMENT

A principal objective of economic development is to foster a healthy environment where residents and businesses can flourish and provide revenue to support public services desired by the community. A healthy economic environment describes a geographic setting where independent but interconnected business and lifestyle objectives can be realized such as earning a good living, running a successful business, hiring qualified workers, and prospering in relative safety. Economic development also depends on the utilization of property for housing, schools, retail shops, offices, factories, parks, roadways, and utilities needed to support the diverse economic objectives of residents and businesses. The ability to make effective use of available property resources influences the inherent capacity for continued economic growth in the community.

As a largely built out city, the available supply of vacant property in Temple City is very limited, although numerous existing properties have not been improved to their full potential. Increasing the utilization of obsolete or underutilized commercial properties will be a primary factor in future economic development in Temple City. Therefore, identifying key infill, adaptive re-use, and areas available for intensification as well as maintaining an updated inventory of developable land reflect one focus of the Economic Development goals and policies. To benefit from future targeted growth that is anticipated in Temple City, this Economic Development element identifies goals and policies to guide economic development decisions of elected officials, City staff, and community leaders tasked with enriching the lives of City residents and facilitating the success of local businesses.

EXISTING ECONOMIC CONDITIONS

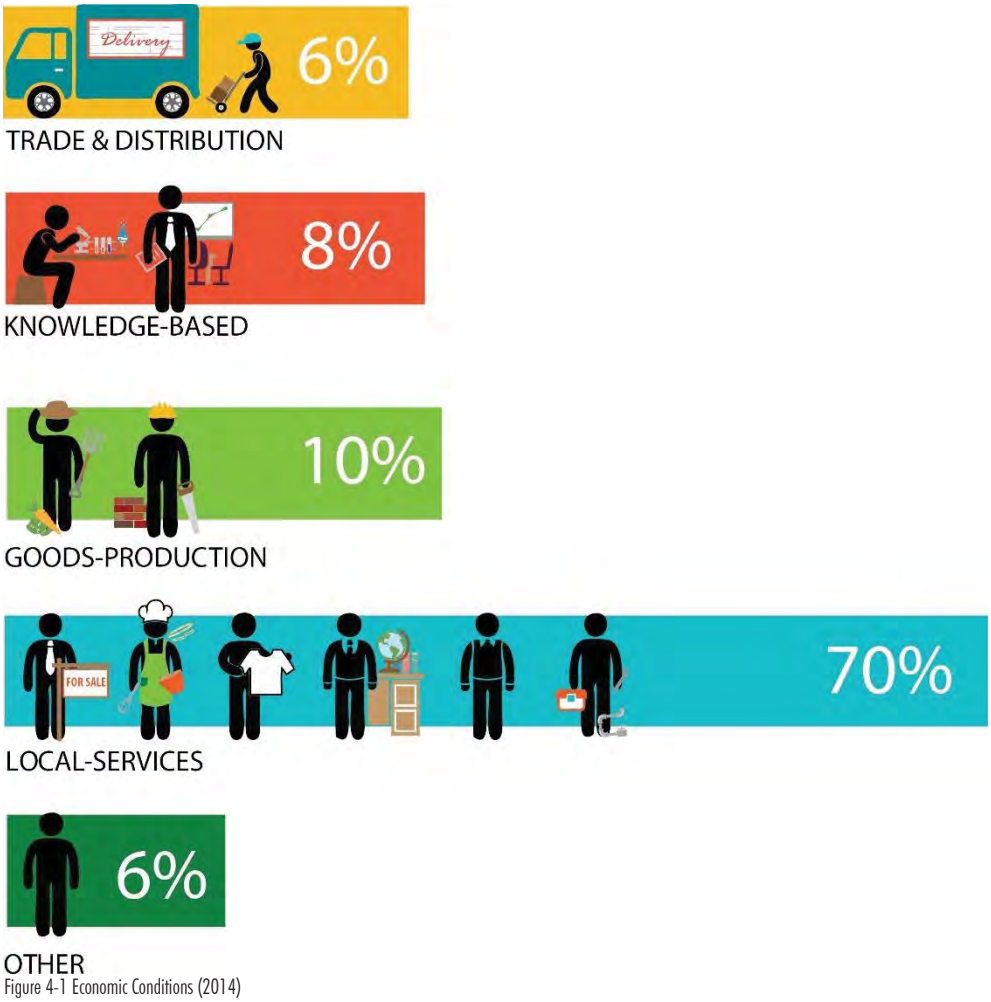


Figure 4-1 Economic Conditions (2014)

As displayed in Figure 4-1, as recently as 2014, the majority (70 percent) of total jobs in Temple City were in the local-serving sector of the economy. Goods-producing industries account for 10 percent of all jobs in Temple City, followed by the knowledge-based sector trade (eight percent) and trade and distribution (six percent) sector. Approximately six percent of all jobs are found in other sectors of the economy. However, only a small minority (6 percent) of Temple City residents who are employed actually work in Temple City. The vast majority (94 percent) are employed in other jurisdictions. While it is not uncommon for southern California residents to work in a different city in which they live, the rate of out-commuters in Temple City is very high. Therefore, the

goals and policies of this Economic Development element seek to better train and develop the local workforce to match the skills and knowledge desired by local employers, as well identify target industries and businesses that match the skills and knowledge of Temple City residents. Additionally, goals and policies of this element focus on expanding the overall capacity for economic growth, through support of existing and attraction of new businesses, real estate investment, lifestyle enrichment, and fiscal sustainability.

Business Environment



Businesses are an important source of the City's economic well-being, and the goals and policies below support a healthy, sustainable, business-friendly economy. They provide for economic development partnerships, incentives, and a supportive business climate to retain and expand existing businesses and attract new businesses.

GOALS AND POLICIES

Goal ED 1: Competitive Strength and Diversification.

A diverse mix of business activity serving the retail needs of residents within Temple City and surrounding communities.

» **ED 1.1 Consumer Demand.** Explore opportunities and incentives to increase the competitive role of the City's retail sector to serve both the community and the larger base of consumers in the San Gabriel Valley.

» **ED 1.2 Retail Environment.** Target key new retail opportunities for location along the City's commercial corridors to provide enhanced retail options for residents and reduce sales tax leakage from the community.

Goal ED 2: Business Attraction, Retention, and Assistance.

Responsive government services supporting new and expanding businesses within Temple City.

» **ED 2.1 Business Attraction.** Attract a mix of national-brand and proven regional and local area businesses that provide fiscal and employment benefits for the City.

» **ED 2.2 Creative/Innovation Employment Centers.** Provide for the clustering of creative, research, and incubator/"start-up" industries that leverage the intellectual capital of Temple City's residents and educational institutions.

» **ED 2.3 One-Stop Business Assistance.** Provide one-stop rapid assistance and support to businesses seeking to locate or expand within the City.

» **ED 2.4 Review and Approval.** Maintain and enhance the review and approval process to provide quick turnaround for business start-ups, expansions, and relocations that require discretionary review by the Planning Commission and City Council.

» **ED 2.5 Business Management Training.** Promote management training assistance programs offered to small business owners and managers through the Small Business Administration (SBA), Chamber of Commerce, community colleges, and other business promotion/assistance agencies.

» **ED 2.6 Business Tax Credits.** Encourage and assist City businesses seeking tax credits for qualified equipment purchases.

» **ED 2.7 Regulatory Environment.** Encourage an efficient and consistent regulatory environment with a predictable development process to encourage

growth of existing businesses and attract new businesses to locate within Temple City.

Workforce Engagement



The following goals and policies seek to provide training and educational programing to provide the City's residents with the skills, knowledge, and resources desired by businesses and industries within Temple City and the San Gabriel Valley, through coordination with educators, workforce development agencies, leaders from the business community, and representatives from target industries.

Goal ED 3: Workforce Development.

A resident workforce with marketable skills demanded by area employers.

» **ED 3.1 Jobs Program Coordination.** Promote and coordinate the scope and timing of worker training and hiring programs offered by the City and area schools/learning centers.

» **ED 3.2 Teen Job-Skills Training.** Support teen workforce skills training and work experience programs as part of the study curriculum in local schools.

» **ED 3.3 Adult Job-Skills Training.** Promote adult basic skills training, job training, parent education classes, classes for older adults, and English

Second Language (ESL) classes offered through local schools/learning centers.

» **ED 3.4 Worker Assistance.** Promote and coordinate pre-school and afterschool programs for children of working households without available child care resources.

Goal ED 4: Local Job Growth.

Expanded base of well-paying jobs that employ skills of local workforce.

» **ED 4.1 Targeted Job Opportunity.** Explore and identify industries with well-paying jobs that match or that can enhance the skill base and training capacity of resident workforce.

» **ED 4.2 Targeted Job Promotion.** Promote local workforce as marketable resource for job placement companies serving the area and targeted industries.

» **ED 4.3 Targeted Job Growth.** Encourage cooperative partnerships with industry businesses that plan to increase on-site staffing upon location or expansion within Temple City.

» **ED 4.4 Targeted Job Hiring.** Encourage and assist businesses seeking to obtain tax credits for qualified hiring of City residents.

Real Estate Investment



The following goals and policies ensure the provision of suitable areas and sites with adequate infrastructure throughout Temple City for new and expanding businesses. This includes proactively identifying and marketing areas of the city for economic growth, ensuring adequate infrastructure is in place to facilitate economic growth, and providing efficient, customer-service oriented project review, entitlement, and permitting processes.

Goal ED 5: Land, Sites, and Opportunity Areas.

Retain, attract, expand, and develop businesses by providing readily available and suitable sites with appropriate zoning and access.

» **ED 5.1 Key Infill and Opportunity Areas.** Facilitate and promote economic development projects in key infill and opportunity areas, including parcels located along Las Tunas Drive in the downtown core, at the Las Tunas Drive/Rosemead Boulevard intersection, and in mixed-use parcels south of Gidley Street and along the City's southern border.

» **ED 5.2 Land Supply Inventory.** Maintain adequate developable sites to meet projected business opportunities and employment needs, including land to satisfy retail, office, and industrial demands.

» **ED 5.3 Land Readiness.** Work with property owners to remove obstacles to development on identified opportunity areas.

» **ED 5.4 Code Incentives.** Modify and monitor zoning codes to create economic incentives for more intensified forms of land use on previously developed but underutilized parcels.

» **ED 5.5 Infrastructure and Public Facilities.** Continue plan for, construct, and maintain infrastructure systems and facilities required to attract and sustain businesses.

» **ED 5.6 Streamline Development Process.** Continue to identify, develop, and implement strategies, and programs, and processes that streamline the development review process.

Goal ED 6: Development Assistance.

Proactive administration, review, and approval of improvements to existing property and prospective development projects.

» **ED 6.1 Small Project Review.** Provide fast-track administrative review and approval for improvements to existing residences and structures that improve the aesthetics of the community and increase the taxable property value.

» **ED 6.2 Coordinated Project Review.** Maintain efforts to provide coordinated and timely multi-departmental review of projects and encourage coordinated dialogue with other reviewing agencies.

» **ED 6.3 Infrastructure Coordination.** Coordinate the scope, timing, and financing of infrastructure required in connection with prospective development projects to optimize the benefit of the City's capital improvement projects.

» **ED 6.4 Regulatory Partnership.** Forge partnerships with prospective development projects that seek administratively efficient application and cost-effective compliance with evolving environmental regulations including land use sustainability.

Lifestyle Enrichment



The following goals and policies help to enrich the lives of Temple City residents and workers and make the community more attractive to potential employers, employees, and their families by actively promoting employee and family health and wellness, establishing programs and partnerships to improve healthcare, nutrition, and mobility options for all residents, and to foster the development of community pride and engagement.

Goal ED 7: An Attractive Community.

A community that is attractive to and supportive of employers, employees, and their families.

» **ED 7.1 Adult Health and Lifestyle Enrichment Programs.** Encourage and offer recreation, health, and enrichment programs that appeal to adults and seniors, promoting a high quality of life for current residents and making Temple City more attractive to potential employers and employees.

» **ED 7.2 Child Health and Enrichment Programs.** Encourage and coordinate supervised childcare, after-school, summer, and recreation programs that assist working parents and enrich the lives and health of children, teens, and young adults.

- **ED 7.3 Employee Wellness.** Encourage local businesses to establish employee and/or workplace wellness programs to provide education and awareness related to prevention, healthy eating, physical activity, and other health related topics.
- **ED 7.4 Workplace Environment.** Encourage local employers to create healthy working environments for employees, including utilizing natural light inside of buildings, providing healthy food in kitchens or break rooms, and supporting walking meetings or micro-breaks to stretch throughout the day.
- **ED 7.5 Healthcare Counseling.** Encourage and promote local agencies that provide education counseling for families and individuals.
- **ED 7.6 Childhood Nutrition.** Encourage and promote nutritional eating programs that actively engage children in modifying eating habits through hands-on cultivation and preparation of food as part of education curriculum.
- **ED 7.7 Food-Nutrition Assistance.** Promote food-meal assistance programs for elderly and disadvantaged households.
- **ED 7.8 New Homebuyer Counseling.** Encourage and promote federal, state, and local agencies that provide education, resources, and counseling to first-time homebuyers seeking to improve credit qualifications, obtain financial assistance, and understand the loan and purchasing process.
- **ED 7.9 Engagement and Social Networks.** Support community events, public gatherings, and social networks that encourage co-workers, neighbors, and friends to connect and build community pride.
- **ED 7.10 Resident Mobility.** Offer curb-to-curb shuttle service for seniors and qualified disabled residents subject to available funding.

Fiscal Sustainability

The following goals and policies focus on strategies to strengthen Temple City's long-term financial sustainability, including participating in efforts to increase local revenue appropriations, pursuing new or enhanced revenue sources, and continuing internal practices that provide the fiscal resources needed to effectively govern and to provide services at a level consistent with community expectations.

Goal ED 8: Fiscal Strength-Stability.

Systematic budget, negotiation, and operating practices that serve to strengthen the City's long-term fiscal operating position.

- **ED 8.1 Balanced Fiscal Practices.** Engage in budget planning practices that seek to match budget-period operating expenses with available revenue.
- **ED 8.2 City Services.** Provide a full range of City services to the community at levels consistent with a safe, convenient and pleasant place to live, work, learn and play and consistent with the revenue available to sustain those services.
- **ED 8.3 Long-Term Infrastructure Viability.** Engage in regular program planning designed to optimize long-term funding capacity for ongoing maintenance and scheduled capital improvement projects directed to community infrastructure and related facilities.
- **ED 8.4 Beneficial Partnerships.** Partner with public, non-profit, and private organizations to form mutually beneficial relationships that further the City's fiscal, environmental, economic development, and other major objectives.
- **ED 8.5 Reciprocal Fiscal Benefit.** Ensure project-related fiscal benefits received by the City through cooperative partnerships with targeted projects and businesses equal to or exceeding the value of related cost relief or fiscal incentive extended to facilitate target development and business activity.

Goal ED 9: Fiscal Advocacy-Leverage.

Proactive participation in efforts to ensure continuity of local fiscal resources and in programs that leverage external funding and resources to the benefit of City-services.

» **ED 9.1 Legislative Advocacy.** Actively participate in coordinated multi-agency lobbying efforts to secure legislative reforms that stabilize local revenue appropriations and expand opportunities for new revenue streams.

» **ED 9.2 Federal-State Program Leverage.** Actively pursue federal, state, and other agency funding, including grants, awards, and resource assistance that allow the City to further its community service objectives.

COMMUNITY SERVICES ELEMENT

Community services provide for the basic health, safety, and quality of life needs of Temple City residents, visitors, and employees. The physical, mental, and social well-being of the community is enhanced through the provision of quality and accessible recreation and open space facilities, a strong education system, diverse art and culture programs and facilities, and well maintained public facilities and utilities. Specifically, community services addressed in this element include: public facilities, arts and culture, education, libraries, public safety, recreation and open space, and utilities. Temple City strives to ensure that community services meet the needs of current residents and that these services continue to grow and evolve commensurate with future development.

EXISTING COMMUNITY SERVICES



The Los Angeles County Fire Department (LACoFD) provides fire protection and emergency medical services to Temple City community members from multiple

stations, including one within City boundaries. The Los Angeles County Sherriff's Department (LACSD) provides citywide law enforcement services in Temple City. The LACSD Temple City station, located on the City's western boundary, serves Temple City residents, business owners, and visitors. The resident Neighborhood Watch Program and Community Emergency Response Team (CERT) provide additional public safety service to the community. Additionally, Los Angeles County provides library services to the community at the County's Temple City Library branch. The Temple City Library provides a variety of services, including English and non-English language collections, child and teen programs, computer access and free wi-fi.

Temple City students attending public schools are served primarily by the Temple City Unified School District (TCUSD). Within the City of Temple City, TCUSD maintains one high school, one intermediate school, three elementary schools, the Community Learning Center, and the TCUSD district offices. In addition to the TCUSD, residents are also served by schools within the Arcadia Unified School District, El Monte City School District, San Gabriel Unified School District, and Rosemead School District, as well as seven private schools.

Public art is found throughout Temple City, through the Art in Public Places program in the form of various series and installations.

