

# **LAND USE**



Section 2: Land Use Element (continued)

**TABLE 2-1  
 LAND USE IMPLEMENTATION (continued)**

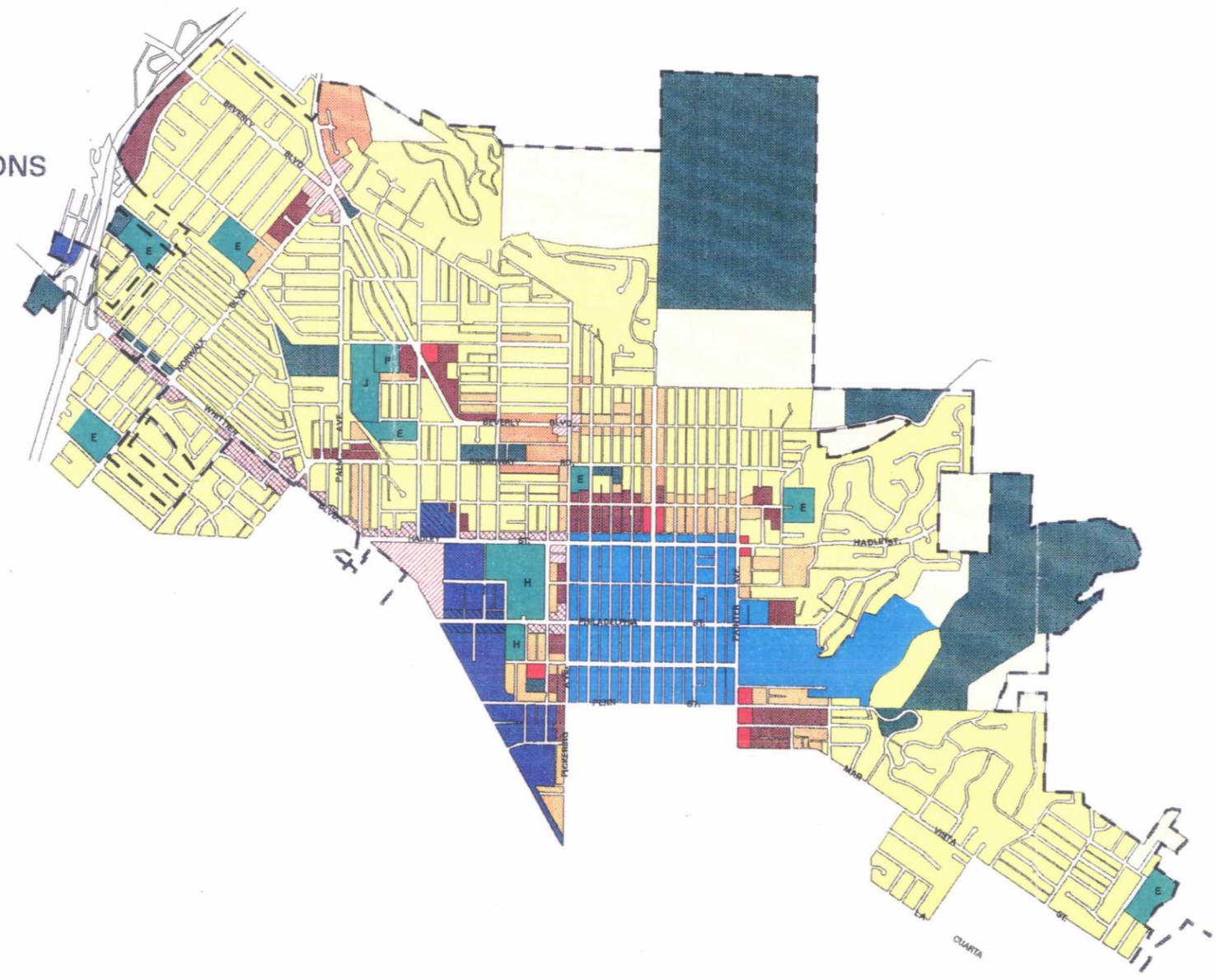
Goal	Policy	Implementation Measure
2. Maintenance and Development of Residential Neighborhoods (continued)	2.5 Encourage development of quality housing.	General Plan & Zoning Ordinance Consistency Environmental Review Program
	2.6 Encourage lot assembly.	Incentives to Create Larger Lots Support Organizations
	2.7 Require new development to consider infrastructure capacity and demand on public services.	Environmental Review Service Commitment Service Capacity Monitoring
	2.8 Implement ongoing planning efforts.	Specific Plan Consistency Program
3. Maintenance and development of commercial and retail uses.	3.1 Promote convenient access and parking areas.	Commercial Development Standards Parking Standards Review
	3.2 Encourage the grouping of commercial uses.	General Plan & Zoning Ordinance Consistency
	3.3 Protect the aesthetic qualities of commercial areas.	Redevelopment Programs Design Review
	3.4 Discourage large temporary and offsite signs.	Sign Ordinance Review
	3.5 Encourage a variety of commercial uses.	Support Organizations
	3.6 Encourage attractive, safe, comfortable commercial developments.	Redevelopment Programs
	3.7 Encourage the use of buffers and landscaping.	Design Review Landscaping and Land Use Buffers
	3.8 Promote energy conservation.	Energy Conservation
	3.9 Require new development to consider infrastructure capacity and demand on public services.	Environmental Review Service Commitment Service Capacity Monitoring

