4.0 Planning Area Land Use and Development Regulations

This Chapter contains the regulatory portion of the Revitalization Plan, providing guidance for all new construction along Whittier Boulevard inside its designated Corridor Plan Areas. The Corridor Plan Area designations and their associated policies replace the typical Zoning Districts designated by the Land Use Plan of the City of Whittier General Plan. The Development Standards contained within the Plan will provide the sole means by which new private investment at any scale will do its part to ensure that the Specific Plan goals are implemented. Proposals for new construction will be required to adhere to the Development Standards for their respective Corridor Plan Area(s), according to the process described in this Chapter.

4.0.1 Applicability

a. **Other regulations.** This document is not intended to replace or augment regulations pertaining to issues of building safety codes. All applications for new construction, substantial modifications to existing buildings, and for changes in land use, shall be reviewed for conformance with the policies contained in this Specific Plan.

b. **Applicability.** The policies contained within this section shall apply to all new construction, and/or new land uses proposed for existing facilities. Nothing contained in this title shall require any change in any existing building or structure for which a building permit shall have been issued, and valid approved plans are on file in the Department of Community Development prior to the effective date of this Specific Plan. Changes in the property's ownership or tenants of existing uses shall likewise require no change in any existing building or structure.

c. **Nonconformities.** Expansion of existing legal non-conforming buildings and sites shall comply with the provisions of Section 4.6 (Nonconformities) and Section 4.7 (Development Hardships).

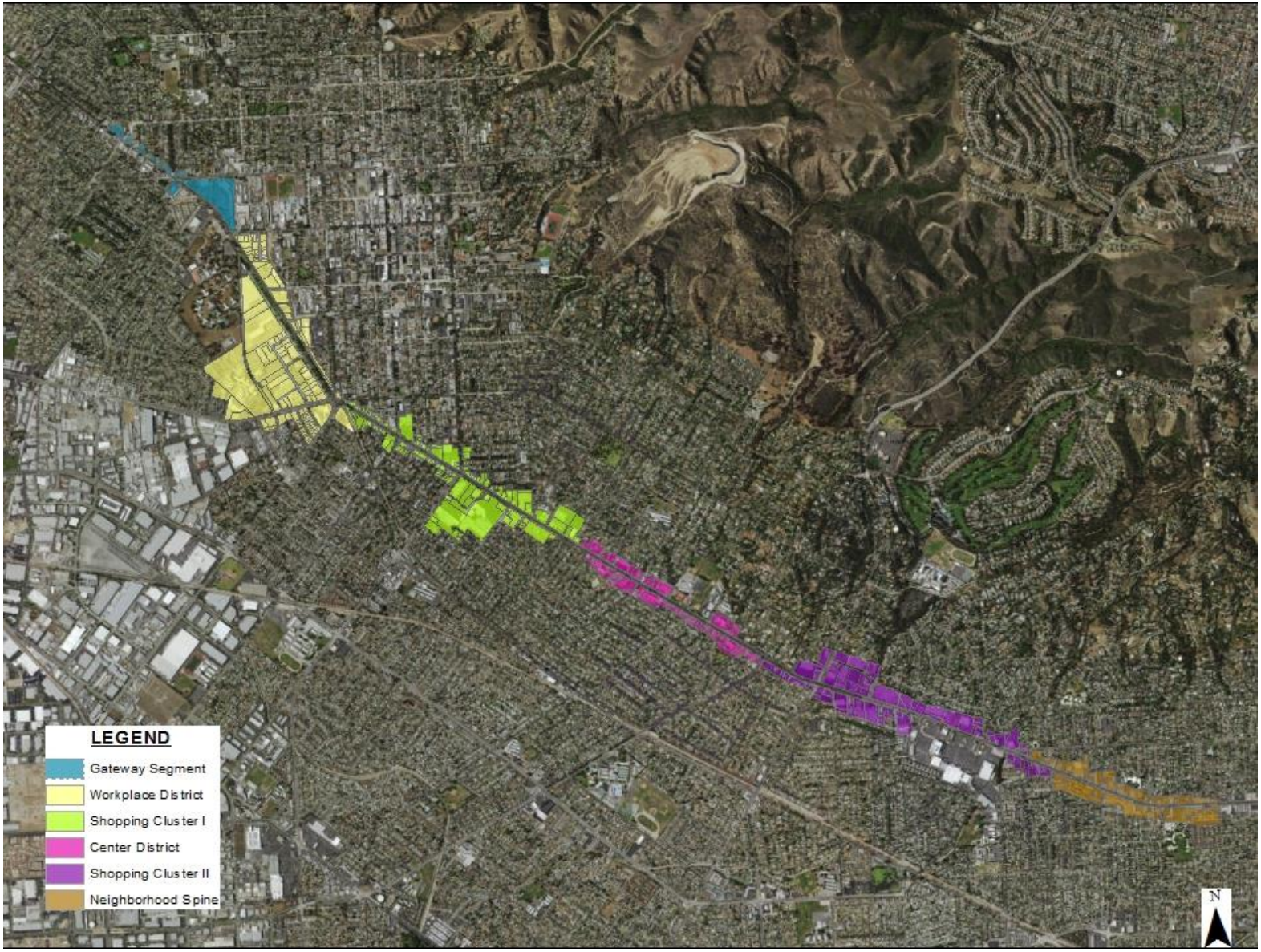


Illustration 25: Corridor Plan Areas

Existing development near the Workplace District

Existing development in the Shopping Cluster

Existing development in the Center District

Existing development in the Mixed-Use Neighborhood Spine

d. **Development standards.** Development regulations established in this Specific Plan are of two types, Development Standards and Design Guidelines (Chapter 5). Development Standards address those aspects of development that are essential to achieve the goals of the Specific Plan. They include specifications for site development and building design, such as permitted land uses, building height, and setbacks. Conformance with Development Standards is mandatory. Such mandatory provisions are indicated by use of the words "shall," "must," or "is / is not (or are/are not) permitted."

e. **Uses Not Specifically Listed.** Uses not specifically mentioned as permitted and easily identified as belonging to one or more of the permitted or conditionally permitted use categories, the Director of Community Development may find that the use is permitted or conditionally permitted, if it is deemed compatible with the uses permitted in the zone. The Specific Plan does not prohibit outright any uses not explicitly described in the Plan. Uses not specifically listed in the Specific Plan may be approved as conditional uses subject to Planning Commission findings that such uses are of the same general character as listed permitted uses and/or are supportive of permitted uses.

f. **Interpretations.** Whenever, in the opinion of the Director of Community Development, there is any question regarding interpretation of the Specific Plan or its application to any specific case or situation, the Director of Community Development shall interpret the intent of this plan by written decision, which shall be filed with the Planning Commission. The interpretation shall become effective ten calendar days following from the date of the Planning Commission meeting where the interpretation appears on the agenda as an information item. The interpretation shall become the standard interpretation for future application of that provision unless changed by the Commission by its own action or on appeal. Any person may appeal the interpretation of the Director of Community Development within 30 calendar days. The appeal shall be heard by the Planning Commission. The decision of the Planning Commission may be appealed to the City Council within 30 calendar days.