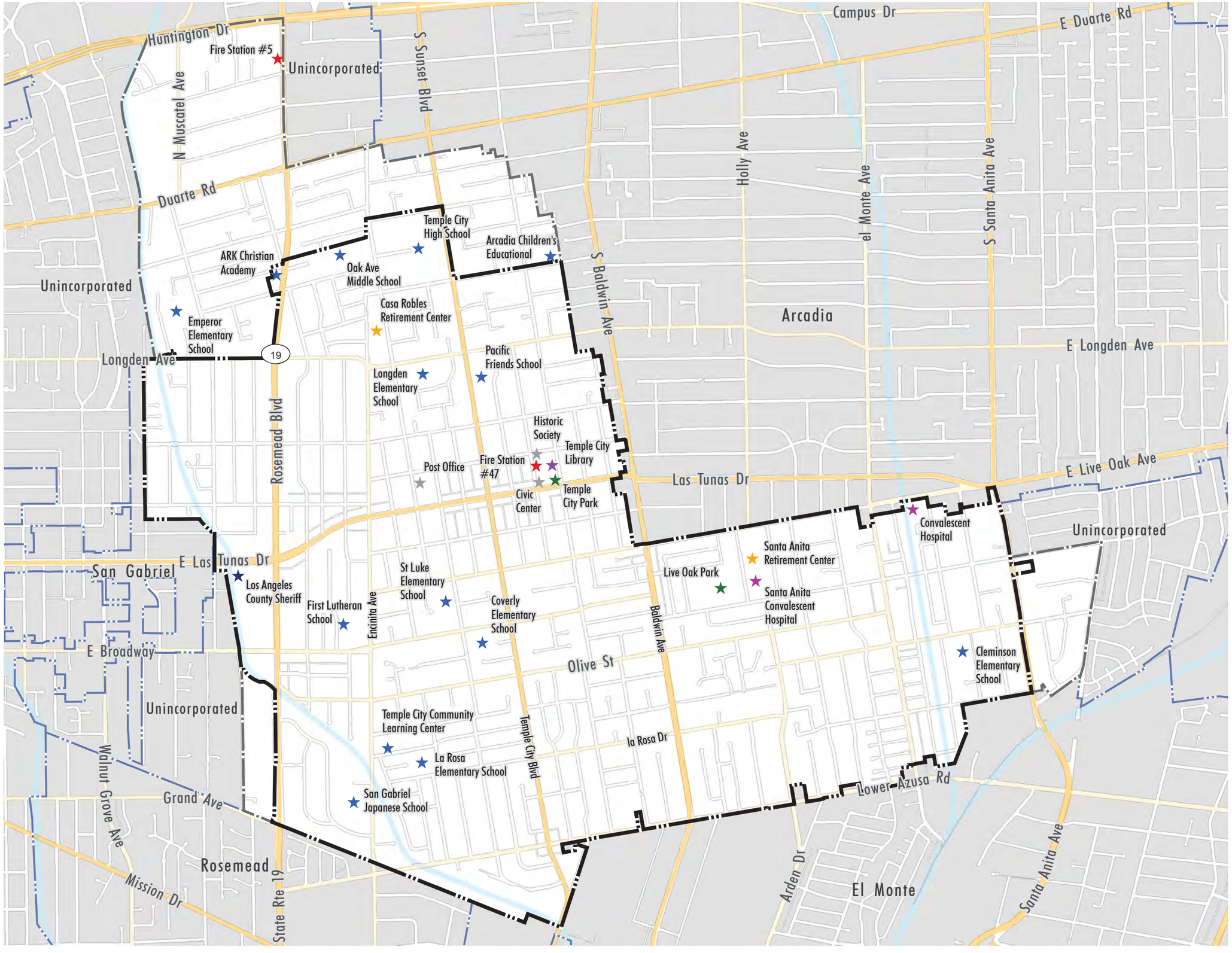


Park and Recreation services are provided through the Temple City Parks and Recreation Department. The Parks and Recreation Department provides a diverse array of recreation opportunities and services for all ages and interests, including youth, teens, adults, and seniors. The majority of programs and services are held at one of the community's two parks, Live Oak and Temple City Park. While the Parks and Recreation Department does provide a variety of recreation opportunities and services, the approximately 0.5 acres of park land per 1,000 residents is much lower than the Los Angeles County standard of 4.0 acres per 1,000 residents.

Finally, government and civic-related services are provided by the City at Temple City Council Chambers located at 5938 Kauffman Avenue. Government and civic-related services, including meetings of the City Council, Planning Commission, and other boards and commissions, are located at Temple City City Hall at 9701 Las Tunas Drive. Figure 5-1 displays public facilities located in Temple City.



Fig. 5-1
Public Facilities



Temple City Boundary

Temple City SOI

Public Facilities

- Civic
- Educational
- Fire Station
- Hospital
- Library
- Police Station
- Recreation
- Senior Homes

TEMPLE CITY

0 0.1 0.2 0.4 0.6 Miles

11/18/2016

Source: PlaceWorks, 2016

GOALS AND POLICIES

Public Facilities

The following goals and policies focus on providing adequate public facilities to meet the educational, cultural, and technological needs of the community and provide a civic environment that provides vast opportunities for learning, engagement, and enrichment.

GOAL CS 1: Libraries.

Adequate library facilities, resources, and programs that enhance Temple City's quality of life and provide opportunities for self-learning, community involvement, and educational and cultural enrichment.

- **CS 1.1 Adequate Facilities, Resources, and Programs.** Encourage the County of Los Angeles Public Library (CoLAPL) to continue to provide library services, resources, and programs that meet the needs of all Temple City residents.
- **CS 1.2 Facility Accessibility.** Coordinate with the CoLAPL to ensure that the Temple City Public Library is accessible by all modes of transportation, including walking, bicycling, transit, and automobile.
- **CS 1.3 Library Expansion.** Work with the CoLAPL to seek opportunities to expand the Temple City public library to provide an adequate level of service for current residents and accommodate growth and expanding interests of the community.
- **CS 1.4 Multi-Functional Use.** Support the use of the Temple City Public Library as a multi-functional facility, acting as a gathering place, cultural center, and venue for community events and programs.
- **CS 1.5 Technology.** Work with the CoLAPL to provide users of the Temple City Public Library access to digital resources at all library facilities within the County system.
- **CS 1.6 Programs & Services.** Encourage the CoLAPL to continue to partner with local health and wellness, arts, cultural, educational, and faith-based organizations to provide a range of programming and educational material that is representative of residents' interests and reflects the City's history and culture.

GOAL CS 2: Community Facilities.

Community facilities and programs that connect Temple City residents to a broad range of cultural, informational, and recreational resources.

» **CS 2.1 Community Center.** Continue to utilize Live Oak Community Center as a focal point for community engagement, cultural, and civic events.

» **CS 2.2 Youth Programs.** Continue to coordinate with Temple City Unified School District (TCUSD), private schools, local nonprofit organizations, service clubs, and other agencies to provide opportunities for youth to explore and enjoy sports, creative and performing arts, future career paths, civic activities, and volunteer opportunities.

» **CS 2.3 Senior Programs.** Collaborate with service providers to maintain a wide variety of senior services and programs, including daily opportunities for physical activity, social interaction, and mental stimulation.

» **CS 2.4 Community Programs Survey.** Review community programs through periodic surveys to identify program needs and community interests.

» **CS 2.5 Clearinghouse for Community Programs.** Establish the City as the central information clearinghouse for community programs and services.

» **CS 2.6 Low Impact Design.** Promote sustainable building materials, energy and water efficient designs, permeable paving, and other low impact features in the renovation of existing facilities and construction of new community facilities.

Art & Culture

The following goal and policies support the diversity of arts and cultural facilities and programs located in Temple City. Art and cultural programs and facilities, performances, and similar events provide opportunities for residents and visitors to participate in and appreciate arts and culture, while also serving as a mechanism that bridges the cultural background of community members, fostering understanding and appreciation among residents. The inclusion of art in public places broadens the exposure and awareness of residents and visitors, and enhances and enriches the community culture and quality of life.

GOAL CS 3: Diversity of Arts and Cultural Resources.

A diversity of arts and cultural resources that improve knowledge of Temple City history, encourage community interaction, celebrate culture, enhance quality of life, and establish community identity.

- **CS 3.1 Accessible Facilities and Programs.** Ensure that all residents have equal access to Temple City's arts and cultural facilities.
- **CS 3.2 Art in Public Places.** Continue to support and celebrate Temple City's culture, history, and unique identity through the Art in Public Places Program.
- **CS 3.3 Support for Non-City Owned Facilities.** Encourage the efforts of private and nonprofit arts and cultural organizations to expand Temple City resident's exposure to art and cultural facilities, programs, and events.
- **CS 3.4 Public Art in New Development.** Encourage public and private development to incorporate locally produced public art into the design and construction of new development, renovation of existing facilities, and capital improvement and infrastructure projects.
- **CS 3.5 Home Occupations.** Allow art-related home occupations and artist live/work units that do not unreasonably disrupt neighboring residences to operate by right in residentially zoned areas.
- **CS 3.6 Festivals and Events.** Encourage community involvement in arts and cultural events, festivals, and activities through the sponsorship of annual festivals and arts and cultural events in public facilities.
- **CS 3.7 Funding.** Seek funding from a variety of public and private sources including federal and state grants, endowments, and trusts to support arts and cultural facilities and programs.

Education



The following goals and policies support the continuation of high quality schools and opportunities for current and future Temple City children to obtain a high-quality education. Opportunities for life-long learning are encouraged, enabling Temple City's residents to obtain skills to meet the needs of evolving business sectors. Schools are to serve as a centerpiece of neighborhood identity and activity. The location of Temple City's public and private schools is shown in Figure 5-2.

Goal CS 4: High Quality Education.

A network of high quality and accessible educational institutions that allow Temple City's youth to excel.

» **CS 4.1 School Facilities.** Coordinate with the Temple City Unified School District (TCUSD), Arcadia Unified School District, El Monte City School District, San Gabriel Unified School District, Rosemead School District (other school districts), and private schools to ensure adequate and high quality school facilities and programs for all Temple City residents.

» **CS 4.2 School Capacity.** Coordinate with TCUSD, other school districts, and private schools to ensure that facilities are able to accommodate current and projected enrollment.

» **CS 4.3 Joint Uses.** Continue to work with TCUSD, and encourage other school districts, and private schools to participate in joint-use agreements

with the City and other institutions and organizations to expand the facilities and resources available to the community, including parks, libraries, community centers, and daycare facilities.

» **CS 4.4 Development Fees.** Ensure that all residential development fully mitigates its impact on school capacity and facilities through development fees or other negotiated methods, as permitted by state law.

» **CS 4.5 Safe Routes to School.** Continue to work with TCUSD, other school districts, and private schools to reduce student-vehicle accidents, improve safety and circulation in proximity to schools, and increase the number of students walking or bicycling to school through Safe Routes to Schools grants and improvements to the public right-of-way.

» **CS 4.6 Supporting Uses.** Encourage the development of educational supportive uses, such as tutoring centers, bookstores, daycare centers, and recreational centers to cluster around schools and educational institutions in appropriate commercial areas.

» **CS 4.7 Educational Performance and Programs.** Work with TCUSD, other school districts, and private schools to ensure that Temple City schools' performance and educational programs, such as the Regional Occupational Program and Gifted and Talented Education Program, reflect the community's cultural diversity and concern for a high quality education.

» **CS 4.8 Technology.** Work with TCUSD, other school districts, and private schools to incorporate new technologies that facilitate learning in the classroom, at remote sites, and connections with other educational institutions located outside of Temple City.

» **CS 4.9 Funding.** Work with TCUSD, other school districts, and private schools to seek state and federal funding to support school modernization, safety upgrades, and expansion, as necessary, to accommodate community education needs.

Goal CS 5: Workforce Development and Vocational Training.

Educational services that allow Temple City residents to excel in the local and regional workforce.

» **CS 5.1 Workforce Development.** Promote workforce development and vocational training programs that provide Temple City residents with the training and skills necessary to obtain local jobs.

» **CS 5.2 Adult and Vocational Education.** Collaborate with Pasadena City College and private vocational institutions within Temple City to provide a variety of adult education and workforce training programs.

Fig. 5-2
Public and Private Schools

Temple City Boundary
Temple City SOI
School Type
Private School
Public School

Huntington Dr
Unincorporated
N Muscatel Ave
S Sunset Blvd
Campus Dr
E Duarte Rd
Duarte Rd
Oak Avenue Intermediate School
Temple City High School
Arcadia ACEC Preschool
Ark Christian Academy
Emperor Elementary School
Unincorporated
S Baldwin Ave
Holly Ave
el Monte Ave
S Santa Anita Ave
Arcadia
Longden Elementary School
Pacific Friends School
Longden Ave
19
E Longden Ave
Rosemead Blvd
Encinita Ave
Las Tunas Dr
E Live Oak Ave
Angela Preschool & Kindergarten
St. Luke Elementary School
Live Oak Ave
Unincorporated
San Gabriel
E Las Tunas Dr
First Lutheran Sonshine Preschool
Cloverly Elementary School
Cleminson Elementary School
Broadway
Baldwin Ave
Freer St
E Broadway
Olive St
Unincorporated
Temple City Community Learning
La Rosa Elementary School
Temple City Blvd
la Rosa Dr
Walnut Grove Ave
Grand Ave
Lower Azusa Rd
Rosemead
Mission Dr
State Rte 19
Arden Dr
El Monte
Santa Anita Ave

Source: PlaceWorks, 2016

TEMPLE CITY

0 0.1 0.2 0.4 0.6 Miles

11/18/2016

Public Safety



The following goals and policies support maintaining and enhancing law enforcement and fire protection level of service, response time, and staffing and facilities currently enjoyed in Temple City and the expansion of personnel and facilities commensurate with population growth to protect the long-term health, safety, and well-being of all areas of the City.

Goal CS 6. Law Enforcement.

Responsive and efficient law enforcement services that protect residents, visitors, and businesses and provide for a safe and secure community.

» **CS 6.1 Response Time.** Work with the Los Angeles County Sheriff's Department (LASD) to maintain optimal response times for all call priority levels that ensure the safety of all Temple City residents, businesses, and visitors.

» **CS 6.2 Sworn and Non-Sworn Personnel.** Work with the LASD to maintain adequate staffing levels for sworn law enforcement officers and non-sworn or civilian staff to provide quality law enforcement services.

» **CS 6.3 Temple City Station.** Work with LASD to ensure that the LASD Temple Station remains open, operational, and a source of community pride.

- **CS 6.4 Operations and Facilities.** Work with LASD to ensure that law enforcement facilities, equipment, and technology and communications systems are adequate to accommodate the needs of the community and keep pace with technological advances.
- **CS 6.5 Cooperative Law Enforcement.** Continue to work with and support federal, state, county, and neighboring local law enforcement agencies and departments to promote cooperation in the delivery of services.
- **CS 6.6 Review of Development Proposals.** Include the LASD in the review of development proposals to ensure that projects adequately address crime prevention and safety and promote the implementation of Crime Prevention through Environmental Design (CPTED) principles.
- **CS 6.7 Community Policing.** Support educational, training, and volunteer community policing programs, including the Neighborhood Watch Program, Every 15 Minutes Program, Resident Safety Voluntary Patrol, Citizens Academy, and Community Academy, enabling resident involvement in community law enforcement and safety.
- **CS 6.8 Automatic and Mutual Aid.** Continue to participate in automatic and mutual aid agreements between the law enforcement agencies and departments of local cities and county agencies.
- **CS 6.9 Community Education.** Work with LASD to develop educational and training programs and volunteer opportunities, enabling resident participation in community law enforcement.

Goal CS 7: Fire Protection.

Fire protection and emergency medical services that enhance and maintain the safety of Temple City's residents and property.

- **CS 7.1 Support Fire Service Provider.** Continue to work with and support the Los Angeles County Fire Department (LACoFD) to ensure adequate personnel, facilities, and infrastructure to maintain an acceptable level of fire protection and emergency services in Temple City.
- **CS 7.2 Response Time.** Work with the LACoFD to maintain optimal response times for all call priority levels that ensure the safety of all Temple City residents, businesses, and visitors.
- **CS 7.3 Adequate Water Supply.** Maintain sufficient water supply and fire flow pressure for fire suppression.

- **CS 7.4 Enforcement of Codes to Reduce the Risk of Fire.** Continue to enforce all relevant federal, state, county, and local codes and ordinances to proactively increase fire protection, reduce the risk of fire hazards, and implement into the design of all new developments fire prevention measures.
- **CS 7.5 Review of Development Projects.** Continue to include the LACoFD in the review of development proposals to ensure projects adequately address safe design and on-site fire protection and comply with applicable fire and building codes.
- **CS 7.6 Fire Inspection and Permit Program.** Continue to work with the LACoFD to ensure that businesses in Temple City are operating within the highest fire safety standards regarding occupancy, ingress and egress, ventilation, and the storage of flammable materials.
- **CS 7.7 Inspection and Abatement.** Continue ongoing program of inspection and abatement of fire hazards through fire prevention measures.
- **CS 7.8 Automatic and Mutual Aid.** Continue to participate in automatic and mutual aid agreements between the fire departments of local cities and county agencies.
- **CS 7.9 Community Education.** Work with LACoFD to develop educational and training programs and volunteer opportunities, enabling resident participation in fire prevention and safety.

Recreation & Open Space



The following goals and policies support excellent recreation and open space facilities and programs to meet the physical, mental, and social health needs of all Temple City residents. Additionally, the goals and policies promote the integration and connection of recreation and open space through greenways and trails that enhance the city's character and livability and provide residents and visitors with opportunities to enjoy nature, provide "relief" from the urban environment, and promote the natural habitat. Figure 5-3 displays the location of existing public parks in Temple City.