Section 2: Land Use Element (continued)

<b>TABLE 2-1            LAND USE IMPLEMENTATION (continued)</b>		
Goal	Policy	Implementation Measure
<b>4. Continued improvement of industrial areas.</b>	<b>4.1 Encourage industrial developments to be compatible with adjacent uses.</b>	<b>Environmental Review            Design Review            Industrial Rehabilitation</b>
	<b>4.2 Encourage industrial diversification in Whittier.</b>	<b>Support Organizations            Promotion of Local Industries</b>
	<b>4.3 Require high quality building design and promote the use of buffers.</b>	<b>Landscaping and Land Use Buffers            Environmental Review</b>
	<b>4.4 Cooperate with other agencies in limiting adverse impacts of industrial development</b>	<b>Environmental Review            Inter-agency Coordination</b>
	<b>4.5 Require industrial development to meet or exceed safety standards.</b>	<b>Environmental Review            Design Review            Inter-agency Coordination</b>
	<b>4.6 Require new development to consider infrastructure capacity and demand on public services.</b>	<b>Environmental Review            Service Commitment            Service Capacity Monitoring</b>
<b>5. Provision of Parks and Recreational Opportunities</b>	<b>5.1 Encourage development and retention of parks and recreation areas.</b>	<b>General Plan &amp; Zoning Ordinance Consistency            Parks Needs Study Update</b>
	<b>5.2 Purchase new park sites whenever possible.</b>	<b>Parks Needs Study Update            Park Fees</b>
	<b>5.3 Development parks and recreation facilities to complement other community facilities.</b>	<b>Parks Needs Study Update</b>
	<b>5.4 Encourage park development to address deficiencies.</b>	<b>Parks Needs Study Update            Handicap Access Requirements</b>
	<b>5.5 Discourage the destruction of existing parks.</b>	<b>Parks Needs Study Update            Deed Restriction</b>