g. **Conflicts with Other Regulations.** Where conflicts occur between the regulations of this Specific Plan and other regulations within the City, the Director of Community Development shall determine which shall apply. When this plan imposes a greater restriction upon the use of buildings or land than are imposed or required by other ordinances, rules or regulations the provisions of this document shall apply.

h. **Street Dedications, Infrastructure and Public Right-of-Way Improvements.** All street dedications, infrastructure and public right-of-way improvements, consistent with the Circulation Element of the Whittier General Plan, shall be required of all properties improved within the Specific Plan area to the satisfaction of the Director of Public Works.

j. **Historic Resources.** Any building or structure within the Whittier Boulevard Specific Plan that has been deemed eligible for landmark designation, is listed as an historic landmark or is a contributing resource within a designated historic district on any Local, State or National Register of Historic Places may, for historic preservation and adaptive re-use purposes only, be permitted any land use to be contained within the historic building or structure, subject to the prior review and approval of a Conditional Use Permit by the Planning Commission if it is determined that the land use will:

1) Be compatible and not adversely impact the surrounding land uses;

2) Be a good adaptive reuse of the building for economic development purposes;

3) Will not adversely impact the historical features of the interior and exterior of the building nor adversely affect the historic setting and integrity of the building on the property based on the recommendation of the Historic Resources Commission;

4) Will not result in the building being potentially at risk for removal from any Local, State or National Register of Historic Places or eliminate its eligibility for such inclusion in the future (if not already listed), in the opinion of the Historic Resources Commission; and

5) Will follow all applicable provisions of the Secretary of the Interior's Standards for all interior and exterior work on the building/structure in the opinion of the Historic Resources Commission.

Any land use approval given under this section shall not be construed in any way as setting a precedent for other land uses to be located within a particular district of the Specific Plan that is otherwise not permitted.

4.0.2 How to Use the Land Use and Development Policies

Like all existing city neighborhoods that communities intend to revitalize, the Revitalization Plan Area contains a number of individual parcels under separate ownerships and leaseholds that make implementing a cohesive corridor plan more difficult than if it were under a single ownership, or even several very large ownerships. The majority of the Plan Area will therefore be developed incrementally over time in the form of separate development projects. Development Standards are provided to coordinate parcel-by-parcel development that is in keeping with the land use established to coordinate the various private construction projects into a more valuable whole, and to promote efficient land use.

Any actions proposing physical changes to existing structures or land, and/or construction of new buildings, and establishment of new uses in the Plan Area will be subject to the standards contained in this Specific Plan. In order to locate and review the community's requirements for new and renovated buildings and site treatments, begin by locating the property in question on Illustration 25: Corridor Plan Areas. Note which Corridor Plan Area the property falls within and then turn to the section for that Plan Area. For an overview of the broad principles that form the basis of the policies for that Plan Area, review the Plan Area Revitalization Strategy. For regulations governing any development on the parcel, follow the policies contained in the Development Standards.

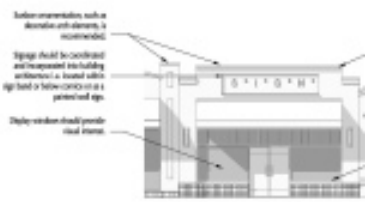
a. How to Use the Development Standards for the Corridor

Standards will promote walkability along the corridor

Development Standards address those aspects of development that are essential to achieve the goals of the Revitalization Plan. They include specifications for site development and building design, such as permitted land uses, building height, and setbacks. Standards are mandatory and must be adhered to.

Land use and development policies for Whittier Boulevard are targeted toward revitalizing each segment of the Corridor, by replacing underutilized and over-retailed Corridor activities with dynamic, complementary uses. Standards for the Corridor are organized by segment to ensure that new buildings, site improvements, streets and spaces are collectively organized to contribute to a coherent identity for each segment. These policies are intended to structure each segment as its own part of the City, where land use, physical structure and design are closely integrated, with clearly identifiable center and edge conditions. Enforcement of the development standards will ensure that the building form, site treatment and use are coordinated to realize the community's intent for each Plan

Area. Activities and spaces will complement and support each other. Each Plan Area along Whittier Boulevard has been structured to promote walkability within it, with focal points located to be accessible from all parts of the Plan Area. This allows people to move within a segment freely, and in many cases travel to multiple locations within segment without having to get in their car.



Design guidelines for storefronts

In order to deliberately create a unique identity for each piece of the Corridor, and to maintain visual difference between each segment, each segment falls under a separate set of Development Standards. Development policies for each Plan Area also include streetscape improvements to Whittier Boulevard. These improvements are required to be provided by developers along Whittier Boulevard as development occurs. However, the City may choose to advance these improvements in order to create a supportive environment for appropriate development in each segment, and thereby instigate more immediate change on the Corridor; thus streetscape recommendations are also repeated within the Capital Improvement section of the Implementation Program Chapter.

Guidelines draw from existing content

In addition, there are several policies that are Corridor-Wide, and can be found in each set of Development Standards. Some principles that are intended to be corridor-wide include the creation of obvious city gateways, the promotion of walkability with each segment along the entire corridor, and strong design within each segment, as further described in the Design Guidelines.

b. How to Use the Design Guidelines for the Corridor

See Chapter 5.0 Design Guidelines.

4.0.3 Allowable Land Uses and Permit Requirements

A lot or building within the Specific Plan area shall be occupied by only the land uses allowed by Table 4-1. The land uses listed are defined in Appendix A Glossary.

a. Establishment of an Allowed Use

Any one or more land uses identified in Table 4-1 as being allowed within a specific zone may be established on any lot within that zone, subject to the planning permit requirement listed in the table, and in compliance with all applicable requirements of the Zoning Code.

b. Uses Not Listed

Uses not listed in Table 4-1 are prohibited land uses, until and unless the Director of Community Development makes a similar use determination. A land use that is listed in the table, but not within a particular district, is not allowed in that district.

c. Applicable sections

Where the last column in the table includes a section number, the regulations in the referenced section apply to the use. References may be to Sections in this Specific Plan or to applicable sections of the Whittier Municipal Code.

4.0.4 Development Regulations and Requirements

a. Purpose

This section identifies the standards and requirements for new buildings or buildings to be modified, for each district within the Whittier Boulevard Specific Plan area to ensure that proposed development is consistent with the City's goals for building form, character and quality.

b. Applicability

Each proposed building shall be designed in compliance with the standards of this section for the applicable district.