Fig. 5-3
City Parks

Temple City Boundary
Temple City SOI
Parks

Huntington Dr
Unincorporated
N Muscatel Ave
S Sunset Blvd
Campus Dr
E Duarte Rd
Duarte Rd
Temple City Blvd
S Baldwin Ave
Holly Ave
el Monte Ave
S Santa Anita Ave
Unincorporated
Arcadia
Longden Ave
19
E Longden Ave
Rosemead Blvd
Temple City Park
Las Tunas Dr
E Live Oak Ave
Unincorporated
San Gabriel
E Las Tunas Dr
Live Oak Ave
Live Oak Park Community Center
Baldwin Ave
E Broadway
Broadway
Olive St
Freer St
Unincorporated
la Rosa Dr
Walnut Grove Ave
Grand Ave
Lower Azusa Rd
Rosemead
Mission Dr
State Rte 19
Arden Dr
El Monte
Santa Anita Ave

TEMPLE CITY

0 0.1 0.2 0.4 0.6 Miles

10/25/2016

Source: PlaceWorks, 2016

Goal CS 8: Recreation and Open Space Facilities.

Comprehensive recreation, open space, and community facilities that enhance livability, improve mental and physical health, provide opportunities for gathering and social interaction, and are funded and maintained to benefit all members of the community.

- **CS 8.1 Parkland Standard.** Establish a parkland standard of 3.0 acres per 1,000 residents and monitor and adjust the standard over time based on community recreational needs and opportunities.
- **CS 8.2 Review Recreation and Open Space Facilities.** Review and update recreation and open space facilities to ensure alignment with community needs and the overall improved health of Temple City residents.
- **CS 8.3 Incentives for Additional Parklands.** Encourage developers of large projects to provide land dedications for parks and improvements exceeding minimum City requirements in exchange for incentives established by the City, such as density bonuses, expedited development review, and the reduction of on-site parking.
- **CS 8.4 Parkland and/or In-Lieu Dedication.** Ensure that all residential subdivision, development, or redevelopment, pay their fair share of the cost of land acquisition for parks and their fair share of the cost of development of new parks, trails and open space.
- **CS 8.5 Park Types.** Maintain an integrated hierarchy of recreation and open space facilities including pocket parks, neighborhood parks, community parks, and linear parks or greenbelts that meet the needs of all users, regardless of age, ability, or income.
- **CS 8.6 Priority Opportunities.** Pursue priority opportunities, including the establishment of a community aquatic facility.
- **CS 8.7 Infill Development.** Promote the development of parklets, plazas, and streetscapes that provide active and passive recreational opportunities for residents in areas targeted for moderate and higher density residential or mixed-use development such as the downtown core and the intersection of Rosemead Boulevard and Las Tunas Drive.
- **CS 8.8 Residential and Mixed-Use Development.** Require that significant residential and mixed-use development projects make provisions for adequate amounts of usable and publicly accessible recreation and open space.

- **CS 8.9 Vacant and/or Underutilized Property.** Develop a strategy to acquire, activate, or program vacant and/or underutilized property within Temple City to expand recreation and open space opportunities, while also improving the aesthetics and urban form of the community.
- **CS 8.10 Joint-Use Facilities.** Actively pursue opportunities to expand recreation and open space areas and programs through joint-use agreements with Temple City Unified School District (TCUSD), other school districts, private schools, and institutional uses, as well as neighboring communities including Rosemead, El Monte, and Arcadia.
- **CS 8.11 Sustainable Parks.** Require that new parks are designed and existing parks are retrofitted over time to incorporate sustainable development and landscape practices that reduce water and energy consumption.
- **CS 8.12 Physical Activity.** Ensure that Temple City's recreation and open space areas provide opportunities for residents of all ages, abilities, and incomes to achieve recommended levels of daily physical activity.
- **CS 8.13 Mental Well-Being.** Ensure that Temple City's recreation and open space areas provide ample opportunities for relaxation, reflection, calming, and respite from the stresses of daily life.
- **CS 8.14 Healthy Food.** Establish and maintain community gardens, farmers markets, and other local food production, distribution, and consumption opportunities within existing and future open space areas.
- **CS 8.15 Accessible Facilities.** Ensure accessibility standards are met as specified in state and federal laws such as the American with Disabilities Act (ADA) when establishing new or retrofitting existing recreation and open space facilities.
- **CS 8.16 Funding Mechanisms.** Explore traditional and innovative land acquisition and capital funding mechanisms to support and maintain existing recreation and open space facilities, and expand the City's recreation and open space network.
- **CS 8.17 Park Maintenance.** Conduct regular park maintenance and facility inspections on park buildings, playground equipment, and recreational fields to allow for their continued public use and enjoyment.
- **CS 8.18 Facility Inspection.** Conduct regular park maintenance and facility inspections including buildings, playground equipment, and recreational fields to maintain the current level of park maintenance enjoyed by Temple City residents and visitors.

Goal CS 9: Recreational Programming.

Recreational programs and community special events that are accessible to all Temple City residents and promote wellness, social interaction, and skill development.

» **CS 9.1 Recreational Programming.** Continue to provide a wide range of recreational and cultural programs and services for Temple City residents of all ages, abilities, and incomes including passive, active, individual, team, and other organized opportunities.

» **CS 9.2 Review Recreation Programs and Services.** Review and update recreation programs and services to ensure alignment with community needs and the overall improved health of Temple City residents.

» **CS 9.3 Community Special Events.** Continue to serve as a venue for community special events, including the Camellia Festival, Concerts in the Park, and Lights on Temple City, and explore opportunities to provide additional community special events that reflect the City's diverse and growing population.

» **CS 9.4 Collaboration with Non-City Recreation Providers.** Work with and coordinate the use of public facilities with private and quasi-public associations, sport leagues, school districts, and other organizations providing recreational activities, cultural events, and educational opportunities.

» **CS 9.5 Education.** Provide and/or support the provision of educational messaging or campaigns that teach residents about the health benefits of exercise and physical activity, and healthy lifestyles in recreation and open space areas.

Goal CS 10: Trails.

An accessible and connected trail system that provides recreational opportunities throughout Temple City.

» **CS 10.1 Connections.** Connect residential neighborhoods, schools, recreational and open space areas, and key commercial and activity centers to the extent feasible, with trails, walking paths, and bikeways.

» **CS 10.2 Safe Trails.** Ensure that trails are safe, well-marked, and well lit.

» **CS 10.3 Linear Park/Greenbelt.** Strive towards the development of a linear park/greenbelt system that includes trails along the Eaton Wash and Arcadia

Wash that is linked with neighborhoods, recreation and open spaces, and adjoining communities.

» **CS 10.4 Regional Trail System.** Cooperate and collaborate with adjacent jurisdictions in developing a regional trail system.

Utilities



The following goals and policies provide for efficient and sustainable utility systems and services throughout the City. Utility policies promote economic and environmental sustainability and seek to limit impacts to the natural and built environment. Figure 5-4 displays coverage areas of the various water service providers serving Temple City, while Figure 5-5 displays the City's storm drainage system.

Goal CS 11: Water System.

High quality reliable potable water supply, services, and facilities that meet existing and future water needs.

» **CS 11.1 Reliable Supply and Cost-Effective Distribution.** Continue to maintain cooperative contracts with water service providers, including East Pasadena, Sunny Slope, Golden State, and California American Water Companies, and San Gabriel County Water District (water service providers) to ensure a reliable supply of high quality potable water and a cost-effective distribution system to meet existing and future needs.

» **CS 11.2 Adequate Water Infrastructure.** Ensure that the City's potable water infrastructure is sized adequately for storage capacity and treatment to serve existing and future needs.

» **CS 11.3 Infrastructure Maintenance.** Ensure adequate capital improvement funding for the rehabilitation or replacement of critical infrastructure that has reached the end of its useful life.

» **CS 11.4 Drinking Water Standards.** Continue to work with water service providers to provide domestic water that meets or exceeds state and federal drinking water standards.

» **CS 11.5 Best Practices.** Employ best practices to maintain the highest possible energy efficiency in the water infrastructure system to reduce costs and decrease greenhouse gas emissions.

Fig. 5-4
Water Service Providers

Temple City Boundary
Temple City SOI

Water Service Providers

- California American W.C.
- City Of Pasadena
- East Pasadena W.C.
- Golden State W.C.
- San Gabriel County W.D.
- Sunny Slope W.C.

CITY OF PASADENA
EAST PASADENA W C
SUNNY SLOPE W C
CALIFORNIA AMERICAN W C
GOLDEN STATE W C
SAN GABRIEL COUNTY W DIST
GOLDEN STATE W C

Unincorporated
Arcadia
San Gabriel
Rosemead
El Monte

Huntington Dr
Duarte Rd
Campus Dr
E Duarte Rd
S Sunset Blvd
S Baldwin Ave
Holly Ave
el Monte Ave
S Santa Anita Ave
Longden Ave
19
Temple City Blvd
Rosemead Blvd
Las Tunas Dr
E Live Oak Ave
E Las Tunas Dr
Live Oak Ave
Baldwin Ave
Broadway
E Broadway
Olive St
Freer St
la Rosa Dr
Lower Azusa Rd
E Longden Ave
Walnut Grove Ave
Grand Ave
Mission Dr
Arden Dr
Santa Anita Ave

TEMPLE CITY

0 0.1 0.2 0.4 0.6 Miles

10/27/2016

Source: Los Angeles County Department of Public Works, 2016

Goal CS 12: Wastewater System.

Adequate wastewater collection service and treatment system facilities that minimize adverse effects to water quality and meet existing and future sewer needs.

» **CS 12.1 Sewer System Management.** Work with the Sanitation Districts of Los Angeles County (LACSD) to provide adequate wastewater treatment, collection capacity, infrastructure, and maintenance that complies with applicable discharge standards.

» **CS 12.2 Wastewater Best Practices.** Work with LACSD to identify and implement, as feasible, best practices and technologies for wastewater collection and treatment including those that reduce the amount of wastewater requiring treatment, avoid sewage spills affecting the Eaton Wash and Arcadia Wash, maintain the highest possible energy efficiency, and reduce costs and greenhouse gas (GHG) emissions.

» **CS 12.3 New Development.** Ensure that new development pays its fair share contribution to the wastewater treatment and collection system necessary to serve the demands created by the development.

» **CS 12.4 Sewer Deposit Management.** Continue to work with LACSD to enforce the restriction of material or liquid deposits (e.g. storm drain discharge, ground water discharge, and toxic gases) into the City's sewer system and raise public awareness of proper disposal practices to prevent contamination of water and wastewater.

Goal CS 13: Storm Drainage System.

Adequate storm drainage services and facilities that preserve water quality, meet existing and future needs, and protect residents and property.

» **CS 13.1 Adequate Storm Drainage Infrastructure.** Ensure that the City's storm drainage systems are adequately sized, maintained, and upgraded to adequately convey stormwater runoff in an environmentally sustainable method and prevent flooding for existing and new development.

» **CS 13.2 National Pollutant Discharge Elimination System (NPDES) Permit.** Require new development and redevelopment to minimize stormwater runoff and pollutants consistent with Temple City's NPDES Permit.

» **CS 13.3 Illegal Connections.** Continue to enforce the prohibition of illegal connections and discharges into the storm drain system.

» **CS 13.4 Public Outreach.** Develop educational awareness information on the impact of downstream stormwater pollution, stormwater pollution prevention, and water quality educational programs.

Fig. 5-5
Existing Storm Drainage System

Temple City Boundary
Temple City SOI
Storm Drain (LACFCD)

TEMPLE CITY

0 0.1 0.2 0.4 0.6 Miles

10/27/2016

Source: Fuscoe Engineering, 2016

Goal CS 14: Energy Provision and Conservation.

Adequate and reliable energy services and facilities that promote efficiency and conservation.

» **CS 14.1 Adequate Service and Facilities.** Coordinate with Southern California Edison (SCE) and Southern California Gas (SoCal Gas) to continue to supply adequate electricity and natural gas services and facilities, while also developing strategies to increase the use of renewable energy sources.

» **CS 14.2 Undergrounding Utilities.** Coordinate with SCE to underground overhead utility lines and encourage new utility lines be constructed underground and/or along existing utility corridors.

» **CS 14.3 Energy Efficient Design.** Encourage site, building, and landscape designs that reduce energy demands and utilize renewable energy sources.

» **CS 14.4 Energy Efficiency Audits.** Encourage residents, business and property owners, and energy service providers to perform energy efficiency audits of existing buildings by evaluating, repairing, and readjusting heating, ventilation, air conditioning, and lighting systems in public facilities, new development, and redevelopment.

» **CS 14.5 City Operations.** Promote city operations as a model for energy efficiency and green building and install, as feasible, energy-efficient lighting, appliances, and alternative-energy infrastructure within City facilities.

» **CS 14.6 Public Awareness.** Cooperate with SCE and SoCal Gas to increase public awareness of available energy conservation programs (e.g., best practices, energy rebates) to increase energy efficiency in older neighborhoods and developments.

Goal CS 15: Telecommunication.

Quality state-of-the-art telecommunication systems that enhance economic development, governmental efficiency, and equitable access for all.

» **CS 15.1 Adequate Facilities and Availability of Services.** Work with telecommunications service providers, including AT&T, Charter Communications, and others operating in Temple City to ensure the availability of a wide range of state-of-the-art telecommunication services that meet the facility and service demands of existing and future development.

» **CS 15.2 Reasonable Access to Right-of-Way.** Continue to enforce guidelines to manage reasonable access to the City's public rights-of-way and public

property for cable, video, and telecommunications in a manner consistent with applicable federal, state, and local regulations.

» **CS 15.3 Fiber Optic Network.** Work with telecommunication service providers to develop a fiber optic communications network to support the technology-related industry in targeted areas of the City, such as the industrial area south of Lower Azusa Road.

» **CS 15.4 City Operations.** Expand the use of new telecommunication technologies such as fiber optics, as appropriate, to enhance the performance of internal City operations and the delivery of public services.

» **CS 15.5 Public Use in Public Buildings.** Support the incorporation and accessibility of state-of-the-art telecommunication systems (e.g. fiber optics) and services for public use in public buildings (e.g., civic and community centers and libraries).

Goal CS 16: Solid Waste.

Reduction in the generation and disposal of solid waste sent to landfills.

» **CS 16.1 Adequate Services and Waste Collection Facilities.** Ensure that the City's refuse hauling company maintains adequate residential, commercial, and industrial solid waste and mixed recycling collection service levels and solid waste facilities in accordance with state law.

» **CS 16.2 Waste Collection Performance.** Periodically review waste collection performance to verify adequacy of service.

» **CS 16.3 AB 939.** Continue to partner, plan for, and document compliance with AB 939 source reduction and recycling requirements of 50 percent diversion of solid waste from landfills.

» **CS 16.4 AB 341.** Strive to partner, plan for, and document compliance with AB 341 source reduction, recycling, and composting requirements of 75 percent by 2020.

» **CS 16.5 Recycling and Reuse of Construction Waste.** Continue to enforce the waste management plan for certain construction and demolition projects to reduce landfill waste by diverting a minimum of 50 percent of the construction and demolition debris (e.g., concrete, asphalt paving, asphalt roofing, lumber, gypsum board, rock, and soil).

» **CS 16.6 City's Role.** Increase the City's role in the source reduction and recycling components of waste management through recycling programs at City facilities to reduce the quantity of City-generated waste.

» **CS 16.7 Procurement Policy.** Review and revise, as necessary, the City's procurement policy to include recycled products and to provide a price differential to specific products with recycled content to encourage recycling markets.

» **CS 16.8 Recycling Collection Centers.** Continue to support recycling participation through permitted drop-off and certified recycling collection centers in commercial and industrial areas.

» **CS 16.9 Compost Markets and Distribution.** Explore opportunities to collect and compost greenwaste to distribute, as feasible, for use in parks, medians, and other areas.

Goal CS 17: Education and Public Information.

Educated public that has increased awareness of and participation in source reduction; recycling; composting; and special waste reduction, recycling and recovery including construction /demolition (CD) debris.

» **CS 17.1 City Recycling Locations and Programs.** Communicate recycling options, locations and City-sponsored programs to the public.

» **CS 17.2 Network of Community Leaders.** Study the possibility of establishing a network of elected officials, commissioners, community leaders, and volunteers to promote the City's source reduction, and recycling goals and programs.

» **CS 17.3 School District Curriculum.** Support TCUSD, private schools, and other school districts curricula for Kindergarten through grade twelve that teaches waste management and recycling concepts and encourages the designation of a school recycling coordinator to ensure recycling infrastructure in schools.

NATURAL RESOURCES ELEMENT

The City of Temple City values its natural resources and is committed to protecting the quality of our air, the natural environment, and our water resources. Preservation of these environmental resources and improving their quality is not only beneficial to current residents but is crucial to the welfare of future generations. The purpose of this Natural Resources Element is to provide direction on the preservation, and where feasible, improving the natural resources, including air, water, plants, and animals within Temple City's urban environment.

EXISTING NATURAL RESOURCES

Although Temple City is limited in the quantity and diversity of natural resources, the community greatly values those resources that do exist, including the community's air, trees, and water. Temple City has a substantial urban forest, distributed throughout the City's neighborhoods and parks. The urban forest is supported by the City's Urban Forestry Program which oversees the maintenance and care of the City's 6,000 public-owned trees within the public right-of-way and on City owned property. The City's dedication to and care of its trees has led to Temple City being recognized as a "Tree City USA" by the Arbor Day Foundation and USDA Forest Service. The urban forest plays a key role in enhancing and protecting another of the City's natural resources, its air. Although the City is located in a U.S. EPA nonattainment area for air quality, the lack of large transportation infrastructure, such as freeways, and large industrial uses provides relief from two key factors contributing to poor air quality in southern California. In addition to the urban forest, Temple City is home to two flood-control channels, the Eaton Wash and Arcadia Wash. While these man-made, concrete-lined channels are not necessarily "natural" they bring flowing water through the community.