### LAND USE DESIGNATIONS

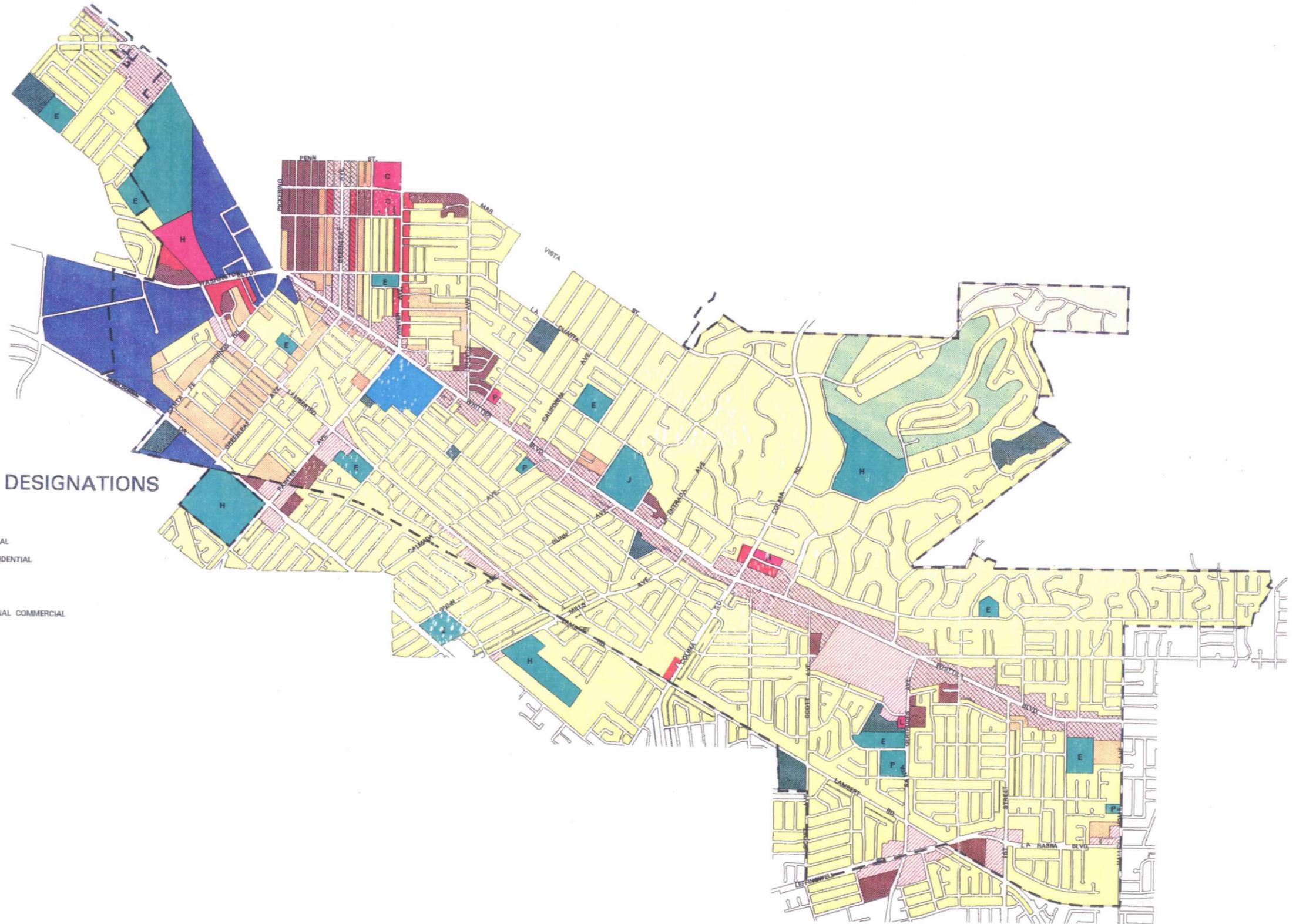
- HILLSIDE RESIDENTIAL
- LOW DENSITY RESIDENTIAL
- MEDIUM DENSITY RESIDENTIAL
- MEDIUM HIGH DENSITY RESIDENTIAL
- HIGH DENSITY RESIDENTIAL
- GENERAL COMMERCIAL
- ADMINISTRATIVE/PROFESSIONAL COMMERCIAL
- GENERAL INDUSTRIAL
- URBAN DESIGN DISTRICT
- SPECIFIC PLAN
- ELEMENTARY SCHOOL
- JUNIOR HIGH SCHOOL
- HIGH SCHOOL
- PRIVATE SCHOOL
- PARK
- GOLF COURSE
- CIVIC CENTER
- HOSPITAL
- POST OFFICE
- LIBRARY



DAVID EVANS AND ASSOCIATES, INC.