Table 4-1: Allowable Uses and Permit Requirements							
	District						
Land Use Type	**Gateway**	**Workplace (1)**	**Workplace Residential Subarea Overlay**	**Shopping Cluster**	**Center**	**Neighborhood Spine**	**Reference**
See Appendix A (Definitions)	P = Permitted Use		C = Conditional Use Permit		--- = Use not allowed		
Residential Uses							
Live-Work Units							
1st floor level	---	---	P (8)	---	P	P	4.0.5.a./4.0.5.d.
Above 1st floor	---	---	P (8)	P/C (2)	P	P	4.0.5.a./4.0.5.d.
Mixed-Use Development							
Vertical - Res over Non-Res	P	---	P (8)	P (2)	P	---	4.0.5.a./4.0.5.c.
Horizontal - Res Adjacent to Non-Res	---	---	---	---	P	P	4.0.5.a./4.0.5.c.
Multi-Unit Residential Development							
1st floor level	P	---	P (8)	C (3)	P	P/C	4.0.5.a./4.0.5.c.
Above 1st floor	P	---	P (8)	P (2)	P	P/C	4.0.5.a./4.0.5.c.
Senior Residential Facilities							
1st floor level	---	---	P (8)	C (3)	P	P	4.0.5.a./4.0.5.c.
Above 1st floor	---	---	P (8)	P (2)	P	P	4.0.5.a./4.0.5.c.
Single-Family Residential Development							
Detached	P	---	---	---	--	C	4.0.5.a./4.0.5.b.
Attached	---	---	P (8)	C (2)	C	C	4.0.5.a./4.0.5.b.
Care Uses							
Day Care Facilities							
Adult Day Care – Small (6 or fewer)	P	---	P	P (3)	P	P (6)	
Adult Day Care – Large (7-14)	P	---	P	P	P	P (6)	
Family Day Care Home – Small (8 or fewer)	P	---	P	P (3)	P	P (6)	WMC 18.10.020.K
Family Day Care Home – Large (9-14)	P	---	P	P	P	P (6)	WMC 18.10.020.K
General Day Care (15 or more)							
Small - Up to 10,000 sq ft	P	P	P	P (4)	P	P	
Large - Over 10,000 sq ft	P	P	P	P (4)	P	C	
Residential Care Facilities							
Residential Care Home (6 or fewer)	P	---	P	P (3)	P	P	
Residential Care Home (7 or more)	C	---	C	C	C	P	
Supportive Housing	P	---	P	P (3)	P	P	
Transitional Housing	P	---	P	P (3)	P	P	

Table 4-1: Allowable Uses and Permit Requirements							
	District						
Land Use Type	**Gateway**	**Workplace (1)**	**Workplace Residential Overlay Subarea**	**Shopping Cluster**	**Center**	**Neighborhood Spine**	**Reference**
See Appendix A (Definitions)	P = Permitted Use		C = Conditional Use Permit		--- = Use not allowed		
Education, Entertainment, and Recreation Uses							
Assembly/Meeting Facilities	C (7)	C	C	C (4)(5)	C	C (6)	
Commercial Recreation	C (7)	C	C	P (4) (5)	P	C	
Cultural Institutions							
Small - Up to 10,000 sq ft	---	---	---	P (4)	P	P	
Large - Over 10,000 sq ft	---	---	---	P (4)	P	C	
Educational Facilities							
Academic	---	P	P	C (4)	C	C	
Commercial/Vocational							
Small - Up to 10,000 sq ft	---	P	P	--- - 1st floor P – Upper floor	P	P	
Large - Over 10,000 sq ft	---	P	P	P (4)	P	C	
Health and Exercise Clubs							
Small – Up to 10,000 sq ft – 1st floor	P (7)	---	---	P (4)	P	P	
Small – Up to 10,000 sq ft – Upper floor	P	---	---	P (4)	P	P	
Large – Over 10,000 sq ft – 1st floor	P (7)	---	---	P (4)	P	C	
Large – Over 10,000 sq ft – Upper floor	P	---	---	P (4)	P	C	
Live Entertainment and Dancing	C	C	C	C (4)	C	C	WMC
Studios – Art, Dance, Martial Arts, Music, etc.	P (7)	---	---	P (4)	P	P	
Theaters – Movies/Performing Arts							
Small – Up to 10,000 sq ft	---	---	---	P (4)	P	P	
Large – Over 10,000 sq ft	---	---	---	P (4)	P	C	
Other Uses							
Historic Structures—Adaptive Reuse	C	C	C	C	C	C	4.0.1.j.
Retail Uses (11)							
Alcohol Sales	C (7)	C	C	C	C	C	WMC
Artisan Shop	C (7)	---	---	---	---	C	
Convenience Markets	P (7)	---	---	---	P	P	
Home/Business Improvement Sales / Services	C (7)	---	---	P (4)	P	---	
Large-Scale Retail Establishment	P	P	P	P	P	P	4.0.5.e.
Neighborhood Retail Cluster	P (7)	---	---	---	---	P (9)	4.0.5.f.
Outdoor Display and Sales	See WMC Section 18.24.030 (Limitations on Use).						
Regional Retail Anchors	---	---	---	P (4)	P	---	
Retail Development (Workplace District Only)	---	P	P	---	---	---	4.0.5.e.
Retail Sales – Accessory	P	P	P	P(4)	P	P	
Retail Sales – Bulk Merchandise	---	---	---	P (4)	P	---	
Retail Sales – General	P	---	---	P (4)	P	P	
Retail Sales – Limited	P	P	P	P (4)	P	P	
Retail Sales – Specialty/Quality	P	---	---	P (4)	P	P	
Retail Sales and Services – Project-Serving	P	---	---	---	P	P	4.0.5.i.
Supermarkets (up to 55,000 sq ft)	P (7)	---	---	P (4)	P	P	4.0.5.h.

Table 4-1: Allowable Uses and Permit Requirements							
	District						
Land Use Type	**Gateway**	**Workplace (1)**	**Workplace Residential Overlay Subarea**	**Shopping Cluster**	**Center**	**Neighborhood Spine**	**Reference**
See Appendix A (Definitions)	P = Permitted Use		C = Conditional Use Permit		--- = Use not allowed		
Service Uses – Business, Financial, Medical, and Professional							
Banks and Financial Services	P (7)	---	---	P (4)	P	P	
Health Clinic	---	P	P	P (2)	P	---	
Hospitals	---	P	P	P (2)	P	---	
Offices - Business, Professional, Government							
Small – Up to 10,000 sq ft – 1st floor	P	P	P	P	P	P (6)	
Small – Up to 10,000 sq ft – Upper floor	P	P	P	P (2)	P	P (6)	
Large – Over 10,000 sq ft – 1st floor	P	P	P	P	P	---	
Large – Over 10,000 sq ft – Upper floor	P	P	P	P (2)	P	---	
Office - Medical and Dental							
Located on 1st floor	P	P	P	---	P	P (6)	
Located above 1st floor	P	P	P	P (2)	P	P (6)	
Offices - Research and Development							
Small – Up to 10,000 sq ft – 1st floor	P	P	P	---	P	P (6)	
Small – Up to 10,000 sq ft – Upper floor	P	P	P	P (2)	P	P (6)	
Large – Over 10,000 sq ft – 1st floor	P	P	P	---	P	---	
Large – Over 10,000 sq ft – Upper floor	P	P	P	P (2)	P	---	
Service Uses – General							
Animal Services							
Grooming	P	---	---	P (2)	P	P (6)	
Veterinary Services	---	---	---	P (2)	P	P (6)	
Business Services	P (7)	P	P	P (4)	P	P	
Drive-In or Drive-Up Businesses	C (7)	C	C	C	C	C	4.0.5.g.
Eating and Drinking Establishments							
Eating/Drinking Establishments-Alcohol	C (7)	C	C	C	C	C	
Restaurant, Café - Accessory-No alcohol	P (7)	P	P	P (4)	P	P	
Restaurant, Café - General-No alcohol	P (7)	P	P	P (4)	P	P	
Restaurant – Fast Food-No alcohol	C	C	C	C	C	C	
Lodging Facilities	---	---	---	C	P	C	
Personal Services	P (7)	P	P	P (4)	P	P	
Printing, Publishing, and Design	C (7)	---	---	P (4)	P	---	
Recycling Facilities							
Recycling Collection Facility - Small	---	---	---	P (4)	P	---	
Reverse Vending Machine	P	---	---	P (4)	P	P	
Repair Services – Equipment/Appliances	C	---	---	P(4)	P	P	
Smoking Lounges	See WMC Chapter 18.49 (Smoking Lounges)						