When considering natural resources, it is important to note the fact that the state of California and regional government bodies have provided extensive

guidance and regulations related to natural resources, particularly air quality and greenhouse gas (GHG) emissions, two topics that are addressed in this element. Key legislation and regional plans and policies are identified and discussed below.

Executive Order S-3-05

Executive Order S-3-05, signed June 1, 2005 establishes state-wide targets for the reduction of greenhouse gases (GHGs). The targets include the following: 2000 levels by 2010; 1990 levels by 2020; and 80 percent below 1990 levels by 2050.

Assembly Bill 32 (AB 32)

The state's guidance and goals for reductions in GHG emissions are generally embodied in AB 32, the Global Warming Solutions Act. AB 32 was passed by the state legislature in August 2006, with the intention of reducing California's contribution of GHG emissions. AB 32 follows the 2020 tier of emissions reduction targets established in Executive Order S-3-05. In order to effectively implement the emissions cap, AB 32 directed the California Air Resource Board (CARB) to establish a mandatory reporting system to track and monitor GHG emissions levels for large stationary sources that generate more than 25,000 MT of CO2 per year, prepare a plan demonstrating how the 2020 deadline can be met, and develop appropriate regulations and programs to implement the plan by 2012. The Climate Action Registry Reporting Online Tool was established through the Climate Action Registry to track GHG emissions.

Senate Bill 375 (SB 375)

In 2008, SB 375 was adopted to achieve the GHG reduction targets through local land use decisions that affect travel behavior. Implementation is intended to reduce VMT and GHG emissions from light-duty trucks and automobiles (excluding emissions associated with goods movement) by aligning regional long-range transportation plans, investments, and housing allocations with local land use planning. SB 375 requires Metropolitan Planning Organizations (MPOs) to prepare a Sustainable Communities Strategy (SCS) in their regional transportation plan. For the Southern California Associations of Government (SCAG) MPO region, the SCS was adopted April 2012 (SCAG 2012). The SCS is meant to provide growth strategies that will achieve the regional GHG

emissions reduction targets by prioritizing compact infill development, in lieu of continued outward sprawl, focusing development near transit facilities, and mixed-uses and densities that promote walking and use of bicycles.

Senate Bill 743

In an effort to reduce greenhouse gas emissions, promote multimodal transportation, and create a diversity of land uses, California has enacted a bill that will alter the way that transportation impacts are evaluated under the California Environmental Quality Act (CEQA). State Bill 743 eliminates the traditional "level of service" (LOS) impact analysis and directs the Governor's Office of Planning and Research (OPR) to prepare draft CEQA guidelines to implement the goals of SB 743.

Senate Bill 32 and Assembly Bill 197

In September 2016, Governor Brown signed Senate Bill 32 and Assembly Bill 197 into law, making the Executive Order B-30-15 goal to reduce GHG emissions within the state to 40 percent of 1990 levels by year 2030 into a statewide mandated legislative target. AB 197 established a joint legislative committee on climate change policies and requires the CARB to prioritize direction emissions reductions rather than the market-based cap-and-trade program for large stationary, mobile, and other sources.

South Coast Air Quality Management District (SCAQMD) Air Quality Management Plan

Periodically, the SCAQMD prepares an Air Quality Management Plan (AQMP) to demonstrate how the region will reduce air pollution emissions to meet the federal and state health based standards, to comply with Clean Air Act requirements, and to incorporate the latest technical planning information. The SCAQMD is currently in the process of preparing the 2016 AQMP which will replace the 2012 AQMP. The 2016 AQMP is a regional and multi-agency effort that will be primarily focused on addressing the ozone and PM2.5 (small airborne particles) standards. State and federal planning requirements include developing control strategies, attainment demonstrations, reasonable further progress, and maintenance plans.



The following goals and policies address natural resources in Temple City and key components of the City's natural environment.

GOALS AND POLICIES

Air Quality & Climate

The following goals and policies are intended to reduce pollutants generated by Temple City's land uses, mobility infrastructure, and municipal operations contributing to the degradation of air quality and greenhouse gas emissions in the Southern California region. These encompass strategies for land use and infrastructure development and operations, and public awareness and education with the objective of reducing automobile trips, energy consumption, and pollution, while improving human health.

Goal NR 1: Improved Air Quality.

Air quality that enhances the health and well-being for all residents of Temple City.

» **NR 1.1 Greenhouse Gas Emissions (GHG) Targets.** Develop a Climate Action Plan (CAP) that defines transportation, land use, energy, area source, water, and solid waste reduction measures for Temple City, and establishes a target for GHG emission reductions.

» **NR 1.2 Air Quality Assessment and Monitoring.** Cooperate with the California Air Resource Board (CARB) and South Coast Air Quality Management District (SCAQMD) to measure air quality at emission sources and enforce the standards of the Clean Air Act for air quality and GHG emissions.

» **NR 1.3 Development Dust and Particulate Emission Control.** Develop regulations to reduce particulate matter (PM) emissions from public and private construction, demolition, and debris hauling to achieve compliance with federal standards.

Goal NR 2: Land Use Mix and Balance.

A balanced mix of land uses that promote clean air and reduce automobile trips and energy consumption.

» **NR 2.1 Land Use and Urban Form.** Encourage a compact, mixed-use, pedestrian and bike friendly environment that reduces automobile use, improves air quality, and reduces the impacts of climate change, as defined by the Land Use Element.

» **NR 2.2 Infill and Mixed-Use Development.** Promote infill and mixed-use development in the downtown core, along Las Tunas Drive, Temple City Boulevard and Rosemead Boulevard, and south of Lower Azusa Road along Gidley Street.

» **NR 2.3 Buffer Emission Sources and Sensitive Land Uses.** Prohibit land uses that emit pollution and/or odors from locating near sensitive receptors, such as schools, nursing homes and convalescent facilities, hospitals, and daycare facilities.

» **NR 2.4 Equity.** Ensure that all land use decisions are made in an equitable fashion in order to protect all residents from the health effects of air pollution.

Goal NR 3: Infrastructure.

Reduced pollution and emissions from utility infrastructure.

» **NR 3.1 Low Impact Infrastructure.** Encourage utility service providers to adopt practices and implement improvements that reduce air pollution and GHG emissions.

» **NR 3.2 Private Development Infrastructure.** Facilitate the use of renewable energy and water-efficient systems in residential, commercial, industrial, and other private development projects, provided that they are designed consistent with the quality and character of Temple City.

» **NR 3.3 Public Facilities.** Reduce air pollution and GHG emissions through continued reduction of overall energy and water use of local public infrastructure, facilities, and programs for maintenance and efficiency.

» **NR 3.4 Fleet Operations.** Continue to purchase low-emission vehicles for the City's fleet and use available clean fuel sources for trucks and heavy equipment.

» **NR 3.5 Preference for Reduced-Emission Equipment.** Give preference to contractors using reduced-emission equipment for City construction projects and contracts for services (e.g. garbage collection), as well as businesses that practice sustainable operations.

Goal NR 4: Public Awareness.

An informed public as to the importance of strategies to improve air quality and reduce GHG emissions.

» **NR 4.1 Air Quality and Climate Change Education.** Promote and disseminate information about state, federal, and regional standards; health effects; and

efforts that Temple City's residents and businesses can take to improve air quality and reduce GHG emissions.

» **NR 4.2 Employer Education Programs.** Encourage employers to participate in the Los Angeles County Metropolitan Transportation Authority (Metro) and Southern California Association of Governments (SCAG) public education programs to improve air quality and reduce GHG emissions.

» **NR 4.3 Involvement of Schools and Organizations.** Work with local schools, businesses, and organizations to increase citizen's awareness and participation in efforts to reduce air pollution and GHG emissions.

Natural Environment

The following goal and policies strive to maintain and enhance the natural environment to include multi-functional "green infrastructure" consisting of recreation and open spaces, the urban forest, and public and private development landscaping, which serves as a defining physical feature of Temple City, providing visitors and residents with access to open space and recreation, and is designed for environmental sustainability.

Goal NR 5: Conservation and Protection.

Conserve, protect, and enhance Temple City's natural environment.

» **NR 5.1 A Greener City.** Maintain and protect the City's urban forest which provides shade and avian habitat, sequesters carbon monoxide emissions, and supports pedestrian activity.

» **NR 5.2 Tree Preservation.** Encourage the on-site preservation or off-site relocation of all mature and native trees in good health in all new development or renovation projects, as feasible.

» **NR 5.3 Enhanced Development Landscape.** Encourage business and non-residential property owners to incorporate appropriate landscaping into surface parking lots to support wildlife habitat, shade, and the sequestration of carbon monoxide emissions.

» **NR 5.4 Landscaping.** Require landscaping that minimizes the need for herbicides and pesticides and provides food, water, habitat, and nesting sites for birds and other beneficial insects that help maintain the environmental resources and restore the larger ecosystem.

» **NR 5.5 Native Plant Use.** Require the use of native and drought tolerant plant materials, including native tree species, in public and private landscaping and revegetation projects.

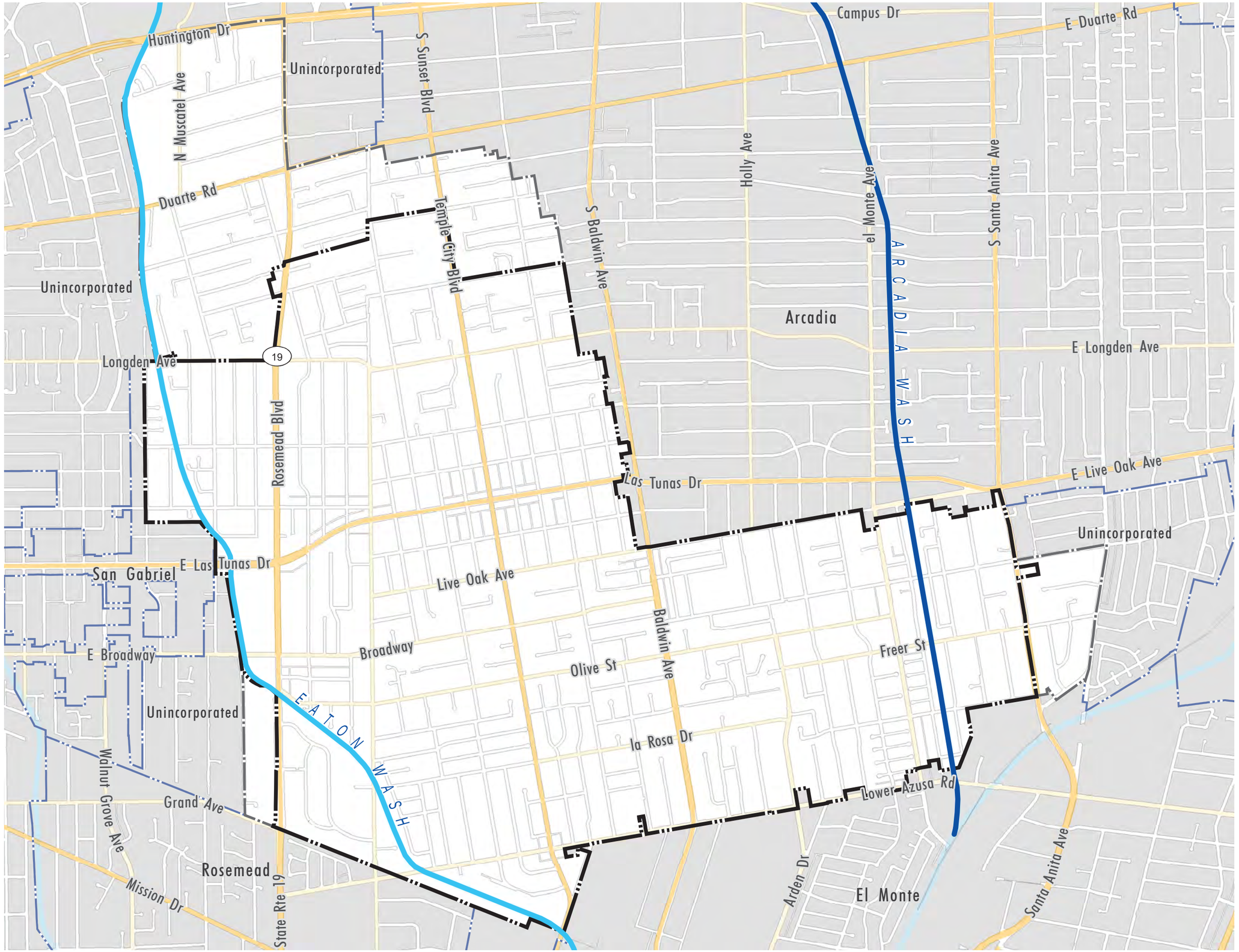
» **NR 5.6 Community Involvement.** Encourage community volunteerism and stewardship in protecting and maintaining Temple City's urban forest and natural environment.

Water Resources

The following goal and policies support conservation methods, design best practices, and regional coordination to conserve, retain, and reuse rainwater and urban runoff and to recharge ground water reserves. The goals and policies also seek to mitigate the impact of growth, development, and other human activity on water resources. Figure 6-1 displays the location of Eaton and Arcadia Wash respectively, which are currently concrete flood control channels, devoid of natural vegetation, owned and operated by the County of Los Angeles.



Fig. 6-1
Eaton and Arcadia Washes



Temple City Boundary
Temple City SOI
Arcadia Wash
Eaton Wash

TEMPLE CITY

Miles
0 0.1 0.2 0.4 0.6 10/27/2016

Source: National Hydrography Dataset, 2013

Goal NR 6: Conservation and Protection.

Conservation and protection of Temple City's groundwater resources.

- **NR 6.1 Protection of Water Resources.** Work with Los Angeles County Department of Public Works (LADPW), private property owners, and neighboring jurisdictions to conserve areas for the purpose of groundwater recharge and stormwater management.
- **NR 6.2 Flood Control Channels.** Work with LADPW, to explore the removal of the concrete-lining along the Eaton Wash and Arcadia Wash where flood protection is not compromised allowing for greater groundwater recharge and wildlife habitat.
- **NR 6.3 Groundwater Management Plan.** Support the monitoring of groundwater quality and ensure compliance of groundwater management plans with the California Water Code.
- **NR 6.4 New Development and Post-Development Stormwater Runoff.** Require new development and post-development stormwater runoff to control sources of pollutants and improve and maintain urban runoff water quality through site design, stormwater treatment and protection measures, and best management practices (BMPs) consistent with the City's National Pollutant Discharge Elimination System (NPDES) Permit.
- **NR 6.5 Low Impact Development Standards.** Incorporate Low Impact Development (LID) strategies and BMPs into new development or substantial renovation projects in an effort to restore the pre-development hydrograph.
- **NR 6.6 Development in Adjoining Communities.** Participate in the review of proposed development projects located within the Main San Gabriel Basin to assure that there are no adverse impacts on local surface or groundwater quality.
- **NR 6.7 Landscaping.** Require public and private landscaping in new development and renovation projects to be designed to reduce water demand, detain runoff, decrease flooding, and recharge groundwater through activities such as the selection of plant material, soil preparation, and the installation of irrigation systems.
- **NR 6.8 Pervious Surfaces.** Maximize pervious surfaces within new or substantially renovated development projects, to capture stormwater runoff and percolate into the groundwater basin, to the extent feasible.

- **NR 6.9 Efficient Use.** Explore the development of public and private programs to reduce water use and water waste associated with landscape irrigation, including the planting of native and drought-tolerant plans, use of efficient irrigation systems, and collection and recycling of runoff.
- **NR 6.10 Regional Coordination.** Coordinate with local and regional jurisdictions on groundwater use to minimize overdraft conditions of aquifers and to address water quality issues in the Main San Gabriel Valley Basin.
- **NR 6.11 Water Resilience.** Maintain contingency plans for continuing water service in the event of large-scale emergencies.

HAZARDS ELEMENT

Community safety and protection from the risks of natural and human-induced disasters, emergencies, and hazards is vital in establishing a safe and healthy environment for residents, businesses, and visitors of Temple City. The built and natural environments contain a number of potential hazards that require special consideration and treatment in the planning process. This Hazards element includes goals and policies that are intended to identify potential hazards, proactively prepare Temple City residents, business owners, and visitors for the impact associated with hazards, and provide guidance on emergency response preparation and management. Additionally, the goals and policies of this Hazards element are closely aligned with the goals and policies of the Land Use and Mobility Elements to ensure that future growth, development, and transportation improvements do not increase the risk of hazards on the community.

EXISTING HAZARDS

Like all cities in southern California, Temple City is susceptible to seismic activity and seismic-related hazards, as well as the threat of windstorms, flooding, urban fire, and hazards resulting from commercial and household hazardous materials. Unfortunately, many Temple City residents are familiar with the impact that hazards can have on the community. In November 2011, the community was struck by a violent and sustained windstorm of unprecedented magnitude that left most of the City residents without power for days, claimed hundreds of trees (nearly 500), cut off electricity to thousands of households for up to a week, caused millions of dollars in damage, and traumatized many residents. While the windstorm event of 2011 is still fresh in the minds of Temple City residents, the purpose of this Hazards Element is to establish a framework that anticipates all potential hazards and prepares the community to mitigate and recover from exposure to these risks.