**EXHIBIT 2-1  
LAND USE PLAN  
(NORTHWEST AREA)**



**LAND USE DESIGNATIONS**

- HILLSIDE RESIDENTIAL
- LOW DENSITY RESIDENTIAL
- MEDIUM DENSITY RESIDENTIAL
- MEDIUM HIGH DENSITY RESIDENTIAL
- HIGH DENSITY RESIDENTIAL
- GENERAL COMMERCIAL
- ADMINISTRATIVE/PROFESSIONAL COMMERCIAL
- GENERAL INDUSTRIAL
- URBAN DESIGN DISTRICT
- SPECIFIC PLAN
- ELEMENTARY SCHOOL
- JUNIOR HIGH SCHOOL
- HIGH SCHOOL
- PRIVATE SCHOOL
- PARK
- GOLF COURSE
- CIVIC CENTER
- HOSPITAL
- POST OFFICE
- LIBRARY

DEA DAVID EVANS AND ASSOCIATES, INC.



**EXHIBIT 2-2  
LAND USE PLAN  
(SOUTHEAST AREA)**

Section 2: Land Use Element (continued)

TABLE 2-1 LAND USE IMPLEMENTATION (continued)		
Goal	Policy	Implementation Measure
6. Retention and development of scenic areas and open space.	6.1 Encourage landscaped buffer zones.	Landscaping & Land Use Buffers
	6.2 Maintain and develop sidewalks and parkways.	Sidewalk and Parkway Development and Maintenance Program
	6.3 Promote conversion of railroad rights-of-way to multi-use trails.	Parks Needs Study Update Conversion of Railroad Rights-of-Way
	6.4 Preserve ecological resources in planning area.	Puente Hills Cooperative Planning Program Open Space Acquisition
	6.5 Work with involved individuals and agencies to promote preservation of Puente Hills.	Puente Hills Cooperative Planning Program Open Space Acquisition
7. Promote mixed-use development.	7.1 Encourage new housing in mixed-use districts.	Underutilized Lots General Plan & Zoning Ordinance Consistency
	7.2 Encourage the development of mixed-use districts.	Redevelopment Programs General Plan & Zoning Ordinance Consistency
8. Preserve Institutional Uses.	8.1 Preserve and maintain institutional uses.	General Plan & Zoning Ordinance Consistency
	8.2 Work with Whittier College to preserve its campus.	Specific Plan Consistency Program General Plan & Zoning Ordinance Consistency

**LAND USE PLAN**

The Land Use Plan is the primary tool for implementing the goals and policies of the Land Use Element. The Plan indicates the location and extent of permitted development in the City to promote compatible development and the maintenance of environmental amenities. The Land Use Plan also reflects the goals and policies in the Land Use Element. Because the City is largely urbanized, the Plan corresponds closely to existing land uses and development throughout the City.

The Whittier Land Use Plan will be the primary tool for implementing the land use goals and policies. The Land Use Plan consists of a map showing land use designations over the planning area and general standards for development permitted in specific areas of the City. State law

*Section 2: Land Use Element (continued)*

requires that these categories also describe standards for *development intensity* and *population density*. This ensures that citizens, staff, and policy makers clearly understand the implications of the Land Use Plan on both existing and future development.

Development intensity refers to the size or degree of development possible within a land use designation. Development intensity standards may use a ratio of a building's floor area to the total lot area (referred to as a floor area ratio), the number of dwelling units per acre, traffic generation, or a number of other factors. In the Whittier General Plan, development intensity is measured using floor area ratios for nonresidential development and units per acre densities for residential development.

Population density applies generally to residential land use designations and is expressed as the number of persons per acre. The population density standard is often derived by multiplying the number of housing units per acre permitted within a particular land use designation by the average household size in the City.

The land use designations are described in greater detail in the following sections. The General Plan land use map is shown in Exhibits 2-1 and 2-2.

*Residential Land Use Designations and Standards*

Residential land use designations apply to the various densities of residential developments in the City. Generally, higher density areas are located near the city center and low density areas are located on the hillsides. The residential land use designations are summarized in Table 2-2.

