AGENDA ITEM 1

PL 25-4908
Annual Code Amendments (Series D)

October 14, 2025

TEMPLE CITY

BACKGROUND

- **Major Code Update:** Since 2020, staff implemented new zoning regulations, the first major update since 1960.
- **Amendment Series:** Three amendment series (A, B, and C) were adopted to refine the code.
- **Series D:** Proposed to address additional improvements and updates.

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PROPOSED AMENDMENTS

Recommended Changes:

- State law compliance
- Minor miscellaneous improvements
- Fee adjustment
- Increased efficiency
- Codifying policies/practices
- Ensuring consistency
- Correcting errors

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State Law Compliance

PUBLIC NOTICING

AB 2904: Requires a minimum 20-day public notice for zoning ordinances or amendments to zoning ordinances.





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NOTICE OF PUBLIC HEARING

FOR THE PLANNING COMMISSION

The Planning Commission is holding a public hearing on the project described below. You are receiving this notice because your property is located near the project, the project may directly, or indirectly affect you, or because you have requested to be notified.

Project Location: **Citywide, City of Temple City, County of Los Angeles**

Project: PL 25-4908: Annual Code Amendments (Series D). As part of the City's annual code update process,

Recommended Change:

- Update public noticing rules to require at least 20-days.

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COMMUNITY CLINICS

AB 2085: Requires cities to allow non-profit community clinics through a ministerial process (e.g., reproductive health services).

- Must be permitted where office, retail, health care, or parking uses are allowed.

Recommended Changes:

- Include a definition for “Community Clinic”.
- Allow them in commercial and mixed-use zones.
- Update off-street parking requirements to liken them to “Medical Offices”.

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COMMUNITY CARE FACILITIES

AB 2162: Requires cities to allow community care facilities in all residential zones.

- State-licensed facility providing nonmedical care and supervision to individuals with physical disabilities, mental health issues, etc.
- Small facilities (6 or fewer residents) allowed by-right and treated like single-family homes.
- Large facilities (7 or more residents) may require a CUP.

Recommended Changes:

- Update definitions for “small facilities” & “large facilities”.
- Allow small facilities where single-family dwellings are permitted.
- Require large facilities to obtain a CUP.

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THRIFT RETAIL STORES

AB 2632: Requires cities to treat thrift retail stores the same as general retail stores.

- Design and operation standards are allowed.

Recommended Changes:

- Include a definition for “Thrift Retail Store”.
- Allow by-right in zones where general retail is permitted.
- CUP required for 10,000 SF or more (outside of the CSP).
- CUP size thresholds unique to the CSP will apply.
- CUP required for accepting large donations (e.g., refrigerators, stoves).
- Operational standards: donation area/drop-off, security, storage, signage, parking , hours of operation, etc.

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LEGAL NON-CONFORMING PARKING

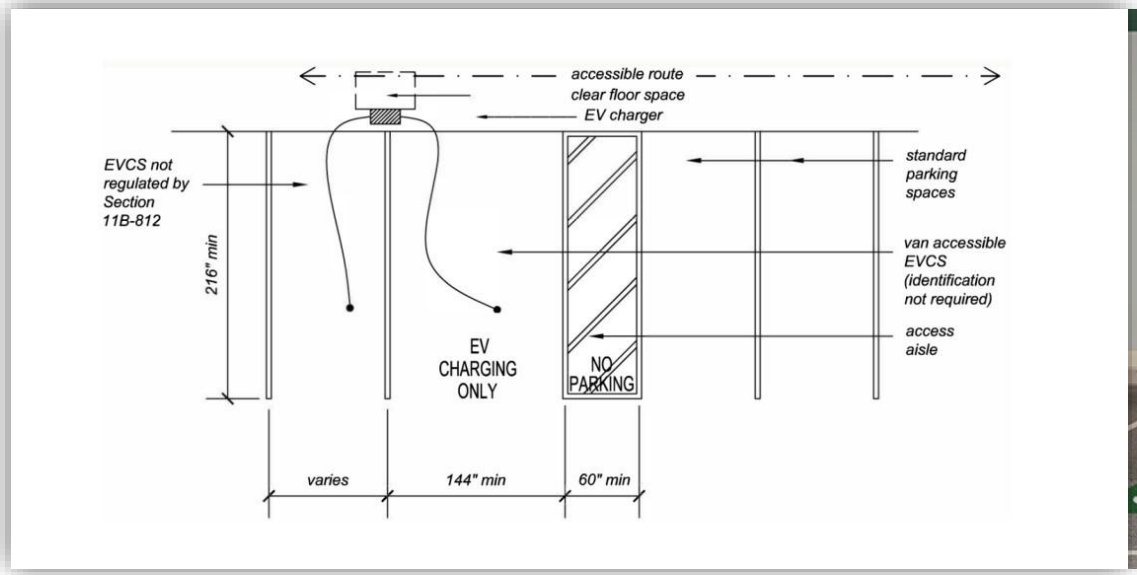
AB 1308: Prohibits cities from requiring additional off-street parking when single-family homes are being expanded – unless the project exceeds the maximum height or FAR.

