

Planning Commission's Additional Proposed Changes to the Draft Mid-Century General Plan

The definition for Mixed Use on Page 2-12 of the Land Use Element of the Draft General Plan will be amended as follows.

“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 freestanding 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.](#)”