- **Hillside Residential** - The Hillside Residential designation applies to large lot development. Approximately 314.27 acres (3.9 percent) of the City is designated as Hillside Residential. This designation will allow development of up to three dwelling units per acre. The population density within these areas would be 9 persons per acre, assuming an average household size of 2.7 persons per household. (The average household size reflects 1990 Census estimates.) This designation corresponds to the Hillside Residential (H-R) Zone of the City Zoning Ordinance.
- **Low Density Residential** - The Low Density Residential designation refers to single-family development which is found throughout Whittier. Generally, this designation characterizes existing residential neighborhoods in the City. This designation will allow developments with maximum densities of 6 or 7 units per acre, depending on the underlying zoning, lot configuration, and development standards. The Low Density Residential designation covers the majority of residential neighborhoods in Whittier or approximately 3,785.87 acres (47.3 percent). The population density within these neighborhoods may average up to 19 persons per acre, with an average household size of 2.7 persons per household. The Low Density Residential designation directly

Section 2: Land Use Element (continued)

corresponds to the Low-Density Residential (R-1) Zone and includes the Residential (R-E) Zone.

- **Medium Density Residential** - The Medium Density Residential designation applies to areas of the City with densities between 8 dwelling units per acre to 15 dwelling units per acre. Housing within this density range includes a mix of single-family detached and attached units, duplex, triplex, and garden apartments. The Medium Density Residential designation applies to approximately 225.27 acres (2.8 percent) of the City. The maximum population density in these areas is 41 persons per acre, assuming an average of 2.7 persons per household. This designation corresponds to the Medium Density Residential (R-2) Zone.
- **Medium-High Density Residential** - The Medium-High Density Residential designation reflects areas with housing densities of 16 dwelling units per acre to 25 dwelling units per acre. Developments within this designation include multi-family projects, apartment, condominiums, and planned unit developments. The Medium-High Density Residential designation covers approximately 65.90 acres (0.8 percent) of the City. The maximum population density within these areas is 68 persons per acre. The Medium-High Density Residential designation corresponds to the Medium-High Density Residential (R-3) Zone.
- **High Density Residential** - The High Density Residential designation applies to those areas with multi-family developments and special housing projects with densities of 26 dwelling units per acre to 35 dwelling units per acre. Approximately 184.34 acres, or 2.3 percent of the City, is designated as High Density Residential. The population density in these areas may reach 95 persons per acre (at 2.7 persons per household). This land use designation corresponds to the High Density Residential (R-4) Zone.

<b>TABLE 2-2 SUMMARY OF GENERAL PLAN RESIDENTIAL DESIGNATIONS</b>			
Land Use Designation	Maximum Density	Permitted Developments	Corresponding Zone District
Hillside Residential	2 units/acre	Planned residential clusters of single-family units and/or multi-family units	H-R
Low Density Residential	6 to 7 units/acre	Single-family detached units	R-E R-1
Medium Density Residential	15 units/acre	Townhouses, duplex, triplex, garden apartments, and multi-family detached units	R-2

Section 2: Land Use Element (continued)

TABLE 2-2 SUMMARY OF GENERAL PLAN RESIDENTIAL DESIGNATIONS (continued)			
Land Use Designation	Maximum Density	Permitted Developments	Corresponding Zone District
Medium-High Density Residential	25 units/acre	Multi-family units, condominiums, Planned Unit Developments	R-3
High Density Residential	35 units/acre	Multi-family units, special housing projects	R-4

*Commercial Designations and Standards*

Commercial designations in the Plan reflect the different types of commercial land uses: General Commercial, and Administrative and Professional Commercial. Commercial designations are described below and are summarized in Table 2-3.