GOALS AND POLICIES

Fire

The following goal and policies promote safety measures that proactively reduce the risk and negative impact of fire hazards through the assessment of existing structures, review of new development, and education of the public on prevention and remediation techniques.

Goal H 1: Fire Protection.

Life and property protected from urban fire hazards.

» **H 1.1 Assessment of Fire Risks.** Work with the Los Angeles County Fire Department (LACoFD) to maintain an ongoing fire inspection program to reduce fire hazards associated with critical facilities, public assembly facilities, industrial buildings, commercial, and residential buildings.

» **H 1.2 Development Review.** Coordinate with LACoFD to review plans for new development projects and the renovation or reuse of existing buildings and structures to ensure compliance with all applicable federal, state, and local codes and regulations.

H 1.3 Fire Education. Continue with LACoFD to educate the public on proactive urban fire prevention and remediation techniques to minimize potential fire hazards and damage.

Flooding

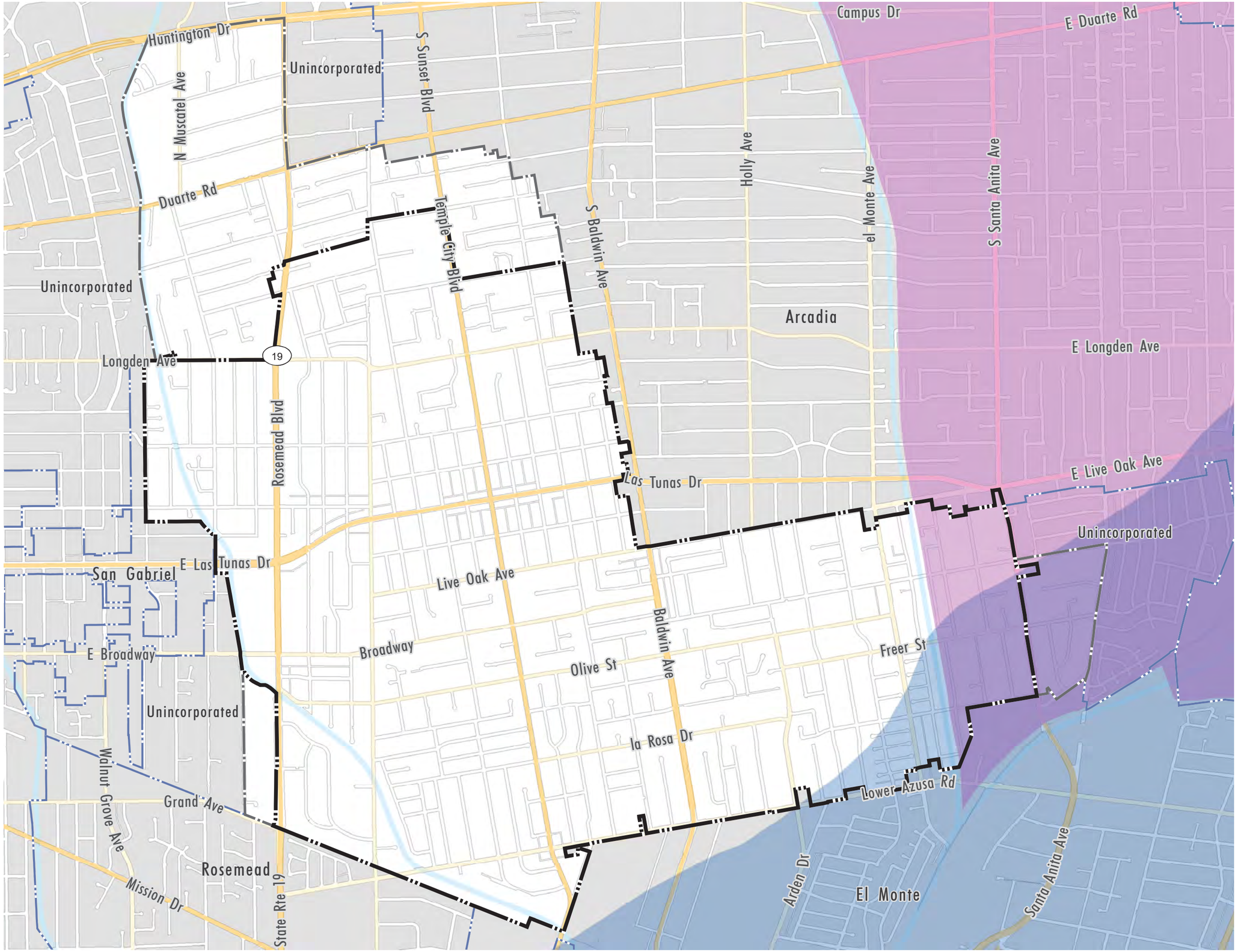
The following goal and policies provide the City with guidance in reducing present and future flood hazards.

Goal H 2: Flood Protection.

A community protected from the potential risks of flooding hazards including loss of life, personal injury, and property damage.

» **H 2.1 Flood Hazard Zones.** Require new development and substantial renovations located in the Santa Fe Dam and Reservoir flood inundation area, displayed in Figure 7-1 Flood Hazards to be constructed in accordance with applicable federal, state, and local regulations including compliance with the minimum standards of FEMA's National Flood Insurance Act to avoid or minimize the risk of flood damage and to protect life and property.

Fig. 7-1
Flood Hazards



Temple City Boundary
Temple City SOI
Dam Inundation Areas
Santa Fe Dam
Big Santa Anita Dam

TEMPLE CITY

Miles
0 0.1 0.2 0.4 0.6 11/11/2016

Source: Department of Water Resources (DWR, 2015)

» **H 2.2 City Storm Drains.** Ensure that City-owned storm drains are designed, constructed, operated, and maintained per Los Angeles County Public Works' (LADPW) standards to allow for maximum capacity of the system.

» **H 2.3 Sustainable Flood Control Practices.** Work with LADPW in incorporating improvements in Eaton Wash and Arcadia Wash that provide opportunities for stormwater detention and groundwater recharge when major upgrades and/or reconstruction may be required, when feasible.

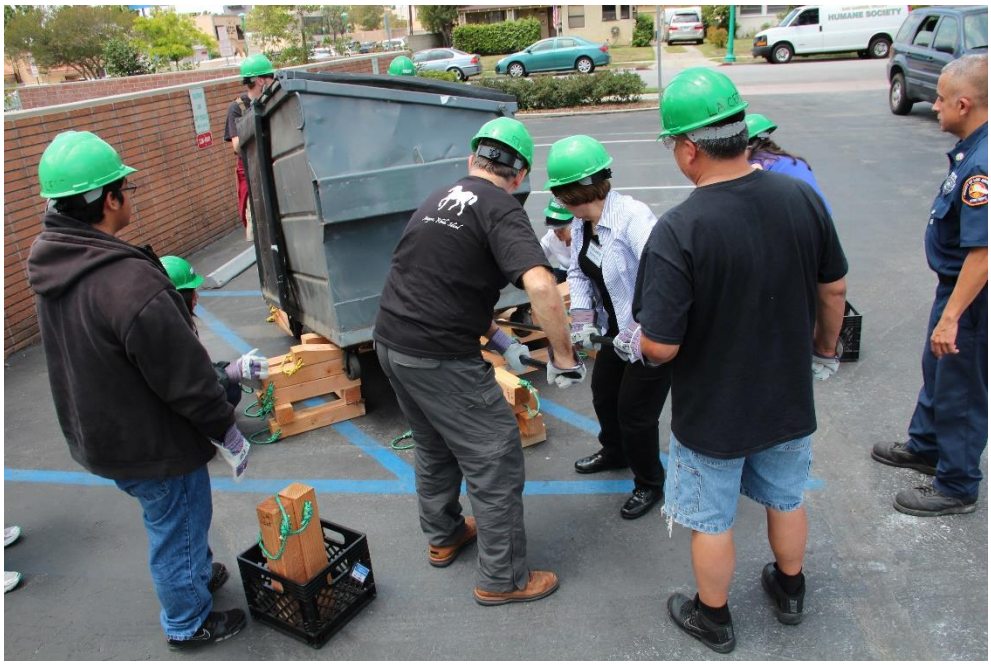
» **H 2.4 Agency Coordination.** Establish cooperative working relationships among local, regional, state, and federal agencies with responsibility for flood protection to minimize flood hazards and improve safety.

» **H 2.5 National Flood Insurance Program.** Continue to participate in the National Flood Insurance Program (NFIP) and floodplain management practices in accordance with federal guidelines to maintain the City's eligibility for flood insurance and qualification for disaster assistance.

» **H 2.6 On-Site Stormwater.** Promote the on-site capture, storage, and use of stormwater to reduce runoff into the Eaton Wash and Arcadia Wash.

» **H 2.7 Green Streets.** Increase the permeability of the City's roadways by incorporating landscaping, bioswales, to divert stormwater from the sewer system and filter and reduce the amount of polluted water entering downstream waterbodies.

Hazardous Waste & Materials



Policies in this section continue practices for the documentation, monitoring, clean up, and re-use of hazardous materials and sites, and the proper handling and disposal of household wastes. In addition to their contribution to the safety and well-being of residents, businesses, and visitors to Temple City, these actions are important contributors to the reduction of surface and groundwater pollution, air pollution, and greenhouse gases.

Goal H 3: Hazardous Waste and Materials.

A safe and healthy living and working environment protected from the generation, use, storage, disposal, and transport of hazardous waste or materials.

- H 3.1 Hazardous Waste Facility Siting. Ensure facilities that generate, use, transport, or store hazardous waste or materials are properly sited and are compatible with surrounding land uses.
- H 3.2 Project Review. Review all proposed development projects that manufacture, use, transport, or store hazardous waste or materials and waste for compliance with appropriate federal, state, county, and local agencies.
- H 3.3 Hazardous Materials Transport. Work with the California Highway Patrol (CHP) and California Department of Transportation (CalTrans) to enforce applicable state and local laws regulating the transport of hazardous waste or

materials through Temple City, including the restriction of hazardous materials transport to designated routes.

» **H 3.4 Hazardous Material Disclosure.** Require that essential information is provided to emergency service personnel of the known use and dangers of hazardous materials present in Temple City.

» **H 3.5 Hazardous Materials Business Plan.** Work with LACoFD to ensure that all specified hazardous facilities conform to the Los Angeles County Hazardous Materials Program.

» **H 3.6 Assessment of Known Areas of Contamination.** Require new development in known contamination areas to perform comprehensive soil and groundwater contamination assessments, in accordance with applicable regulations, and if contamination exceeds regulatory levels, require new development to undertake remediation procedures consistent with federal, state, and local regulations prior to any site disturbance or development.

» **H 3.7 Best Practices and New Technologies.** Encourage residents and businesses to utilize best practices and technologies to reduce generation and use of hazardous waste or materials.

Goal H 4: Household Hazardous Waste.

Proper collection, handling, recycling, reuse, treatment, and long-term disposal of household hazardous waste generated in Temple City.

» **H 4.1 Household Waste Disposal.** Continue to work with the Sanitation Districts of Los Angeles County (LACSD) and Los Angeles County Department of Public Works (LADPW) to offer monthly Household Hazardous Waste Roundup events.

» **H 4.2 S.A.F.E. Collection Centers.** Continue to coordinate with the County of Los Angeles to encourage Temple City residents to utilize the County's S.A.F.E. Collection Centers for the disposal of household solvent, automotive, flammable, and electronic products and waste.

» **H 4.3 Disposal of Prescription and Over-the-Counter Medications.** Continue to collect pharmaceuticals and sharps at the LASD Temple Station and encourage residents to dispose of pharmaceuticals and sharps at S.A.F.E. Collection Centers or at Household Hazardous Waste Roundup events.

» **H 4.4 Community Education.** Continue to educate residents, businesses, and property owners on the proper use, storage, and disposal of hazardous

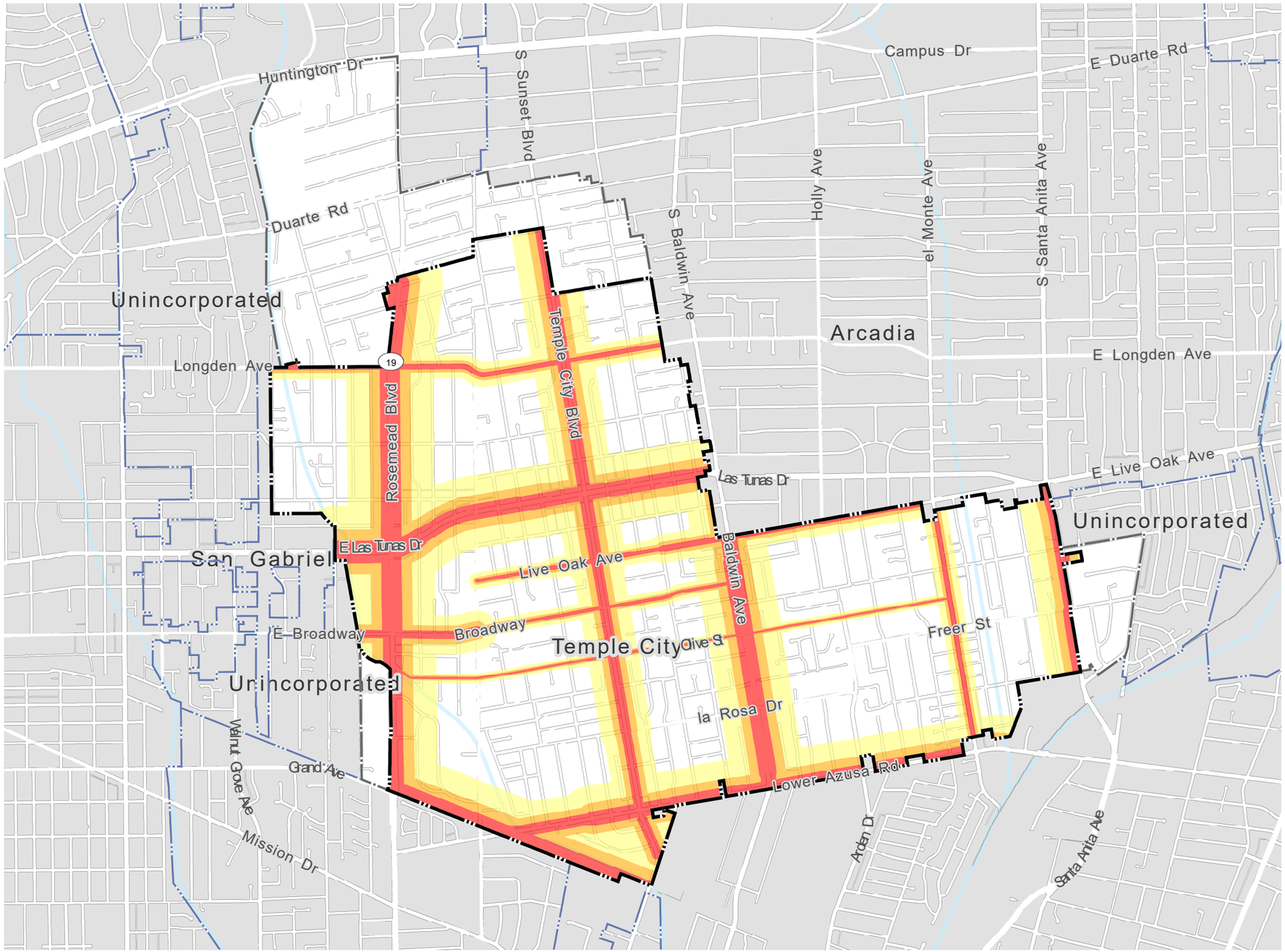
materials and products and encourage the use of safer, nontoxic, environmentally friendly equivalent products.

» **H 4.5 Monitor Legislation.** Monitor state and federal legislation regarding household hazardous materials and waste disposal to remain current on regulatory requirements and improve hazardous waste management practices and methods.

Noise

Goals and policies in this section protect residents, businesses, and visitors from stationary and non-stationary noise hazards by establishing exterior and interior noise standards and developing strategies related to land use compatibility and the protection of sensitive receptors (Hospitals, Convalescent homes, Schools, Churches, and residences) from noise impacts in areas with noise levels that exceed those considered clearly incompatible with the use, as shown in Figure 7-2 Roadway Noise Contours and Table 7-A Land Use Compatibility with Community Noise Environments).