Table 4-1: Allowable Uses and Permit Requirements							
	District						
Land Use Type	**Gateway**	**Workplace (1)**	**Workplace Residential Overlay Subarea**	**Shopping Cluster**	**Center**	**Neighborhood Spine**	**Reference**
See Appendix A (Definitions)	P = Permitted Use		C = Conditional Use Permit		--- = Use not allowed		
Industrial Uses							
Light Manufacturing and Assembly	---	P	P	---	---	---	
Public and Semi-Public Uses							
Parks and Playgrounds, Public	P	P	P	P	P	P	
Government Facilities	P	P	P	P (4)	P	P	
Public Safety Facilities	P	P	P	P (4)	P	P	
Transportation, Communication, and Infrastructure Uses							
Parking Lots/Garages – Public/Private	P	P	P	P (4)	P	P	
Satellite/Dish Antenna	P	P	P	P	P	P	WMC 18.10.020.J 18.10.030.I
Transit Facilities	---	P	P	P (4)	P	---	
Utility Infrastructure	P	P	P	P	P	P	
Utilities - Minor	P	P	P	P	P	P	
Utilities - Major	C	C	C	C	C	C	
Wireless Telecommunications Facilities	P/C	P/C	P/C	P/C	P/C	P/C	WMC 18.27 4.0.5.j.
Vehicle Rentals, Sales, and Service Uses							
Vehicle Rentals							
Office Only	---	P	P	P (4)	P	P	
General	---	---	---	---	C	C	
Vehicle Sales (New with accessory sales of used)	---	---	---	C (10)	C	---	
Vehicle Services							
Car Washing, Automated	---	---	---	C		C	
Car Washing, Full-Service	---	C	C	C	C	C	
Minor Repair/Maintenance/Install	---	---	---	C (12)	C	C	
Major Repair/Body Work	---	---	---	C (12)	C	C	
Service Stations - Limited	P (7)	---	---	C	C	C	
Service Stations - General	C	---	---	C	C	C	

Notes:

(1) See 4.0.5.l. (Nelles Property).

(2) In the Shopping Cluster District within 300 feet of Whittier Boulevard, this use is allowed on the upper floors only.

(3) In the Shopping Cluster District, this use may be on the ground floor level if located a minimum of 300 feet from the nearest edge of the Whittier Boulevard right-of-way.

(4) In the Shopping Cluster District within 300 feet of Whittier Boulevard, this use is allowed on the ground floor and upper floors.

(5) In the Shopping Cluster District, Commercial Recreation does not include sports stadiums and is only allowed in Shopping Cluster 1. In addition, Assembly/Meeting Facilities are only allowed in Shopping Cluster 1.

(6) Up to a maximum of 10,000 square feet.

(7) In the Gateway District only on the ground floor level in the Neighborhood Retail Cluster area shown in Illustration 25b (Gateway Segment Retail Cluster Locations).

(8) Use permitted as a matter of right, up to 300 total dwelling units within the Workplace District Residential Overlay Subarea.

(9) In the Neighborhood Spine only on the ground floor level in the Neighborhood Retail Cluster area shown in Illustration 25a (Neighborhood Spine Retail Cluster Locations).

(10) In the Shopping Cluster District, accessory on-site vehicle repair and services associated with new vehicle sales may be permitted with the issuance of a Conditional Use Permit.

(11) Retail uses shall be allowed on the ground floor level and above, unless otherwise noted in this table.

(12) When not accessory to vehicle sales, major and minor vehicle repair services may only be permitted west of Comstock and east of Five Points with the issuance of a Conditional Use Permit.

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Table 4-2: Intensity and Dimensional Standards

Development Standards	Gateway Segment	Workplace District	Workplace District Residential Overlay Subarea (2)	Shopping Clusters	Center District	Neighborhood Spine
Intensity						
FAR	1.0	2.0	1.0	1.5	1.5(1)	--
DU/acre	18 units max.	.	16 units min., 30 units max.	40 units max.	40 units max (1)	--
Building Height						
Height	**Primary Buildings:** 2 floors and 24 ft. max. **Accessory Buildings:** 12 ft. max.	**Primary Buildings:** 2 floors and 30 ft. min.; 5 floors and 65 ft. max. **Along Whittier Blvd:** 3 floors and 40 ft. min.; 5 floors and 65 ft. max. **Adjacent to Single-Family:** 2 floors and 24 ft. max. **Accessory Buildings:** 20 ft. max.	Up to 4 stories; or 45 feet, whichever is less.	**Primary Buildings:** 24 ft. min.; 4 floors and 55 ft. max. **Adjacent to R-1 Zoning District:** 2 floors and 24 ft. max. **Ground-Level Retail:** Minimum interior height 14 ft. **Accessory Buildings:** 20 ft. max.	**Primary Buildings:** 3 floors and 40 ft. max. **Accessory Buildings:** 24 ft. max.	**Primary Buildings:** 24 ft. min.; 3 floors and 40 ft. max. **Adjacent to Single-Family:** 2 floors and 24 ft. max. **Accessory Buildings:** 12 ft. max.
Building Placement						
Front Setback	**Retail Clusters:** To property line **Non-Residential Use:** 15 ft. min. **Multi-Family Dwelling:** 40 ft. min. **Single-Family Dwelling:** Conform to R-1 zoning district **Encroachment Zone:** 5 ft. max. extension	15 ft. min. **Retail Clusters:** To property line **Encroachment Zone:** 5 ft. max. extension	20 ft. min fronting Whittier Boulevard; 15 ft. min.	No Setback Requirement **Adjacent to Neighborhood Spine:** 15 ft. min.	0 ft 12 ft minimum landscape setback for development if parking in front of building 12 ft minimum landscape setback for development exceeding 20,000 sq ft	15 ft. min.; 35 ft. max. **Neighborhood Retail Clusters:** To property line **Encroachment Zone:** 5 ft. max. extension
Side Setback	**Single-Family Dwelling:** 15 ft. min. **All Other Uses:** 5 ft. min., 20 ft. max.	**Single-Family Dwelling:** 20 ft. min. **All Other Uses:** 10 ft. min.	10 ft. min.; Adjacent to single family residential, 20 ft. min.	5 ft. min.; 10 ft. max. **Adjacent to Neighborhood Spine:** 15 ft. min.	**Auto Sales and Services:** 0 ft. min. **Retail Uses:** 0 ft. min. **Adjacent to Residential:** 10 ft. min.	**Non-Attached Buildings:** 5 ft. min.; 20 ft. max. **Corner Parcels:** Setback/Build-to requirement applies for both frontages
Rear Setback	**Single-Family Dwelling:** 20 ft. min. **All Other Uses:** 5 ft. min., 10 ft. max.	**Single-Family Dwelling:** 20 ft. min. **All Other Uses:** 10 ft. min.	10 ft. min.; Adjacent to single family residential; 20 ft. min.	**From Residential Property Line:** 30 ft. min. **From Non-Residential Property Line:** 10 ft. min.	10 ft. min.	**From Single-Family:** 30 ft. min. **All Other Uses:** 20 ft. min.
Accessory Building Setback	Freestanding Parking Structure: 10 ft. min. Parking Lots: 5 ft. min.	**Freestanding Parking Structure:** Front Setback 15 ft. min.; All Other Setbacks 10 ft. min. **Parking Lots:** Front Setback 15 ft. min.; All Other Setbacks 5 ft. min.	Accessory buildings, including parking structures, trash enclosures and other facilities enclosures may encroach into the setback area provided they are screened from adjacent uses. Accessory buildings may encroach 40 % of the setback, 4 ft. maximum.	**Freestanding Parking Structure:** Residential 30 ft. min.; Non-Residential 10 ft. min.	**Freestanding Parking Structure:** 10 ft. min. **Parking Lots :** 12 ft. min.	**Freestanding Parking Structure:** 10 ft. min. **Parking Lots:** 15 ft. min.
Minimum Frontage	Buildings shall line at least ½ of the length of the parcel frontage, except for retail clusters	A minimum 50% of the building footprint must be built up to the back-of-sidewalk along Whittier Blvd.	--	Buildings shall line at least ½ of the length of the parcel frontage, except for retail clusters	Buildings shall line at least ½ of the length of the parcel frontage	Buildings shall line at least ½ of the length of the parcel frontage, except for retail clusters