- **General Commercial** - The General Commercial designation refers to retail, trade and service uses, including highway-related commercial uses, shopping centers, business districts and commercial nodes. Approximately 411.51 acres of the City are designated as General Commercial. The average floor area ratio of developments in these areas is 0.25 to 0.50. This designation corresponds to the C-1, C-2, and C-3 Zones of the Zoning Ordinance.
- **Administrative and Professional Commercial** - The Administrative and Professional Commercial designation applies to areas developed with offices serving business, medical, professional, and administrative uses. This designation permits an average floor area ratio (FAR) of 0.50 to 2.0. Approximately 58.41 acres of the City (0.7 percent) are designated Administrative and Professional Commercial. This designation corresponds directly to the Commercial Office (C-O) and Light Commercial (C-1) Zones.

TABLE 2-3 SUMMARY OF GENERAL PLAN COMMERCIAL DESIGNATIONS			
Land Use Designation	Maximum Density Average FAR	Permitted Developments	Corresponding Zone District
General Commercial	FAR 0.25 to 2.0	Retail, trade and service uses, business district, commercial corridor, sub-regional shopping centers, convenience centers, highway-related commercial uses, high density residential uses	C-1 C-2 C-3

TABLE 2-3 SUMMARY OF GENERAL PLAN COMMERCIAL DESIGNATIONS (continued)			
Land Use Designation	Maximum Density Average FAR	Permitted Developments	Corresponding Zone District
Administrative and Professional Commercial	FAR 0.5 to 2.0	Business, medical, professional and administrative offices, special housing projects, high density residential uses	C-1 C-O

**Urban Design District Overlay**

This land use designation promotes the revitalization and improvement in four key corridors within the City. The designation goes beyond the Scenic Corridor designations discussed in the Environmental Resource Management Element which focuses on landscaping and the preservation and maintenance of amenities. The Urban Design District applies to portions of Whittier Boulevard, Greenleaf Avenue, Philadelphia Street, and Hadley Street. It promotes specific urban design measures and guidelines and calls for specific types of land uses and accompanying development standards tailored for each use. This designation does not change the maximum density allowed by the underlying zoning designations though the overlay expands the development that is currently permitted under the base zone designations. Table 2-4 summarizes this land use designation and the actions associated with the implementation of the overlay designation for each of the districts.

The Urban Design District designation applies to the following:

- **Whittier Boulevard Urban Design District** - This district generally extends along the entire length of Whittier Boulevard and applies to a majority of parcels where infill or design guidelines are desirable. The Plan calls for design guidelines or a specific plan to be prepared and adopted to provide direction related to architectural design, site planning, signage, and streetscape treatments along Whittier Boulevard. The Whittier Boulevard Urban Design District designation will also permit mixed-use developments (which may include a mix of residential and commercial land uses on a single parcel) once design standards have been prepared. In other areas, the intent is to provide for the establishment of commercial nodes and centers to more efficiently utilize the available land. Existing residential and public land uses located along the corridor will not be affected by this designation.
- **Hadley Street Urban Design District** - This designation promotes the upgrading of Hadley Street between Whittier Boulevard and the Uptown area. The Plan calls for the preparation of design guidelines or a specific plan to establish direction concerning the nature and extent of development desirable in the future. The General Plan envisions

*Section 2: Land Use Element (continued)*

the need to establish design guidelines for this key roadway while promoting mixed-use (residential/commercial) and residential development in those areas where underutilized properties are found.

- **South Greenleaf Urban Design District** - This designation applies to that portion of Greenleaf Avenue between Uptown and Whittier Boulevard. This area is included within the South Greenleaf Redevelopment Project Area and has been the focus of planning efforts related to improved urban design. The Overlay designation, as it applies to this corridor, also permits mixed-use development (residential/commercial) and residential development. Commercial development is also permitted under the base zoning.
- **Philadelphia Street Urban Design District** - This street is a highly visible link between Whittier Boulevard and the Uptown Area. The overlay designation, as it applies to this corridor, focuses on improving the corridor's appearance through design guidelines. The average permitted density in these areas shall be regulated by the density allowed by the underlying designation.