Fig. 7-3
FUTURE NOISE CONTOURS



Temple City Boundary
Temple City SOI
60 CNEL
65 CNEL
70 CNEL

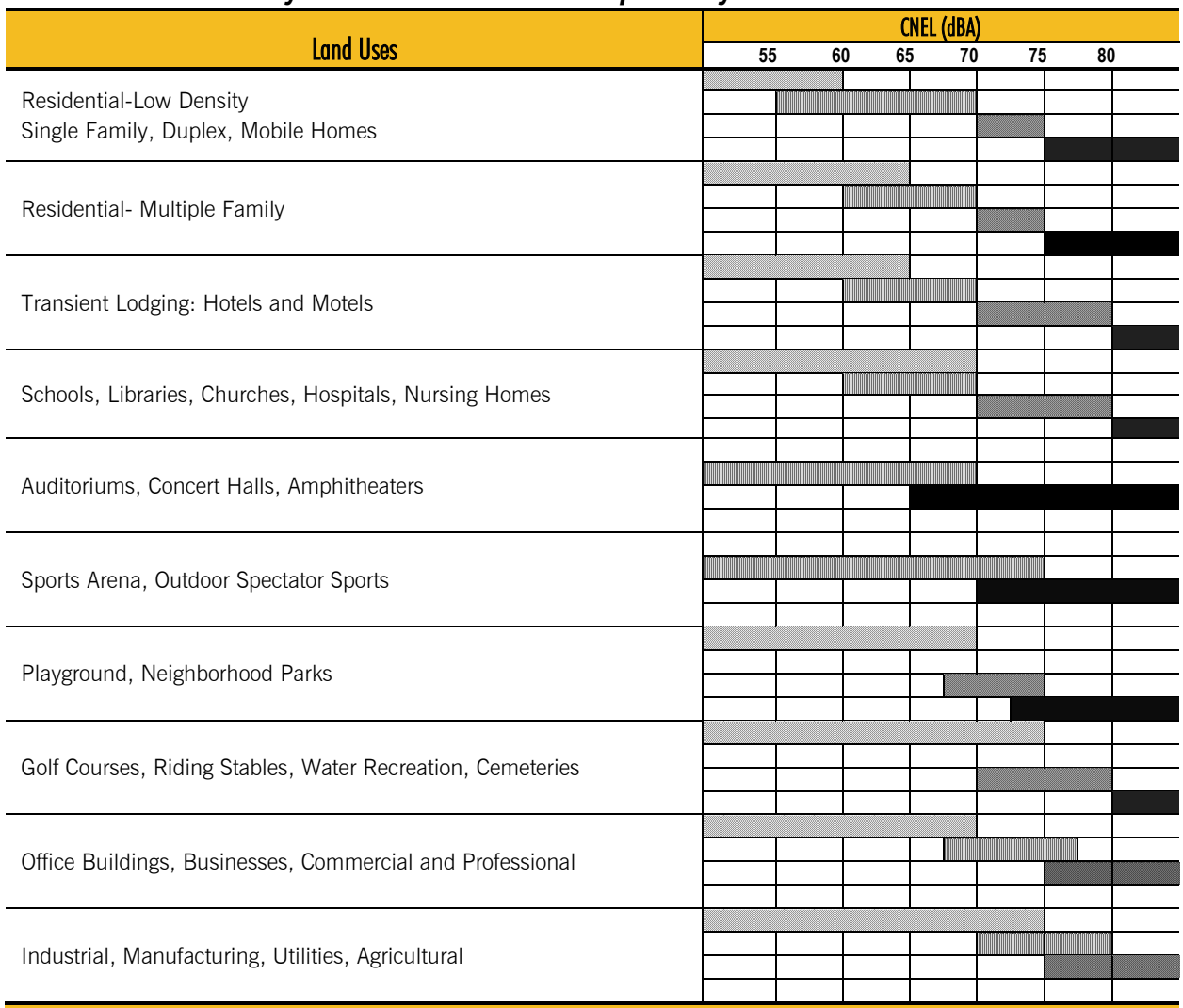
TEMPLE CITY

0 0.125 0.25 0.5 0.75 1 Miles

Source: Input information from Fehr & Peers, Transportation Impact Analysis, City of Temple City General Plan, 2016.
Associated noise contour analyses by PlaceWorks, 2016.

6/12/2017

Table 7-A: Community Noise and Land Use Compatibility



Explanatory Notes

Normally Acceptable:
With no special noise reduction requirements assuming standard construction.

Conditionally Acceptable:
New construction or development should be undertaken only after a detailed analysis of the noise reduction requirement is made and needed noise insulation features included in the design.

Normally Unacceptable:
New construction is discouraged. If new construction does not proceed, a detailed analysis of the noise reduction requirements must be made and needed noise insulation features included in the design.

Clearly Unacceptable:
New construction or development should generally not be undertaken.

Source: California Office of Noise Control. *Guidelines for the Preparation and Content of Noise Elements of the General Plan.* February 1976. Adapted from the US EPA Office of Noise Abatement Control, Washington D.C. Community Noise. Prepared by Wyle Laboratories. December 1971.

Goal H 5: Noise Environment.

Ambient noise levels that are compatible with Temple City's small-town character and are not disruptive to residents' quality of life.

» **H 5.1 Noise Standards.** Require noise attenuation for new development where the projected exterior or interior noise levels exceed those shown in Figure 7-2 Future Noise Level Contours (need data from e-team) and Figure 7-3 Land Use Compatibility with Community Noise Environments.

» **H 5.2 Compatible Uses.** Restrict the development of sensitive receptors in areas where current or future noise levels (mobile or stationary source) exceed regulatory standards.

» **H 5.3 Acoustical Study.** Require an acoustical study for all new sensitive receptors located in areas within the 65 dBA noise contour based on projections of future noise conditions resulting from the Plan's traffic increases to ensure indoor levels will not exceed City standards.

» **H 5.4 Noise Attenuation.** Require measures which attenuate exterior and interior noise to acceptable levels be incorporated into all development projects where current or future noise levels may be unacceptable, and consider noise attenuation in the City's Site Plan Review process.

» **H 5.5 Mixed-Use and Residential Noise Isolation.** Require that mixed-use buildings that demonstrate adequate isolation of noise between residential and non-residential uses through building design and construction materials and techniques.

» **H 5.6 Noise Generating Uses.** Require that high-noise generating uses, such as bars, nightclubs, entertainment venues and other uses characterized by high levels of patronage and activity be designed and constructed consistent with the City's noise standards to isolate noise to the interiors and limit perceptible exterior noise.

Goal H 6: Mobile Noise Sources.

Minimized impacts of transportation and motor vehicle traffic-generated noise on the community.

» **H 6.1 Excessive Motor Vehicle Noise.** Encourage traffic-calming road design, engineering, and construction methods, where appropriate, to decrease excessive motor vehicle noise on major corridors.

» **H 6.2 Non-motorized Transportation.** Encourage non-motorized transportation alternatives for local trips to reduce peak traffic volume and transportation-related noise sources.

» **H 6.3 Mobile Noise Standard Enforcement.** Work with the Los Angeles County Sheriff's Department (LASD) and California Highway Patrol (CHP) to enforce motor vehicle noise standards for cars, trucks, motorcycles, and other motor vehicles.

Goal H7: Stationary Noise Sources.

Minimized impacts of non-transportation and motor vehicle-generated noise on the community.

» **H 7.1 Recreation Related Noise.** Limit the hours of operation of recreation and open space, education, church, and other institutional uses in or adjacent to residential areas and sensitive receptors.

» **H 7.2 Sound-Amplifying Equipment.** Continue to regulate the use of sound-amplifying equipment to prevent impacts on sensitive receptors.

» **H 7.3 Construction Hours.** Continue to enforce restrictions on the hours of construction activity to minimize impacts of noise and vibration on adjoining uses.

» **H 7.4 Construction Noise.** Require construction and development projects to assess potential construction noise and vibration impacts on nearby uses and mitigate impacts on the community.

Seismic

The following goal and policies protect life and property from seismic and geologic hazards by requiring enforcement of safety standards, design and construction best practices, and mitigation to minimize the impacts of new development. These policies also promote public education and regional coordination efforts to ensure the continued safety of Temple City residents. Seismic hazard areas are displayed in Figure 7-3.

Fig. 7-3
Seismic Hazards

- Temple City Boundary
- Temple City SOI
- Quaternary Faults
- Liquefaction Zones
- Alquist-Priolo Earthquake Fault Zone

Huntington Dr
Unincorporated
N Muscatel Ave
S Sunset Blvd
Campus Dr
E Duarte Rd
Duarte Rd
Temple City Blvd
S Baldwin Ave
Holly Ave
el Monte Ave
S Santa Anita Ave
Unincorporated
Arcadia
Longden Ave
19
E Longden Ave
Rosemead Blvd
Las Tunas Dr
E Live Oak Ave
Unincorporated
San Gabriel
E Las Tunas Dr
Live Oak Ave
Baldwin Ave
Broadway
Freer St
E Broadway
Olive St
Unincorporated
la Rosa Dr
Walnut Grove Ave
Grand Ave
Lower Azusa Rd
Rosemead
Mission Dr
State Rte 19
Arden Dr
El Monte
Santa Anita Ave

TEMPLE CITY

0 0.1 0.2 0.4 0.6 Miles

7/13/2016

Goal H 8: Seismic Impacts.

Adverse effects to life, property, and essential public facilities caused by geologic and seismic hazards are minimized.

- **H 8.1 Safety Standards.** Enforce state and local seismic and geologic safety laws, standards, and guidelines, including the Alquist-Priolo Earthquake Fault Zoning Act, Seismic Hazard Mapping Act and the California Building Code throughout Temple City.
- **H 8.2 Existing Essential Public Facilities.** Work with Los Angeles County to upgrade and/or retrofit existing essential public facilities (e.g., fire stations, sheriff stations, etc.) that do not meet current building and safety code standards as resources are available.
- **H 8.3 Geotechnical Investigations.** Require geotechnical investigations prior to approval of development in areas where the potential for geologic or seismic hazards exists, addressing ground shaking, landslides, liquefaction, expansive soils, subsidence, and erosion and incorporate recommended mitigation measures to reduce or avoid hazards, as appropriate.
- **H 8.4 Unreinforced Structures.** Maintain an inventory of and retrofit unreinforced masonry, soft-story, and other structures susceptible to seismic-induced damage in Temple City.
- **H 8.5 Education and Coordination.** Establish a public relations and education program to increase community awareness for seismic preparedness, including Community Emergency Response Teams (CERTs).
- **H 8.6 Multi-Agency Seismic and Geologic Information.** Establish cooperative partnerships with federal, state, and local agencies to promote sharing of educational information regarding seismic and geologic hazards and safety.
- **H 8.7 Major Utility Coordination.** Coordinate and cooperate with public and quasi-public agencies to ensure that major utility systems and roadways have continued functionality in the event of a major earthquake or other seismic or geologic hazard.

Wind



The following goal and policies are designed to protect the community from windstorm events, through the implementation of mitigation strategies related to property maintenance, tree trimming and pruning, and coordination with utility companies. Additionally, strategies are developed to ensure a coordinated and prepared response in the event of a future windstorm.

Goal H 9: Education and Preparation.

An educated and prepared City proactively working to protect life, property, utilities, and infrastructure against the impacts of a windstorm event.

- **H 9.1 Life and Property.** Work with residents, business and property owners, utility companies, and the City's Urban Forest program to proactively implement mitigation measures, including tree trimming and pruning, code-compliant building construction, and property maintenance to protect life and property during and after a windstorm event.
- **H 9.2 Backup Power Sources.** Ensure all essential public facilities secure emergency backup power generators and other alternative power sources for use during sustained power outages.

» **H 9.3 Risk Assessment.** Develop and implement a community risk assessment program to identify and mitigate potential risks and hazards associated with a windstorm event.

» **H 9.4 Community Training.** Continue to educate, train, and prepare citizens to properly intervene during and after a windstorm event or other natural disaster.

» **H 9.5 Public Education and Awareness.** Develop and distribute public education and awareness materials and resources related to the protection of life, property, utilities, and infrastructure during and after a windstorm event.



Emergency Preparedness

Policies in this section focus on providing a high level of safety and protection for residents and businesses from natural and human-induced hazards and disasters such as floods, earthquakes, urban fires, and windstorm events. The policies address critical facilities, cooperative agreements with adjoining jurisdictions and state and federal agencies, and prescribe procedures for preparedness and response.



Goal H 10: Preparedness and Response.

A prepared and resilient community before, during, and after natural and human-induced disasters and hazardous events.

» **H 10.1 Emergency Operations Center.** Continue to upgrade the City's Emergency Operations Center (EOC) and train City staff assigned to the EOC in emergency planning, preparation, management, operations, and logistics.

- **H 10.2 Essential Public Facilities/Post Disaster Response and Recovery.** Require that essential public facilities such as sheriff's and fire stations, hospitals, and emergency operations centers be located outside of Santa Fe Dam and Reservoir Flood inundation area.
- **H 10.3 Emergency and Hazard Mitigation Plans.** Continue to prepare and implement proactive emergency response plans, procedures, and operations to reduce the risk to life and property from natural or human-induced disasters and emergencies.
- **H 10.4 Emergency and Disaster Preparedness Exercises.** Conduct periodic emergency and disaster preparedness exercises with Los Angeles County, surrounding jurisdictions, and applicable agencies to test and improve response to emergencies.
- **H 10.5 Public Education and Awareness.** Continue to support the development of emergency response and disaster preparedness public education and awareness to empower residents and businesses to prepare for an emergency or disaster and subsequent post-disaster recovery.
- **H 10.6 Emergency Management Systems.** Develop and implement compliance standards and protocol provisions for emergency response organization, communication, and incident management to retain eligibility for federal and state grant and recovery funds including the National Incident Management System (NIMS) and California's Standardized Emergency Management System (SEMS).
- **H 10.7 Automatic and Mutual Aid.** Continue to participate in emergency preparation and response automatic and mutual aid agreements between the local cities and county agencies.

APPENDIX A: IMPLEMENTATION PROGRAM

This document serves as a working checklist of action items and next steps for City staff and local decision makers to ensure that the General Plan vision is realized. The following implementation strategy table consists of an action item, its relationship to corresponding General Plan policies, identification of responsible departments, resource demands, and the time frame for completion. Table 1 provides guidance for reading and understanding the components of the implementation table.

The implementation table is intended to be used during the annual budgeting process. During that time, City staff will review the list of actions proposed to implement the General Plan and will choose from among the service level options. Implementation measures are structured in a tabular format, with the following information provided for each action.

Table 1 . How to Read Implementation Actions

Strategy	Describes, in general terms, the nature of the implementation action. Specifics of the action item will be developed as part of the budget process.
Policies	Lists the General Plan policies which are implemented by this action.
Responsible Party	Shows the organization, department, or outside agency with the primary responsibility for implementing the action.
Timing/Term	Indicates whether the strategy is a continuous effort, an effort that should happen annually, it should be a near term priority, or mid-long term priority.

Implementation Actions for the Housing Element are included in the Housing Element document, which is provided under separate cover and updated accordingly to state guidelines.

Strategy	Policies	Near Term (0-5 yrs).	Continuous	Annual	Mid-Long Term (5-10 +)
A. General Plan Maintenance and Monitoring					
General Plan Monitoring System Establish a comprehensive development tracking system building on existing tools and procedures that incorporates reporting metrics to ensure consistency with the goals and policies of the Mid-Century General Plan (Mid-Century Plan). Among the metrics that should be incorporated into a comprehensive development tracking system are: • The number of entitled residential units and non-residential building square feet and, when permits are issued, adjustment of the remaining development capacity based on the limits specified by Policy LU 1.3. This should include a procedure to restore un-built capacity should the permitted project not be constructed. • Development impacts on critical issues such as traffic, air quality, community services, and infrastructure and assessment of these for consistency with the findings of the Mid-Century Plan Environmental Impact Report (EIR). • Greenhouse gas (GHG) emission reduction. • Number and pricing of constructed affordable housing units. • Balance of jobs and housing. • Number and types of created jobs and salaries. • Adequacy of community infrastructure and services (parks, police, fire, and other) to meet needs of Temple City residents. • Other metrics defined by the Plan's policies and of importance to the City. Responsible Departments: • Community Development	LU 1.1 - 1.4, 2.1 - 2.8	X			

Strategy	Policies	Near Term (0-5 yrs).	Continuous	Annual	Mid-Long Term (5-10 +)
General Plan Development Capacity Establish a procedure for considering modification of the Mid-Century Plan's development capacity on achieving 85 percent of the stipulated development capacity, based on data provided by the tracking system. This may involve conducting a study to determine if additional capacity could be accommodated without exceeding the thresholds and findings of significance described in the Mid-Century Plan EIR. If these are exceeded, an EIR may be prepared in accordance with CEQA to assess the impacts of projected additional development capacity and identify mitigation measures. **Responsible Departments:** • Community Development	LU 1.3 - 1.5	X			
Annual General Plan Report Prepare an annual report from the Planning Commission to the City Council on the status of the General Plan and progress in its implementation, including the status of priority implementation programs in accordance with Government Code Section 65400(b)(1). Amendments to the Plan may be considered to address inadequacies or capitalize on new opportunities. Provide a copy of the report to the CA Office of Planning and Research (OPR) and the Department of Housing and Community Development (HCD). **Responsible Departments:** • Community Development	All Policies			X	

Strategy	Policies	Near Term (0-5 yrs).	Continuous	Annual	Mid-Long Term (5-10 +)
General Plan Updates At least once every ten years conduct a comprehensive review and update of the Mid-Century Plan, including a review of the economic markets for commercial, industrial, and housing development; identify trends that impact or provide opportunities for the City; assess the Plan's land use diagram, policies, and standards for their effectiveness in addressing these; evaluate traffic conditions and their correlation with land use development; and amend these where desired and necessary. As many of the General Plan's implementation programs are dependent on available funding and evolve over time to reflect changing community needs, they should be reviewed and updated at least once each three years to assure their continuing relevancy. **Responsible Departments:** • Community Development	All Policies	X	X		
B. Policy and Regulatory Documents					
Zoning Ordinance Upon adoption of the Mid-Century Plan, adopt a comprehensive update of the Zoning Code (Temple City Municipal Code, Title 9) incorporating revisions for consistency with the Plan. The updated Zoning will be prepared as a "hybrid code" combining both form-based and traditional Euclidean code principles and features as well as development standards and procedures. **Responsible Departments:** • Community Development	**LU** 1.1 - 1.4, 2.1 - 2.8, 3.1 - 3.6, 4.1 - 4.12, 5.3, 6.1 - 6.9, 7.1 - 7.3, 7.5 - 7.7, 8.1 - 8.4, 9.1 – 9.5, 9.8, 9.10, 9.11, 10.1 – 10.3 , 11.1 - 11.5, 12.1 - 12.3, 13.1 – 13.9, 14.1 – 14.5, 15.1 - 15.4, 16.1 – 16.5, 17.1 – 17.3 **ED** 2.2, 5.1, 5.4, 5.6 **CS** 8.7, 8.8 **NR** 2.1 - 2.4 **H** 3.1, 5.5, 5.6, 7.1, 8.1, 8.3	X			