NOTES:

(1) Gross development potential may include both FAR and Dwelling Units/Acre for mixed-use development.

(2) For non-residential development within the Workplace District Residential Overlay Subarea, all Intensity and Dimensional Standards for the Workplace District shall apply.

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4.0.5 *Standards for Specific Land Uses*

a. Residential Development

1. Shopping Clusters

   Residential use on the ground floor is permitted provided that it is located a minimum of 300 hundred feet away from the nearest edge of the Whittier Boulevard right-of-way. Residential development must conform to all other applicable development standards and design guidelines established for residential development within the Neighborhood Spine Plan Areas. And in no case shall fewer than 20 units be developed in conjunction with any new residential development.

2. Neighborhood Spine

   To achieve a gradient of density from higher (towards Whittier Boulevard) to lower (toward single-family residential) zones, the following conditions must be met:

   a) A maximum density of 30 du/acre within 110 feet of any R-1 (Single-Family Residential) zoned property. Thereafter, the residential density may not exceed 55 du/acre toward Whittier Boulevard.

   b) Permit a maximum height of two stories within 40 feet of an R-1 (Single Family Residential) zone, with a minimum open space provision of 150 square feet per unit.

3. Workplace District.

Residential development is only permitted within the Workplace District Residential Overlay Subarea as shown in Illustration 13A. The overlay provides flexibility and includes a set of regulations that is applied to property within the overlay area in addition to the requirements of the underlying or base area. For the Workplace District, the Residential Overlay Subarea provides for residential development within the identified area in addition to non-residential uses, which are permitted throughout the entire Workplace District.

b. Single-Family Residential Development

1. Gateway and Neighborhood Spine

   If designed so that housing does not directly front Whittier Boulevard, single-family development must be designed in accordance with the City's Zoning Code for R-1 Districts, and must meet one of the following conditions:

a) Development must front interior streets, with a side or rear landscape buffer zone between development and Whittier Boulevard; or

b) Development must be separated from the boulevard by a landscaped buffer strip and a parallel access road. The landscaped buffer strip shall be:

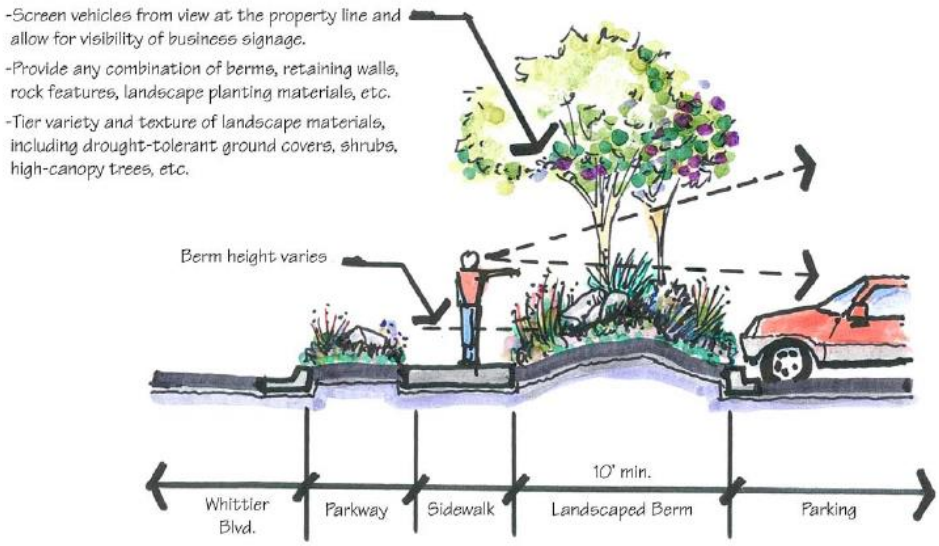
   i) A minimum of 10 feet wide. The approval authority in its sole discretion may require a wider landscape buffer strip depending upon the proposed project and the site's physical characteristics;

   ii) Measured from the edge of the access road abutting the buffer strip and extending towards the boulevard; and

   iii) Designed to screen vehicles behind the buffer strip while maintaining building and site visibility. This may be accomplished by a a complimentary mix of berms, retaining walls, rock features, natural materials, or other similar materials. Berms shall provide a maximum 3:1 slope with varying berm heights ranging from 24-36 inches in height. Any trees included in the landscape area shall be installed and maintained to ensure visibility of buildings and their signage for location and advertising purposes and visibility into the parking area for public safety purposes. See *Examples of Landscaped Buffer Concept* below.

   iv) A landscape plan shall be prepared by a licensed landscape architect and approved by the appropriate approval authority.