**TABLE 2-4  
 SUMMARY OF URBAN DESIGN DISTRICT DESIGNATION**

District Name	Maximum Average Density	Applicable Standards
Whittier Boulevard	FAR 0.25 to 2.0 (with the floor area for the residential use calculated as part of the FAR)	Specific Plan or Design Guidelines will be prepared. Base zoning will remain unchanged along corridor. Commercially zoned parcels may be redeveloped in mixed-use residential/commercial on same parcel.
Hadley Street	FAR 0.25 to 2.0 (with the floor area for the residential use calculated as part of the FAR)	Specific Plan or Design Guidelines will be prepared. Base zoning will remain unchanged along corridor. Commercially zoned parcels may be redeveloped in mixed-use residential/commercial on same parcel.

Section 2: Land Use Element (continued)

TABLE 2-4 SUMMARY OF URBAN DESIGN DISTRICT DESIGNATION (continued)		
District Name	Maximum Average Density	Applicable Standards
South Greenleaf Avenue	FAR 0.25 to 2.0 (with the floor area for the residential use calculated as part of the FAR)	Specific Plan or Design Guidelines will be prepared. Base zoning will remain unchanged along corridor. Commercially zoned parcels may be redeveloped in mixed-use residential/commercial on same parcel.
Philadelphia Street	Base zoning applies	Design guidelines only.

*Industrial Designation*

The General Industrial designation refers to all industrial and manufacturing land uses, including warehouses. In Whittier, approximately 262.28 acres (3.3 percent of the City's total land area) are designated as General Industrial. The average floor area ratio of these areas is 0.6 to 1.0. The General Industrial designation corresponds to the Manufacturing (M) Zone in the Zoning Ordinance. The standards are summarized in Table 2-5.

TABLE 2-5 SUMMARY OF GENERAL PLAN INDUSTRIAL DESIGNATION			
Land Use Designation	Average FAR	Permitted Developments	Corresponding Zone District
General Industrial	FAR 0.6 to 1.0	Warehouses, light and heavy industrial uses	M

*Public and Quasi-Public Designations*

Public and Quasi-Public designations, (summarized in Table 2-6) apply to land uses operated and maintained for public administration, and welfare. These land uses include public elementary, junior high and high schools, private schools, parks, the Civic Center, hospitals, post offices, libraries, and the golf course. The Land Use Plan identifies the different institutional and public uses in the City. Approximately 1,232.26 acres of the City (15.4 percent) is designated for the different Public and Quasi-Public uses. This designation is consistent with all zoning categories in which these uses are permitted.

TABLE 2-6 SUMMARY OF GENERAL PLAN PUBLIC/QUASI-PUBLIC DESIGNATION			
Land Use Designation	Average FAR	Permitted Developments	Corresponding Zone District
Public and Quasi-Public	FAR 0.5 to 2.0	Schools, institutional uses, private clubs and organizations, parks and recreation facilities, cultural and civic centers, utility facilities	All

*Specific Plan Designation*

Specific Plans are designed to provide specific guidance concerning land use and development standards, infrastructure requirements (including streets), and design standards for areas included within a specific plan's boundaries. Once adopted, a specific plan can only be changed by amending the plan. The areas designated as Specific Plan correspond to areas of adopted and future specific plans. Specific plans may be developed for other areas of the City where there is a need to exercise more control over the development of the area. The following Specific Plans are provided for under this General Plan:

- The Uptown Whittier Village is located in a specific plan area which contains the City's original commercial district. It covers 33 city blocks developed with retail stores, specialty shops, restaurants, residences, and offices. The specific plan for Uptown Whittier was developed specifically to preserve the historic character of the area. The plan calls for rebuilding of the retail commercial base, development of mixed-uses, restoration of historic buildings, development of buildings which complement the existing architectural style, promotion of the area's retail uses, creation of entertainment opportunities, and development of support residential and offices uses.
- The Quad at Whittier Specific Plan covers the area developed with the Quad shopping center on Whittier Boulevard between Painter and Laurel Avenues. The site covers 32.4 acres.
- Whittier College has also been designated a Specific Plan area. This will allow development within the college to proceed according to a proposed Master Plan. Whittier College is developed with school buildings, dormitories and game fields.