Strategy	Policies	Near Term (0-5 yrs).	Continuous	Annual	Mid-Long Term (5-10 +)
Specific Plans Upon adoption of the Mid-Century Plan, implement the Las Tunas/Rosemead Specific Plan and amend the Downtown Specific Plan for consistency with and to implement the Mid-Century Plan, as necessary. **Responsible Departments:** • Community Development	LU 3.1, 3.3, 3.4 – 3.11, 13.1 – 13.8 , 14.1 - 14.5, 16.1 – 16.5, 17.1 - 17.3	X			
Subdivision Ordinance Review and amend the Subdivision Ordinance (Temple City Municipal Code, Title 9, Chapter 2) for consistency with the Mid-Century Plan's Land Use Diagram, goals, and policies to approve and design street alignments, street grades and widths, drainage and sanitary facilities, lot size and configuration, traffic access, and other measures as may be necessary or convenient to insure consistency with, or implementation of, the Mid-Century Plan or any applicable specific plan. **Responsible Departments:** • Community Development	LU 8.3, 9.5 H 2.7, 6.1	X			
Building and Construction Code Revisions Review and amend, where necessary, Building Regulations (Municipal Code, Title 7) to ensure consistency with the goals and policies of the Mid-Century Plan, including green construction techniques that may exceed state standards, mitigation of noise and other impacts for mixed-use buildings, and incentives for the adaptive reuse of existing structures in lieu of demolition. **Responsible Departments:** • Community Development	LU 7.1 – 7.4 H 5.1, 5.3 - 5.5, 6.1 - 6.3, 7.2, 7.3, 7.4, 8.1, 8.3	X			

Strategy	Policies	Near Term (0-5 yrs).	Continuous	Annual	Mid-Long Term (5-10 +)
Climate Action Plan (CAP) Upon adoption of the Mid-Century General Plan, prepare and adopt a Climate Action Plan that outlines strategies for reducing greenhouse gas emissions, adapting to climate change, and monitoring environmental impacts, both as a City organization and through land use, development, and design practices, including green building techniques and the use of sustainable, drought-tolerant species. Prepare an annual report to the City Council on the status and effectiveness of the CAP. **Responsible Departments:** • Management Services • Community Development • Parks and Recreation	**LU** 7.1 - 7.8 **M** 3.1, 3.2, 4.1, 4.2, 5.1, 6.6, 6.7. 6.8 **CS** 11.5 **NR** 1.1, 1.2, 1.3, 3.2, 5.3, 5.4, 5.5 **H** 2.6, 2.7	X			
Design Standards and Guidelines Create citywide Design standards and guidelines that incorporate the Las Tunas/Rosemead and Downtown Specific Plan design standards and guidelines into one document, and include citywide guidelines that identify the City's expectations for planning, designing, and reviewing projects and development proposals, related to building design and materials, and landscape guidelines requiring sustainable, drought-tolerant species. **Responsible Departments:** • Community Development	**LU** 6.1 - 6.7, 9.1, 9.2, 9.3, 10.1, 10.2, 10.3, 11.2, 13.4, 16.1, 16.2, 16.3, 17.1, 17.2				X
Transportation Demand Management Develop a Transportation Demand Management (TDM) Program, in compliance with the Los Angeles County Congestion Management Plan, that applies strategies to reduce travel demand (specifically that of single-occupancy private vehicles), or to redistribute travel demand in space or in time. **Responsible Departments:** • Community Development	**M** 1.1, 1.4, 3.1, 3.2, 4.1, 4.2, 5.1, 6.8	X			

Strategy	Policies	Near Term (0-5 yrs).	Continuous	Annual	Mid-Long Term (5-10 +)
Economic Development Strategy Prepare an Economic Development Strategy, consistent with the goals and policies of the Mid-Century Plan, whose objective is to attract and retain quality businesses to Temple City that offer job opportunities for local residents, contribute revenue to support City services, and creates an environment of robust innovation and economic vitality. **Responsible Departments:** • Management Services • Community Development	**LU** 2.2, 2.3, 2.4, 13.1, 13.2, 13.3, 13.5, 15.3, 15.4, 15.5 **ED** 1.1, 1.2, 2.1 – 2.7, 3.1 - 3.4, 4.1 - 4.4, 5.1, 6.1 - 6.4, 7.1 - 7.10, 8.1 - 8.5, 9.1, 9.2	X			
Healthy Community Strategy Prepare a comprehensive, multi-disciplinary strategy, focused on improving the overall health and wellbeing of Temple City residents, with a primary focus on nutrition, physical activity, and social and mental health and wellbeing, including the incorporation of Healthy Community policies and principles into regulatory documents, such as the Zoning Code, Subdivision Ordinance, and Design Guidelines. **Responsible Departments:** • Community Development • Parks and Recreation	**LU** 3.8, 6.1 – 6.9, 9.9, 9.10, 9.11 **ED** 7.1 - 7.7 **CS** 2.3, 8.2, 8.3, 8.12, 8.13, 8.14	X			X
Development Agreements The City may assess the appropriateness of preparing development agreements for complex multi-year mixed-use projects within designated areas such as the Las Tunas/Rosemead and Downtown Specific Plan area's to ensure full compliance with the Mid-Century Plan's goals and policies and that interests of the City are being met. **Responsible Departments:** • Community Development	**LU** 3.9, 14.1-14.5				X

Strategy	Policies	Near Term (0-5 yrs).	Continuous	Annual	Mid-Long Term (5-10 +)
Inclusionary Housing Ordinance Consider implementation of an inclusionary housing policy to encourage the development of housing affordable to low and moderate income households as specified in the General Plan Housing Element (not part of the Mid-Century General Plan). **Responsible Departments:** • Community Development	**LU** 8.3, 8.4	X			
C. Development Review and Entitlement					
Development Review and Entitlement Continue to review all plans and development projects for consistency with the Mid-Century General Plan. Periodically analyze the effectiveness and efficiency of the development review and entitlement process in meeting the City's expectations for planning, designing, and reviewing development proposals, consistent with the Mid-Century Plan. **Responsible Departments:** • Community Development	All Policies		X		
Community Preservation Continue to enforce development and infrastructure regulations specified by the Temple City Municipal Code. Code compliance services should include both proactive compliance (inspection programs), and reactive compliance (response to complaints). **Responsible Departments:** • Community Development	**LU** 4.10, 9.9 **ED** 5.3 **H** 7.1 - 7.4, 9.1		X		

Strategy	Policies	Near Term (0-5 yrs).	Continuous	Annual	Mid-Long Term (5-10 +)
Compliance with CEQA On submittal of an application for development, the City will determine whether the project qualifies as a "project" is "exempt" subject to CEQA's criteria. If so, an Initial Study must be prepared to identify the environmental impacts of the project and determine whether the identified impacts are "significant". Based on its findings of "significance", the City prepares one of the following environmental review documents: • Negative Declaration if it finds no "significant" impacts; • Mitigated Negative Declaration if it finds "significant" impacts but revises the project to avoid or mitigate those significant impacts; or • Environmental Impact Report (EIR) if it finds "significant" impacts The Program EIR prepared for the Mid-Century Plan constitutes an "umbrella" document describing citywide impacts that may be used by subsequent projects found to be consistent with the Mid-Century Plan to tier from. **Responsible Departments:** • Community Development	**LU** 1.5 **ED** 6.4 **H** 4.5		X		
Affordable Housing Code Compliance Continue to permit second dwelling units by right in R-1, R-2, and R-3 zones, as set forth in the City's Zoning Code (Temple City Municipal Code, Chapter 9, Article M) and ensure that future zoning code updates will permit second dwelling units by right in residential zones, pursuant to AB 1866. Waive permit processing fees for second units that will be occupied exclusively by lower income persons. **Responsible Departments:** • Community Development	**LU** 9.10, 10.1, 10.2, 10.3		X		
Affordable Housing Entitlement Processing Analyze the effectiveness and efficiency of the entitlement process for affordable housing projects and modify as necessary to reduce barriers to the provision of a range of affordable housing options in Temple City. **Responsible Departments:** • Community Development	**LU** 2.2, 10.2, 11.1, 11.2		X		

Strategy	Policies	Near Term (0-5 yrs).	Continuous	Annual	Mid-Long Term (5-10 +)
D. Public Improvements and Master Plans					
Capital Improvements Programs Adopt an annual Capital Improvement Plan (CIP) budget that addresses current and anticipated needs of the community and is consistent with the goals and policies of the Mid-Century Plan. **Responsible Departments:** • Management Services • Community Development	**LU** 11.5, 17.2 **ED** 5.5, 6.3, 8.3		X	X	
Integrated Transportation Plans Bi-annually review and update master plans for transportation facilities and operations to ensure that they are adequate to meet the travel demands of Temple City's residents and achieve specified level of service, trip reduction, and complete streets strategies. **Responsible Departments:** • Community Development	**M** 1.1, 1.3,3.1, 3.2, 4.1,4.2, 5.1, 6.8, 7.4, 8.5			X	
Public Streets Improvements Continue to implement public street improvements as appropriate, throughout the City, including commercial district and residential neighborhoods. The City should identify priority locations for improvements in consideration of needs, budget availability, and local support. **Responsible Departments:** • Community Development	**LU** 3.8, 3.10, 9.2, 9.6, 9.7, 13.5, 17.3 **M** 1.1, 1.3, 3.1 – 3.3, 4.1, 4.2, 5.1				X
Neighborhood Parking Management Periodically review on-street parking conditions and regulations in neighborhoods adjacent to the downtown area and mixed-use districts and update the City's overnight parking permit ordinance, as needed. **Responsible Departments:** • Community Development	**M** 2.1, 2.2, 2.3			X	

Strategy	Policies	Near Term (0-5 yrs).	Continuous	Annual	Mid-Long Term (5-10 +)
Active Transportation Plans Prepare an Active Transportation Plan that incorporates Complete Streets concepts and policies and includes the existing Temple City Bicycle Master Plan, and pedestrian and non-motorized plans, policies, and projects to improve non-motorized linkages between residential areas, employment areas, schools, parks, commercial areas, and transit stations. **Responsible Departments:** • Community Development	**LU** 9.6, 9.7, 11.5, 13.9, 17.2 **M** 1.1, 3.1-3.6, 4.1 – 4.5, 5.1-5.6, 6.8, 7.2, 7.3, 7.4	X			
Safe Routes to School Continue partnership with TCUSD and other school districts in preparing and implementing Safe Routes to School Plans and evaluating their effectiveness in reducing student vehicle accidents and improving safety in proximity to schools. Identify additional strategies that will increase safety and encourage children to walk or bike to school. **Responsible Departments:** • Community Development	**LU** 3.8, 6.4, 9.7 **M** 1.1, 1.4, 1.8, 3.1-3.6, 4.5, 5.3, 5.6, 7.4 **CS** 4.5, 10.1, 10.2 **NR** 4.3		X		
Infrastructure Master Plans Work with service and utility providers to periodically review and update master plans for sewer, and storm drainage infrastructure and work with applicable agencies and service providers to ensure that adequate facilities and services are provided to meet development demands; provide for the health, safety, and welfare of Temple City's residents and businesses; are located and designed to ensure compatibility with their setting and avoidance of hazardous environmental conditions; and implement best practices to meet sustainability, air quality, and climate change objectives. **Responsible Departments:** • Community Development	**ED** 5.5, 6.3 **CS** 11.1 11.4, 12.1, 12.2, 12.4, 13.1 13.4, 14.1, 14.4, 15.1 - 15.4, 16.7 **NR** 3.1, 6.3		X		

Strategy	Policies	Near Term (0-5 yrs).	Continuous	Annual	Mid-Long Term (5-10 +)
Community Service Master Plans Periodically review and update strategic plans, master plans, programs, and other operations of City departments and divisions including Community Development, Administrative Services for their adequacy in meeting existing and projected community needs and identify necessary improvements, including facilities, equipment, personnel, programs, funding sources, and timing for implementation. **Responsible Departments:** • All City Departments	**ED** 9.2 **CS** 16.7		X		
Parks and Recreation Review Parks and Open Space Master Plan (POSMP) and existing programs and facilities and update as necessary to include facilities and improvements identified in the Mid-Century plan such as bicycle and pedestrian improvements to the Eaton and Arcadia Washes to ensure consistency with community values needs, and demographic changes. **Responsible Departments:** • Parks and Recreation • Community Development	**LU** 2.7, 9.11, 11.4 **CS** 2.1, 8.2, 8.15, 8.16, 9.4				X
Library Facilities Work with the Los Angeles County Public Libraries (LACPL) and the Temple City Branch to periodically review and develop plans to meet evolving facility and operational needs as libraries are less dependent on providing brick-and-mortar facilities with space for hard-copy documents, and transforming to electronic and computer technology and the Internet to provide access and distribute resource materials to Temple City residents and community programs and meeting space. **Responsible Departments:** • Management Services	**CS** 1.1 - 1.6		X		

Strategy	Policies	Near Term (0-5 yrs).	Continuous	Annual	Mid-Long Term (5-10 +)
Municipal Facilities Periodically review and, where necessary, upgrade the City's municipal facilities for compliance with noise, air quality, climate change, and other environmental and public health and safety regulations, including efficient energy consumption and other sustainable practices. Improvements should incorporate state-of-the-art technologies to enhance the performance and efficiency of internal City operations and the delivery of public services, as funding permits. **Responsible Departments:** • All City Departments	**LU** 7.7 **CS** 2.6, 8.11, 8.15, 8.17, 14.5, 15.5, 15.6, 16.6, 16.7, **NR** 3.3, 3.4, 3.5, 6.9 **H** 9.2, 10.1, 10.2		X		
Neighborhood Identity As priorities are established and funding is available, work with resident and business groups to protect and enhance the identity of existing residential neighborhoods and commercial districts, and develop guidelines and implementation programs (including funding sources) for improvements such as signage, landscape improvements, pedestrian amenities, and other contributing elements. **Responsible Departments:** • Community Development	**LU** 9.1, 9.2, 10.1, 10.3, 11.3, 11.5, 13.4, 13.5, 16.1				X
Emergency Response Plan Continue to work alongside Temple City residents, including the Community Emergency Response Team (CERT) and other government agencies to prepare, implement, and administer proactive emergency response plans, procedures, and operations, including mutual aid agreements to reduce the risk to life and property from natural or human-induced disasters and emergencies. **Responsible Departments:** • Community Development	**NR** 6.11 **H** 9.2, 9.3, 10.1 - 10.4, 10.6, 10.7				X

Strategy	Policies	Near Term (0-5 yrs).	Continuous	Annual	Mid-Long Term (5-10 +)
Hazardous Materials Response Plan The City will work with the Los Angeles County Fire Department (LACoFD) to ensure that all essential information regarding commercial and residential hazardous waste in Temple City is provided to LACoFD, and that all hazardous material facilities conform to the Los Angeles County Hazardous Materials Program. **Responsible Departments:** • Community Development	**H** 3.2,- 3.6, 10.1 - 10.4		X		
Urban Forest Master Plan Prepare and adopt an Urban Forest Master Plan to implement the goals, policies, and recommendations of the General Plan related to the City's urban forest and guide the City's urban forest program. **Responsible Departments:** • Parks and Recreation	**LU** 7.4, 9.6 **NR** 5.1, 5.2, 5.6				X
E. Finance and Budgeting					
Municipal Budgeting Identify priorities for funding based on the Mid-Century Plan when preparing the municipal budget. Seek opportunities to fund projects and programs that implement or advance the vision, goals, and policies of the Plan that also optimize fiscal revenue sources, maximize efficiency of operating expenses, and provide reserves for identified and future capital improvements. **Responsible Departments:** • All City Departments	**ED** 8.1 - 8.3		X	X	
Development Fees and Exactions Adopt impact fee schedule and update as necessary to provide revenue for required supporting public infrastructure, parks, and services, and mitigation of transportation impacts, such as impacts to air quality, GHG emissions, and traffic generated by new development. All fees should be reviewed periodically for their sufficiency in covering costs. **Responsible Departments:** • All City Departments	**LU** 1.7, 14.5 **CS** 4.4	X	X		

Strategy	Policies	Near Term (0-5 yrs).	Continuous	Annual	Mid-Long Term (5-10 +)
Housing Affordability Improvements Funding Evaluate funding sources and technical assistance for affordable housing programs and update as necessary to adequately provide for housing choices that are consistent with the goals and policies of the General Plan Housing Element and the Mid-Century Plan.. **Responsible Departments:** • Community Development	**LU** 8.4, 11.1			X	
F. Planning Studies and Reports					
Transportation and Mobility Studies Periodically update traffic counts on the City's roadway network and transit ridership and pedestrian and bicycle activity to facilitate planning and implementation of improvements. Include a needs analysis of transit ridership and active transportation in order to provide optimum service and facilities to local residents, students, and businesses. In addition, conduct research efforts to determine appropriate code changes, parking regulations, and other regulatory and technological means to achieve reduction goals for vehicle emissions and congestion. **Responsible Departments:** • Community Development	**M** 7.1 – 7.4		X		
Alternative Irrigation Study Conduct a study to investigate alternative sources of water for irrigation of landscaped and/or park areas such as the use of reclaimed water, stored rainwater, or grey water. **Responsible Departments:** • Parks and Recreation • Community Development	**CS** 8.11, 11.5				X