Examples of Landscaped Buffer Concept



Parking Area At Street Level

(continued on next page)

Examples of Landscaped Buffer Concept

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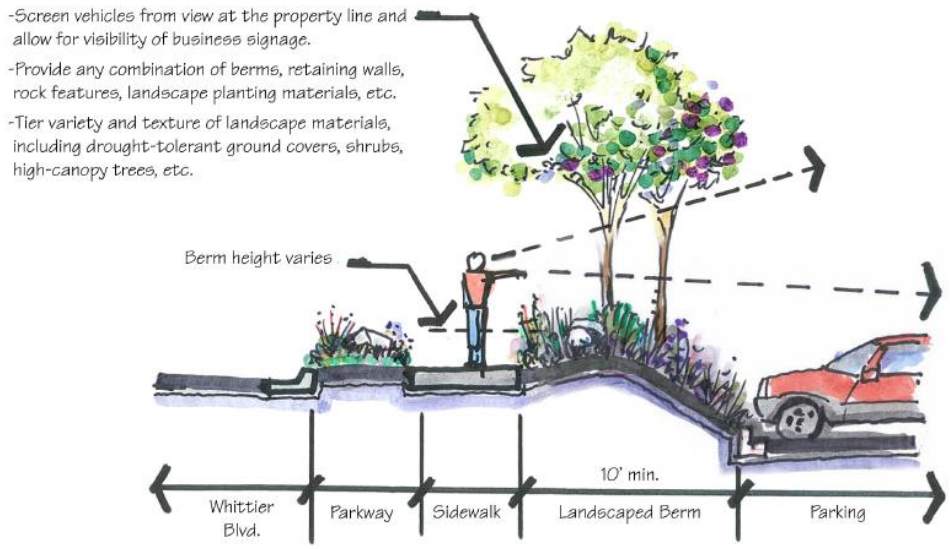
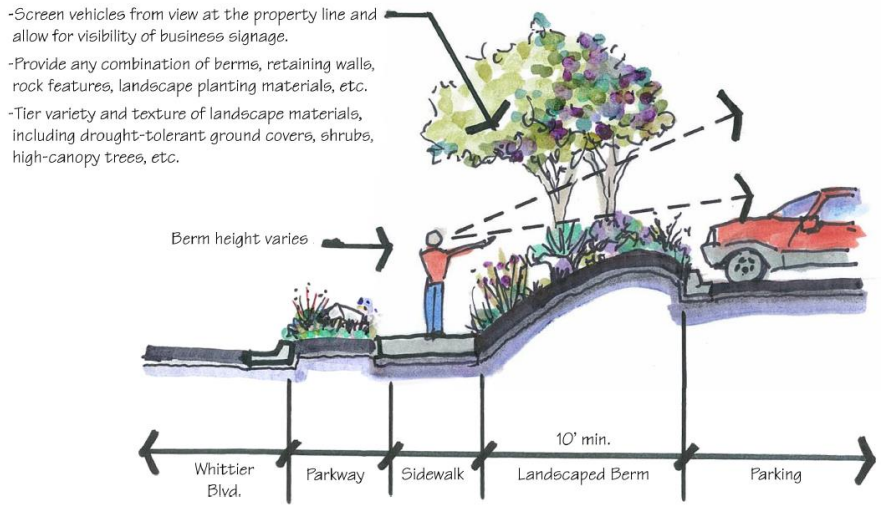


Parking Area Below Street Level



Parking Area Above Street Level

c. Multi-Unit Residential Development

1. Workplace District Residential Overlay Subarea

    a) Residential development in this District should follow the Design Guidelines for the Neighborhood Spine.

2. Neighborhood Spine

    Multi-unit residential development with a density between the minimum required 16 dwelling units per acre and the maximum allowed 30 units per acre is allowed by-right. Multi-unit residential development with a density over 30 dwelling units per acre up to a maximum of 55 dwelling units per acre shall require a Conditional Use Permit and may be allowed provided that the proposed development is:

    a) Not located directly adjacent to single-family residential.

    b) Uniquely and sensitively designed to demonstrate the community objectives as expressed in this Specific Plan.

d. Live-Work Development

1. Workplace District Residential Overlay Subarea

    a) Live-Work Units shall be designed to be compatible with non-residential neighbors. This use type is limited to those with reduced hazard levels of work type, and is not open to high traffic client visitation; the maximum number of employees (discounting the owner/occupant) is limited to two.

    b) Work activities are limited to office and office-related activity, arts, crafts and artisan type uses including assembly or fabrication of goods, candle making, jewelry making, fabrication of cloth goods, and other similar activities, or other activity compatible with residential use. Manufacturing, fabrication, and material handling that may constitute a physical hazard to adjacent uses or activities are not permitted. Also, medical offices, kennels or other activity related to animals are not permitted. Also, kennels or other activities related to animals are not permitted. Live-Work buildings may be converted to work-only use, but may not be converted to residential-only.

2. Shopping Clusters and Neighborhood Spine

a) Work activity is limited to business (primarily office), the making of arts and crafts, including painting, graphic production, photography, print, ceramics, and sculpture, and other activities compatible with residential use. Activities that require any hazardous assembly, including fabrication, manufacturing, repair or processing operations such as welding and woodworking (with more than three fixed pieces of equipment) shall require a conditional use permit. Kennels or other activity related to animals shall be prohibited.

b) Permitted work activities shall be classified as a business and shall be subject to all applicable City, County and State regulations.

c) The maximum number of employees not including the owner/occupant is limited to two.

d) Hours of operation for commercial uses within live-work development is restricted to the hours between 7:00 am and 9:00 pm.

e) Once established, Live-Work may be converted to a solely commercial or business use or may revert to solely residential use.

e. Neighborhood Retail Clusters

New Retail Clusters may be designated in the Gateway and Neighborhood Spine Districts provided the following conditions are met:

a.) Retail clusters shall be permitted within the area described in Illustration 25a: "Neighborhood Spine Retail Cluster Locations" or Illustration 25b: "Gateway Segment Retail Cluster Locations: of this Specific Plan, and:

a. The retail cluster provides for uses that are complimentary to local utilization and pedestrian access.

b. The retail cluster seeks to integrate adjacent residential to the greatest extent feasible, through site design and other amenities.

c. The retail cluster provides uses that are complementary to a residential environment through site design and architectural design features.

f. Drive-In or Drive-Up Businesses

Drive-in or drive-up uses are conditionally permitted provided that they do not include unnecessary curb-cuts; that they provide curb-cut exits on side streets wherever possible; and that they provide exceptional design and landscaping that serve to bring out the unique architectural traditions of the Whittier Boulevard Corridor.

g. Supermarket-Anchored Neighborhood Centers

Neighborhood-serving retail centers anchored by a supermarket not to exceed 55,000 SF shall be permitted. Other commercial uses in the cluster are limited to the uses permitted in Table 4-1: Allowable Uses and Permit Requirements.

h. Limited Project-Serving Retail

Limited Project-Serving Retail, i.e. corner or convenience establishments are permitted if part of a larger multi-unit development of 150 or more units; not to exceed 1,500 square feet per development. Parking may not be provided.