Section 2: Land Use Element (continued)

**Land Use Plan**

The Land Use Plan, as shown in Exhibits 2-1 and 2-2, indicates the location and extent of development permitted under the Land Use Plan. As indicated previously, most development in the City is going to be preserved under this Plan. The focus of future revitalization and redevelopment will be along the commercial arterial roadways and in scattered infill.

The development capacity of a city may depend on a number of factors such as availability of infrastructure, vacant land, topography, and the maximum development permitted under the General Plan. The maximum development possible under a plan is referred to as a *build-out*. Build-out is generally expressed in number of housing units for residential development and square-footage of structural gross floor area for nonresidential.

Theoretical build-out refers to the development possible if all land uses were developed to the maximum intensity permitted under the General Plan. The major limitation of theoretical build-out is the assumption that existing development will be replaced by newer development over the life of the Plan. Effective build-out is a more realistic measure in that the measure recognizes that new development will be limited to certain parcels. Many parcel's configurations will not allow further development. In communities that are urbanized, effective build-out is generally around 80% of theoretical build-out.

The Whittier Land Use Plan, under effective build-out, will result in approximately 28,451 to 35,564 housing units, 4.6 to 5.8 million square feet of commercial uses and 5.5 to 6.8 million square feet of industrial uses. Table 2-6 indicates the effective and theoretical build-out for the General Plan. The effective buildout is 80 percent of the theoretical capacity. It accounts for lot size, irregular parcels and other areas that cannot accommodate development at maximum density. Assuming an average household size of 2.7 persons per household, the resident population at build-out and full occupancy is 96,023 persons. Table 2-7 estimates the Plan's carrying capacity.

TABLE 2-7 LAND USE PLAN BUILD-OUT				
Land Use Designation	Acres	Density/FAR	Total Build-out	Effective Build-out
Hillside Residential	314.27	2 du/acre	628	502
Low Density Residential	3,785.87	6 du/acre	22,715	18,172
Medium Density Residential	225.27	15 du/acre	3,379	2,703
Medium-High Density Residential	65.90	25 du/acre	1,648	1,318
High Density Residential	184.34	35 du/acre	6,452	5,162

Section 2: Land Use Element (continued)

**TABLE 2-7  
 LAND USE PLAN BUILD-OUT (continued)**

Land Use Designation	Acres	Density/FAR	Total Build-out	Effective Build-out
General Commercial	411.51	FAR 0.25 to 0.50	4,481,344 sf	3,585,075 sf
Administrative and Professional Commercial	58.41	FAR 0.5 to 2.0	1,272,170 sf	1,017,736 sf
General Industrial	262.28	FAR 0.60 to 1.0	6,854,950 sf	5,483,960 sf
Urban Design District	296.74	25 du/ac	742 du*	594 du
<b>Public and Quasi-Public</b>				
Elementary School	166.22	FAR 0.5	7,317,427 sf	5,853,941 sf
Junior High School	38.65	FAR 0.5		
High School	114.74	FAR 0.5		
Private School	16.36	FAR 0.5		
Park	492.18	FAR 0.01	214,394 sf	171,515 sf
Civic Center	17.27	FAR 0.70	526,597 sf	421,277 sf
Hospital	27.41	FAR 1.0 to 2.0	1,193,980 sf	955,184 sf
Post Office	1.80	FAR 0.5	39,204 sf	31,363 sf
Golf Course	121.25	FAR 0.01	52,817 sf	42,253 sf
Library	1.19	FAR 0.5	25,918 sf	20,735 sf
Specific Plan	235.19	FAR 0.5 to 2.0	5,122,438 sf	4,097,950 sf
Streets	1,465.79	---	---	---
<b>TOTAL</b>	<b>8,005.90</b>		<b>35,564 units + 27 million sq.ft.</b>	<b>28,451 units + 22 million sq.ft.</b>

\* Assumes 10% is developed with residential uses at 25 du/ac and with commercial or industrial use calculated under the base designation.