Strategy	Policies	Near Term (0-5 yrs).	Continuous	Annual	Mid-Long Term (5-10 +)
Parks Funding Continue to investigate the feasibility of establishing a Quimby Act program to provide adequate park, recreation, and open space areas and facilities, consistent with the Mid-Century Plan and the needs of Temple City residents. Additionally, explore other innovative strategies that are reflective of the built-out nature of Temple City that provides park and open space areas that meet the needs of current and future residents. **Responsible Departments:** • Parks and Recreation	**CS** 8.1 – 8.6	X	X		
Open Space Acquisition Study Explore opportunities to acquire additional open space and recreation areas, including the bike and pedestrian trails along Eaton Wash and Arcadia Wash, to provide Temple City residents with enhanced outdoor recreation opportunities, as identified in the updated Parks and Open Space Master Plan. **Responsible Departments:** • Parks and Recreation	**LU** 3.8 **CS** 8.3, 8.4, 8.6 - 8.10 **NR** 6.2				X
G. Community Services and Operations					
Municipal Services, Procedures, and Operations Maintain and periodically review and update administration of Temple City's municipal procedures, as necessary, to meet community needs and ensure consistency with the goals and policies of the Mid-Century Plan. **Responsible Departments:** • All City Departments	**ED** 2.3, 2.4, 2.7, 5.6, 6.1 - 6.4	X			

Strategy	Policies	Near Term (0-5 yrs).	Continuous	Annual	Mid-Long Term (5-10 +)
Parks and Rec Facilities and Programs Continue and expand, as funding is available recreation and open space facilities and programing, for all Temple City residents. Parks will be operated to ensure that their activities are compatible with adjoining residential neighborhoods. Issues of traffic, parking, noise, and lighting will be addressed in a prompt manner. Periodically, their facilities will be inspected to ensure proper repair and maintenance. Explore creative financing programs such as public-private partnerships and sponsoring programs, as well as shared-use agreements to expand park and recreation facilities and programs. **Responsible Departments:** • Parks and Recreation	**CS** 2.1, 8.1, 8.2, 8.5, 8.6, 8.12, 9.1, 9.2, 9.3		X		
Economic Development Programs Continue, expand, and modify as necessary, programs that further the Mid-Century Plan's goals and policies, such as business attraction and retention, workforce engagement and training, lifestyle enrichment, and the establishment of creative/innovative employment centers. **Responsible Departments:** • Management Services	**ED** 1.1, 1.2, 2.1 - 2.7, 3.4, 7.3, 7.4, 8.4 **CS** 5.1, 5.2		X		
Programs: Youth, Seniors, Families, and Disabled Continue and build upon its history of funding, administering, and coordinating with providers of a broad diversity of social, recreational, healthcare, nutrition, and housing programs for its youth, seniors, families, working parents, disadvantaged households, and the disabled. **Responsible Departments:** • Parks and Recreation • Community Development	**ED** 3.4, 7.1, 7.2, 7.5 - 7.10 **CS** 2.1 - 2.4		X		

Strategy	Policies	Near Term (0-5 yrs).	Continuous	Annual	Mid-Long Term (5-10 +)
Community Events and Celebrations Continue to maintain a calendar of and support local community organizations in the planning, hosting, and conduct of community festivals and events, including but not limited to the Camelia Festival, Fall Festival and Car Show, Halloween Carnival, and Farmer's Market. **Responsible Departments:** • Management Services • Parks and Recreation	**ED** 7.9 **CS** 2.5, 3.6, 9.3, 9.4		X		
Transportation Services and Management Maintain and expand the City's curb-to-curb paratransit system and work with Los Angeles County Metropolitan Transit Authority (Metro) and other transit providers to investigate the feasibility of local transit alternatives for local residents, including students, as funding is available. **Responsible Departments:** • Community Development	**M** 5.2, 5.5, 7.3, 8.1 **ED** 7.10		X		
Law Enforcement and Fire Protection Continue to work with Los Angeles Sherriff Department (LASD) and Los Angeles County Fire Department (LACFD) to provide law enforcement and fire protection services, personnel, facilities, and programs to meet the needs of Temple City residents and businesses. **Responsible Departments:** • Community Development	**CS** 6.1 - 6.9, 7.1 - 7.9 **H** 4.3, 6.3		X		
Waste Management Programs Continue to administer programs promoting and facilitating the recycling of waste by residences, commercial businesses, industries, and municipal uses. **Responsible Departments:** • Community Development	**CS** 16.1 - 16.5, 16.8, 16.9, 17.1 **H** 4.1, 4.2, 4.3		X		

Strategy	Policies	Near Term (0-5 yrs).	Continuous	Annual	Mid-Long Term (5-10 +)
Library Services Work with Los Angeles County Public Library (LACPL) to continue to provide a wide range of services beyond traditional loaning of books and material to the community, such as service to small businesses, teachers, literacy programs, digital access, employment search, accessibility services, as well as use of the library for community cultural and social events. **Responsible Departments:** • **TBD Consult with City staff on LACPL Coordination**	**CS** 1.1, 1.4, 1.5, 1.6		X		
Housing Programs Continue to implement housing programs such as the housing rehabilitation loan program, handy worker grant program, asbestos testing and removal, and others as necessary to enhance the City's existing housing stock. **Responsible Departments:** • Community Development	**ED** 7.8		X		
Job Training Programs Continue to work with education partners and local and regional businesses to promote and coordinate employee education, training, and hiring programs to better match Temple City youth and adults with jobs in the City and the San Gabriel Valley. **Responsible Departments:** • Management Services	**ED** 3.1 - 3.4, 4.1 - 4.4 **CS** 5.1, 5.2		X		
Arts and Culture Programs Continue to support existing and explore new arts and culture programs and facilities, such as the Public Art Annual Plan and the Art in Public Places programs. **Responsible Departments:** • Management Services	**LU** 13.5 **CS** 3.1 - 3.4, 3.7		X		
H. Intergovernmental Coordination					

Strategy	Policies	Near Term (0-5 yrs).	Continuous	Annual	Mid-Long Term (5-10 +)
School Districts Maintain a working relationship with Temple City Unified School District (TCUSD) other school districts, and private schools to promote compatibility of their facilities and programs with the neighborhoods in which they are located, to provide school districts with information regarding proposed new housing developments to enable school districts to plan facilities and programs to meet resident , to provide quality educational opportunities for Temple City residents of all ages, and to coordinate on mutually-beneficial programs such as joint-use agreements. **Responsible Departments:** • Management Services • Community Development	**M** 1.1, 1.4, 3.1, 3.2, 3.3, 3.5, 3.6, 4.5, 5.6 **ED** 3.1 – 3.4 **CS** 2.2, 4.1 - 4.3, 4.7, 4.8, 4.9, 5.1, 5.2, 8.10, 17.3		X		
Colleges and Universities Encourage coordination between Pasadena City College and other regional institutions and the local educational system to promote a range of mentorship and career planning opportunities in a variety of fields and vocations, including support of vocational training and school-to-career programs that help students gain early exposure to careers and mentors, and to provide mid-career and adult education opportunities for Temple City residents. **Responsible Departments:** • Management Services	**ED** 2.5, 3.1, 3.3 **CS** 5.1, 5.2		X		
County of Los Angeles Work with the County of Los Angeles and all representative departments and agencies, including the Los Angeles County Public library, Los Angeles County Department of Public Works, Los Angeles County Sheriff Department, and Los Angeles County Fire Department among others in implementing the goals and policies of the Mid-Century Plan in coordination with County plans, policies, and programs. **Responsible Departments:** • Community Development	**LU** 5.2 **M** 8.1 – 8.4 **CS** 1.1 – 1.6, 6.1 - 6.9, 7.1, 7.2, 7.5, 7.6, 7.9, 12.1 - 12.4 **NR** 6.1, 6.2, 6.10 **H** 1.1 - 1.3, 2.2 - 2.4, 3.2, 3.3, 3.5, 4.1 - 4.3, 6.3, 8.2, 10.2, 10.7		X		

Strategy	Policies	Near Term (0-5 yrs).	Continuous	Annual	Mid-Long Term (5-10 +)
Regional Agencies and Partners Work with various regional agencies, including Southern California Association of Governments (SCAG), San Gabriel Valley Council of Governments (SGVCOG) the South Coast Air Quality Management District (SCAQMD), and the Regional Water Quality Control Board to enforce and monitor compliance with environmental regulations. Support SCAG and SGVCOG by monitoring land development (uses, densities, and urban form) and its impacts to ensure consistency with the Regional Transportation Plan/Sustainable Community Strategy, and work with these agencies in identifying additional local strategies to meet these goals. Additionally, submit CEQA documents to the regional agencies for review and comment for consistency with applicable plans and regulations. **Responsible Departments:** • Community Development	**M** 8.1 – 8.4 **H** 2.4, 8.6 **NR** 1.2, 4.2, 6.6, 6.10		X		
State Agencies Work with the State of California and all relevant departments and agencies, including California Environmental Protection Agency (EPA), California Highway Patrol (CHP), California Department of Health Services (DHP), Office of Planning and Research (OPR) and Department of Housing and Community Development (HCP) in the implementation, assessment, and monitoring of the Mid-Century Plan, including: • Work with the California EPA to enforce and monitor compliance with environmental regulations. CEQA documents will be submitted to the State Clearinghouse for distribution to state agencies for review and comment; • Encourage the California Highway Patrol to enforce State motor vehicle noise standards on roadways subject to its jurisdiction. • Work with the California Department of Health Services (DHS) regarding progress of asbestos waste treatment alternatives.. **Responsible Departments:** • Community Development	**CS** 3.7, 6.5, 6.8, 7.4 **NR** 1.2, 3.3, 6.3 **H** 2.4, 3.2, 3.3, 6.3, 8.1, 8.6		X		

Strategy	Policies	Near Term (0-5 yrs).	Continuous	Annual	Mid-Long Term (5-10 +)
Transportation Agencies Work with state, regional, and county traffic and mobility departments and agencies, including the Southern California Council of Governments (SCAG), Los Angeles Metropolitan Transit Agency (Metro), in implementing the goals and policies of the General Plan in coordination with the various other agency's plans, programs, and policies including: • Encouraging governmental agencies such as Caltrans, SCAG, and Metro to continue to improve transportation arteries to and through Temple City, including Rosemead Boulevard (SR-19) and Las Tunas Drive, in a manner consistent with the Plan's goals, policies, and programs. • Cooperating and participating with regional, County and surrounding cities' efforts to develop an efficient regional transportation plan and transportation system. • Working with Metro and Caltrans to provide designated park & ride locations for safe, convenient places for transit riders to park their vehicles to transfer to a carpool, vanpool, or bus. • Coordination with Metro and neighboring cities to ensure consistency and connectivity in regional bikeway planning. **Responsible Departments:** • Community Development	**M** 7.1 - 7.4, 8.1 - 8.4		X		
Multi Agencies Continue to work with appropriate federal, state, and neighboring local jurisdictions and agencies in reviewing development plans and capital improvement projects to ensure regional consistency and compatibility, including evaluating impacts related to the storage and transport of hazardous waste, noise impacts, and impacts to the regional watershed. **Responsible Departments:** • Community Development	**LU** 1.6 **ED** 6.2, 7.8 **CS** 6.5, 6.6, 6.8, 7.8 **NR** 6.6, 6.10 **H** 1.2, 2.1, 2.4, 3.2, 10.7		X		

Strategy	Policies	Near Term (0-5 yrs).	Continuous	Annual	Mid-Long Term (5-10 +)
Public and Quasi-Public Utilities Work with external public, quasi-public and private utility and service providers (e.g., electricity, gas, water, and telecommunications suppliers) in supporting periodic updates of their plans and programs to ensure that adequate facilities and improvements are provided to meet community needs. **Responsible Departments:** • Community Development	**CS** 11.1, 11.2, 11.4, 11.5, 14.1, 14.2, 14.4, 14.6, 15.1 - 15.5 **H** 8.7		X		
Public Safety Agencies Work with Los Angeles County Sheriff and Fire Departments (LASD and LACoFD) to maintain agreements and participate with the police, sheriff, and fire departments of nearby local cities and county agencies and to ensure adequate resources, facilities, and other support services during and after disasters and emergencies. Maintain partnerships for automatic and mutual aid agreements for the provision of fire protection and emergency medical services and conduct periodic emergency and disaster preparedness exercises to test and improve response to emergencies. **Responsible Departments:** • Community Development	**CS** 6.5, 6.8, 7.8 **H** 10.7		X		
I. Public-Private Partnerships					
Chamber of Commerce Partner with the Temple City Chamber of Commerce to implement the City's Economic Development Strategy, and to among other initiatives (a) attract a mix of national-brand and proven regional and local area businesses (b) support business outreach and marketing programs; (c) plan and conduct community events and celebrations; and (d) promote management training assistance programs offered to small business owners and managers. **Responsible Departments:** • Management Services • Community Development	**ED** 1.1, 1.2, 2.1, 2.3, 2.5, 3.1 - 3.4, 4.1 - 4.4, 7.9		X		

Strategy	Policies	Near Term (0-5 yrs).	Continuous	Annual	Mid-Long Term (5-10 +)
Solid Waste Provider Work with the solid waste, collection, disposal, and recycling service provider(s) to support efforts to maintain adequate service levels and solid waste facilities in accordance with state law. Periodically conduct a performance evaluation of the solid waste, collection, disposal, and recycling service provider(s) to verify adequacy of service. **Responsible Departments:** • Community Development	**CS** 16.1 - 16.9		X		
Historic Preservation Coordinate with local property owners interested in participating in property owner funded historic resource identification study and subsequent incentive programs, such as the Mills Act, a state law allowing cities to enter into contracts with the owners of historic structures. Such contracts provide for a reduction of property taxes in exchange for the continued preservation of the property. **Responsible Departments:** • Community Development	**LU** 1.1 – 1.9, 5.1 – 5.7		X		
Non-Profit and Community Housing Organizations Work with non-profit and community housing organizations to obtain housing related funding including: Community Development Block Grant (CDBG), HOME, Low-Income Housing Tax Credits (LIHTC), Mental Health Services Act (MHSA) Housing Program, HUD Section 811 and 202, Section 8 Housing Choice Voucher Program, as identified in the General Plan Housing Element for programs such as rental assistance, tenant protection, maintenance, affordable, and senior housing. **Responsible Departments:** • Community Development	**LU** 2.2, 4.3, 6.3, 8.4, 9.9, 9.10, 11.1 **ED** 7.8		X	X	
J. Public Information					

Strategy	Policies	Near Term (0-5 yrs).	Continuous	Annual	Mid-Long Term (5-10 +)
Property Maintenance Develop and distribute resource materials that educate Temple City's residents and business owners regarding methods for property maintenance and improvements to foster upkeep of aging residential and commercial properties. **Responsible Departments:** • Management Services • Community Development	**ED** 6.1 **H** 9.1		X		
Economic Development Outreach Media Develop collateral material supporting the City's Economic Development Strategy. These should be designed to provoke interest in and support of local businesses and potential developers and be distributed widely through a variety of media including publications, posters, videos, PowerPoint presentations, and posting on the City's website. **Responsible Departments:** • Management Services • Community Development	**LU** 15.3, 15.4 **ED** 2.1, 4.1, 4.2		X		
Environment, Air Quality, and Climate Change Work with the SCAQMD, SCAG, the City's utilities providers, and local educational institutions to develop educational media informing the community regarding air quality, water quality and scarcity, energy, climate change, waste recycling, hazardous waste disposal, and other environmental challenges and approaches to conserve resources, adapt to climate change, and live more sustainably. **Responsible Departments:** • Management Services • Community Development	**CS** 17.1 - 17.3 **NR** 4.1 - 4.3, 6.9 **H** 8.5, 8.6, 9.5, 10.5		X		

Strategy	Policies	Near Term (0-5 yrs).	Continuous	Annual	Mid-Long Term (5-10 +)
Healthy Communities Collaborate with the Los Angeles County Department of Public Health, local health and non-profit organizations, and insurance providers to develop educational media informing the community about critical health issues facing Temple City residents and strategies to improve the health of children and adults. **Responsible Departments:** • Management Services • Community Development	CS 8.12 - 8.14, 9.5		X		
Community Safety Continue to work with the Los Angeles County Sheriff and Fire Department's to provide informational media educating the public regarding community safety issues and programs for protection and response. A diversity of formats and media may be used including publications, posters, videos, PowerPoint presentations, and posting on the City website. **Responsible Departments:** • Management Services • Community Development	H 1.3, 8.5, 8.6, 9.4, 9.5, 10.4, 10.5		X		
Waste and Hazardous Waste Recycling Produce and distribute materials to educate the community regarding the importance and methods for waste and hazardous waste recycling. These will describe the proper use, storage, and disposal of hazardous materials and products, and encourage the use of safer, nontoxic, environmentally friendly equivalents. **Responsible Departments:** • Management Services • Community Development	H 3.7, 4.4, 4.5		X		
History and Culture Work with local historians and preservation groups to develop educational media informing the community about its history and the value and importance of contributing sites and buildings. **Responsible Departments:** • Management Services • Community Development	LU 5.5 - 5.7		X		

CITY OF TEMPLE CITY
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