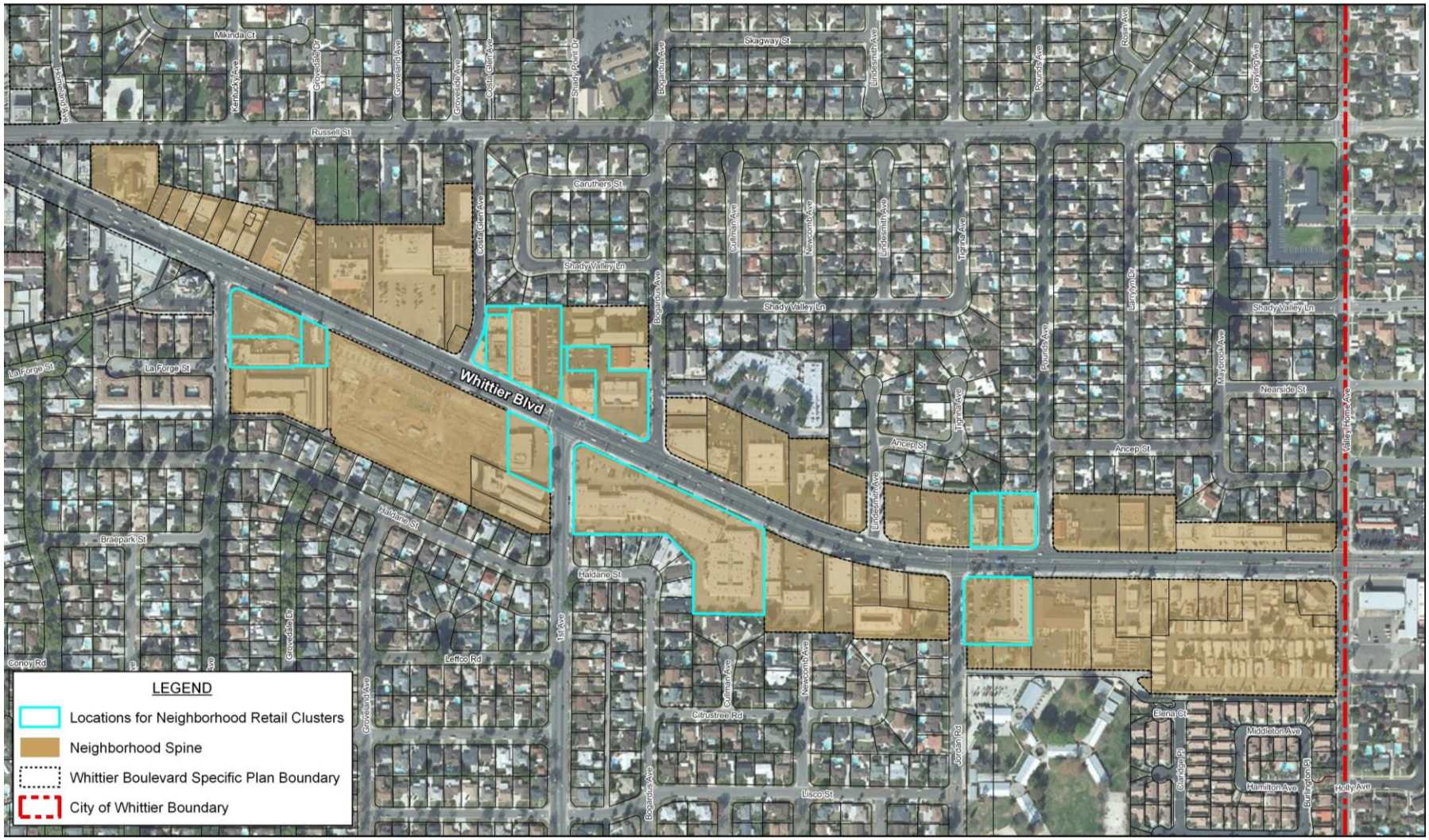


Illustration 25A: Neighborhood Spine Retail Cluster Locations

Illustration 25B: Gateway Segment Retail Cluster Locations

i. Cellular Facilities

Refer to Whittier Municipal Code Section 18.47 "Wireless Telecommunication Facilities on Public and Private Property" for development and design standards.

j. Off-Site Storage of Automobiles

Off-site storage lots must be screened from view and should be located to the rear of buildings where possible. Storage lots may house for-sale vehicles only, and may not be used to store goods other than vehicles.

k. Nelles Property

Prior to the development of the Nelles property, a master plan or Specific Plan must be prepared and approved by the Planning Commission prior to any development occurring on the site. The master plan must comply with all standards of the Workplace District section, and must promote a reasonable mix of land uses that will provide needed services to the community and be revenue-positive to the City. Alternately, a separate Specific Plan that includes development standards and design guidelines compatible with the Whittier Boulevard Specific Plan may be prepared for the property.

A Specific Plan for the Nelles property and future expansion is currently planned. Once adopted, the Lincoln Specific Plan (LSP) will provide development standards, estimated residential and non-residential buildout, and guide future development within the LSP area and shall supersede the guidance provided with this Specific Plan. Upon effective date of adoption of the Lincoln Specific Plan, the property within that specific plan will no longer be part of or subject to the Whittier Boulevard Specific Plan.

l. Nonconforming Automotive Dealerships

1. Neighborhood Spine

   Automobile Dealerships in place at the time of adoption of this Specific Plan shall be considered permitted uses until such time that such uses are discontinued for more than 180 days at which time the permitted uses for those properties shall revert to the list of Permitted Uses above. This exception is restricted to those establishments primarily dedicated to the sale of new automobiles. Any on-site or off-site expansion to an existing automotive dealership shall be permitted with the approval of a Conditional Use Permit.

m. Parking Location for Properties Facing Whittier Boulevard

1. Number of parking spaces. On-Site Parking shall comply with Whittier Municipal Code Chapter 18.48 "Off-Street Parking."

2. Location. Surface parking areas shall be located to the side and rear of buildings. Where parking areas are located to the side and/or rear of a building, the parking area may front onto Whittier Boulevard for no more than one-half of the length of the parcel frontage. Parking lots and structures shall not be located adjacent to parks, courtyards, or plazas, and shall not be located at the intersection of two property lines that abut the intersection of two streets. Parking areas shall be designed in compliance with Section 4.0.5.n.4. (Design), below.

3. Exception to location requirements for Large-Scale Retail Establishments only, as defined in Appendix A:

   a) Up to 10 percent of the total required number of parking spaces may be located in the area between a building's front-facing street façade and the front property line along Whittier Boulevard ("parking field"). The area of the parking field shall be determined by drawing imaginary lines horizontally on the ground at right angles from the front corners of a building to the front property line along Whittier Boulevard, as illustrated below. Within that area, the parking spaces may be on both sides of a drive aisle or all on one side.