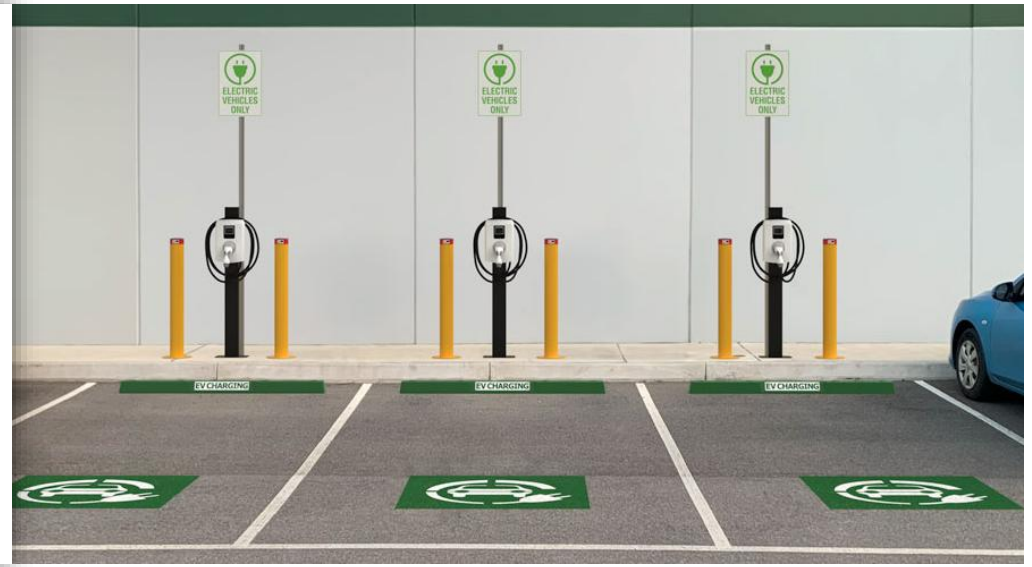
Recommended Change:

- Allow additions to single-family homes without requiring additional parking.

EV CHARGING SPACES

AB 1100: Requires parking spaces with EV charging equipment (or future EV use) to count toward parking requirements.





Recommended Change:

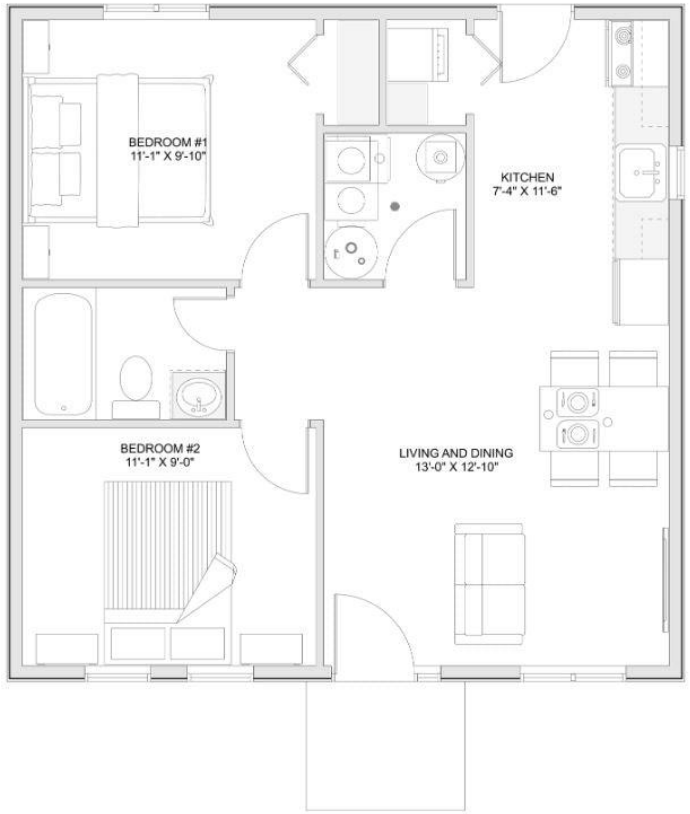
- Clarify that EV spaces (and associated equipment) may replace required parking spaces.

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MINIMUM DWELLING UNIT SIZE

Recommended Changes:

- Remove the minimum dwelling unit size from the R-zones.
- The building code will regulate minimum unit sizes (E.g., efficiency units require at least 220 SF).



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Minor Miscellaneous Improvements

SIDEWALK VENDORS



Recommended Change: Require a background check prior to the issuance of a business license.

MOBILE FOOD VENDORS





Recommended Changes:

- Relocate a minimum of 500 feet every hour.
- Limit operations at the same location to once per day.
- Prohibit operations between 10 p.m. to 6 a.m.

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COMMERCIAL WINDOW SIGNS

Recommended Changes:

- Remove the limit on number of window signs.
- Update the maximum allowable window sign area.
  - "Pedestrian Eye Zone" (4 to 8 feet from grade) is limited to 15%.
  - All other areas is 40%



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YARD ENCROACHMENTS

- Decorative architectural features (e.g., cornices, eaves) are allowed to encroach into setbacks up to 30 inches.

Recommended Changes:

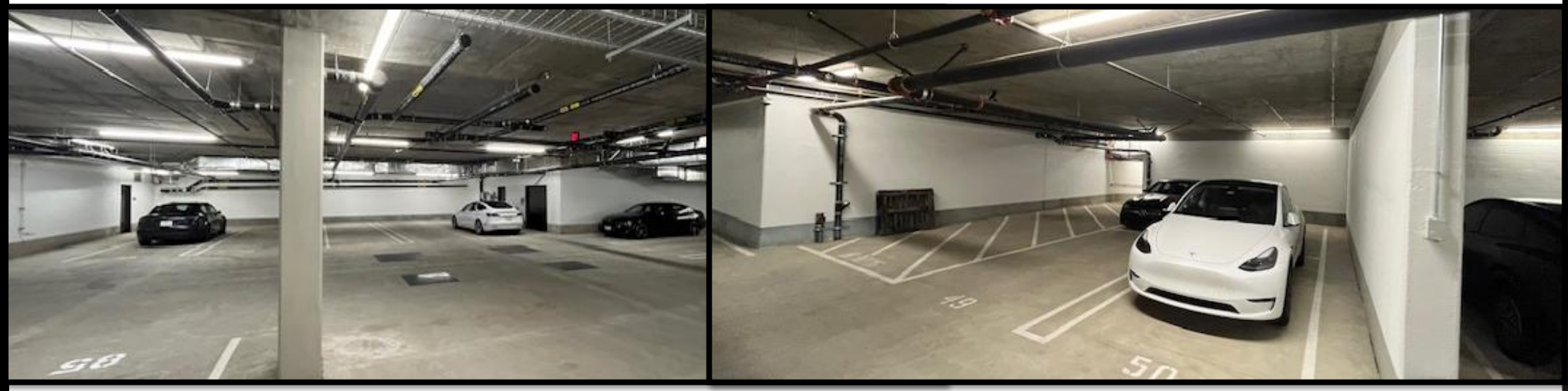
- Include “bay windows” and “non-retractable window awnings”.
- Do not provide floor space.





CSP PARKING STRUCTURES

- The Crossroads Specific Plan requires the ceiling and interior walls of a parking structure to be painted.



Recommended CSP Changes:

- Remove the ceiling paint requirement.
- Include a light reflectance value for the wall paint.

GENERAL PARKING STRUCTURES

Recommended TCMC Changes:

- Include requirements for painting of interior walls of parking structures, consistent with the CSP.
- Require a photometric study to ensure adequate lighting.

Create Consistency

DAY SPAS

- A CUP is required in all the commercial zones and permitted by-right in the mixed-use zones.

- Does not include massage services.

Recommended Changes:

- Require a CUP in mixed-use zones.



OFF-STREET PARKING

Recommended Changes:

- **Community Clinic:** Include with “Office, Medical” requiring 1 space per 200 SF.
- **Day Spa:** Include with “Personal services” (e.g., barber/beauty shop) requiring 1 space per 333 SF.
- **Indoor Recreation:** Specify size thresholds for “small scale” and “large scale”.
- **Billiard Hall, Batting Cage, or Bowling Alley:** Add to the requirements, based on a recent survey of other cities.

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Improve Efficiency

DENSITY BONUSES & CONCESSIONS

- The TCMC designates City Council as the approval body for density bonuses and concessions.

Recommended Changes:

- Change approval authority to the Planning Commission.
- Clarify the grounds for denial.

Fee Adjustment

BUSINESS LICENSE RELOCATION

- Application for Business license change of location is $1.
- Does not recoup staff time spent on processing the application.
- Fee is established in the Municipal Code (not a fee resolution).

Recommended Change: Set relocation fee equal to the cost of a new business license application.

FINDINGS

- Amendments are consistent with the General Plan and Specific Plans.
- Does not negatively impact public health, safety, or welfare.
- Aligns with other applicable provisions of the Code.
- Consistent with current state legislation.

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ENVIRONMENTAL REVIEW

- Not subject to review under CEQA.
- There is no possibility that the amendments would have a significant impact.
- Includes state-mandated provisions and organizational/ administrative updates.

RECOMMENDATION

Adopt the Resolution recommending City Council adopt the proposed Ordinance.

DISCUSSION

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