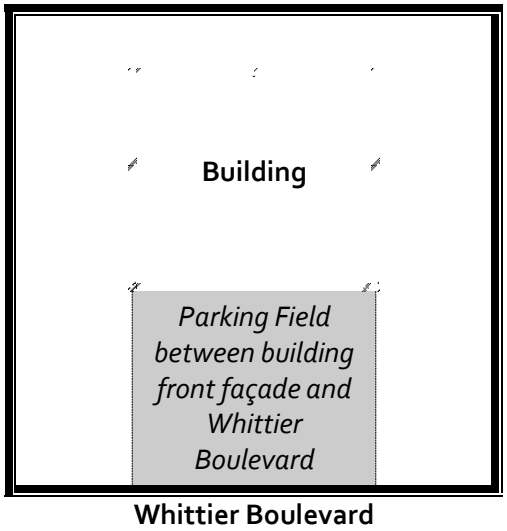


Illustration of Parking Location

b) The parking field between the building and Whittier Boulevard must be separated from the boulevard by a landscaped berm containing a minimum 10-foot wide planting area with buffer landscaping. The landscape berm shall be designed to provide sufficient site visibility of the on-site buildings while minimizing the visual dominance of vehicles parked along the street frontage.

c) The landscape buffer strip shall be:

i. A minimum of 10 feet wide. The approval authority in its sole discretion may require a wider landscape buffer strip depending upon the proposed project and the site's physical characteristics;

ii. Measured from the edge of the parking area abutting the buffer strip and extending towards the boulevard; and

iii. Designed to screen vehicles behind the buffer strip while maintaining building and site visibility. This may be accomplished by a complementary mix of berms, retaining walls, rock features, natural materials, or other similar materials. Berms shall provide a maximum 3:1 slope with varying berm heights ranging from 24-36 inches in height. Plant sizes shall consist of a minimum of 36-inch box tree and 15-gallon shrubs. Any trees included in the landscaped area shall be installed and maintained to ensure visibility of buildings and their signage for location and advertising purposes and visibility into the parking area for public safety purposes. See *Examples of Landscape Buffer Concept* below.

iv. Depicted in a landscape plan prepared by a licensed landscape architect and approved by the appropriate approval authority.

4. Design.

a) Large parking lot areas shall be broken into modules of no greater than 40,000 square feet; each module shall be separated by landscaping and other features.

b) There shall be no singular parking field greater than one acre in size unless subdivided into distinctive parking modules of no greater than one acre. On-site vehicular drive aisle(s) designed for primary ingress and egress around the property shall separate all parking modules. Each module should also be differentiated by distinctive landscaping and other design features.

c) The perimeter of parking areas and driveways adjacent to streets and sidewalks shall be screened by a landscaped buffer that contains trees planted at least 30 feet on-center and within five feet of the front property line. The landscape

buffer shall include a screening feature such as an attractive low wall or ornamental metal fence that is 36 to 42 inches in height (see Chapter 5 Design Guidelines), or by a series of bollards (see Chapter 5 Design Guidelines). The perimeter of parking areas adjacent to interior block property lines shall be screened with a low wall or fence.

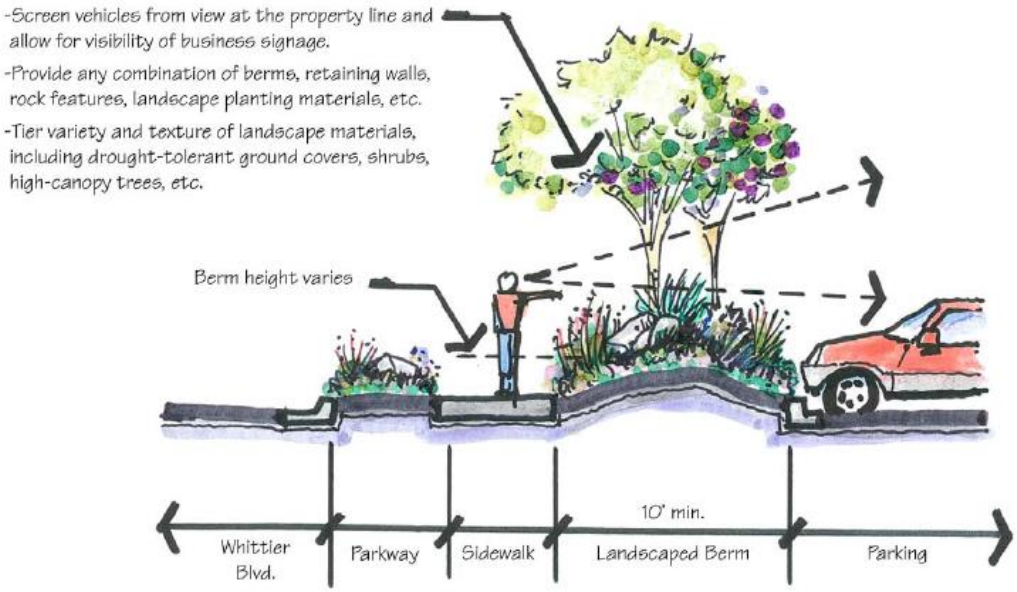
d) Surface parking areas shall be planted with 36-inch box shade trees within six-foot landscaping fingers at a ratio of at least one tree for every five spaces in an "orchard" planting arrangement. (See Illustration 26 Orchard Parking). Where renovation, enlargements or use changes occur within an existing retail building, parking areas must be improved to include pedestrian connections between street and storefronts, and must be planted in an "orchard" planting arrangement as well. Use of shade trees less than 36-inch box size may be granted at the discretion of the approval authority.

e) The perimeter of parking areas and driveways adjacent to buildings shall be separated by a five-foot landscape strip.

f) Parking areas shall be accessed from the street so that circulation to parking areas does not interfere with other site activities.

g) Surface parking trees and other planting shall be properly maintained under the direction of a qualified arborist and utilize generally accepted pruning standards from recognized professional organizations such as the International Society of Arboriculture (ISA).

Examples of Landscape Buffer Concept



Parking Area At Street Level

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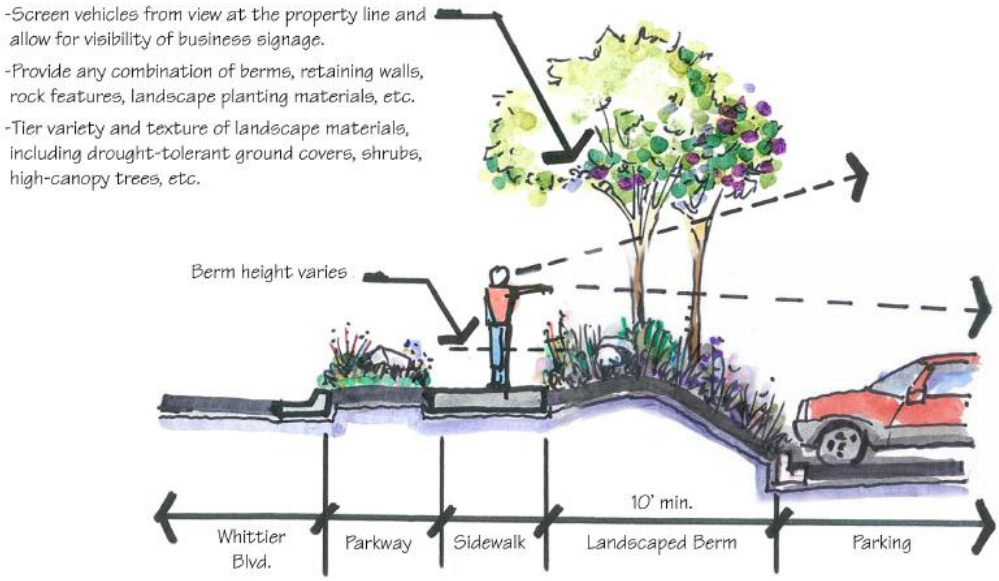
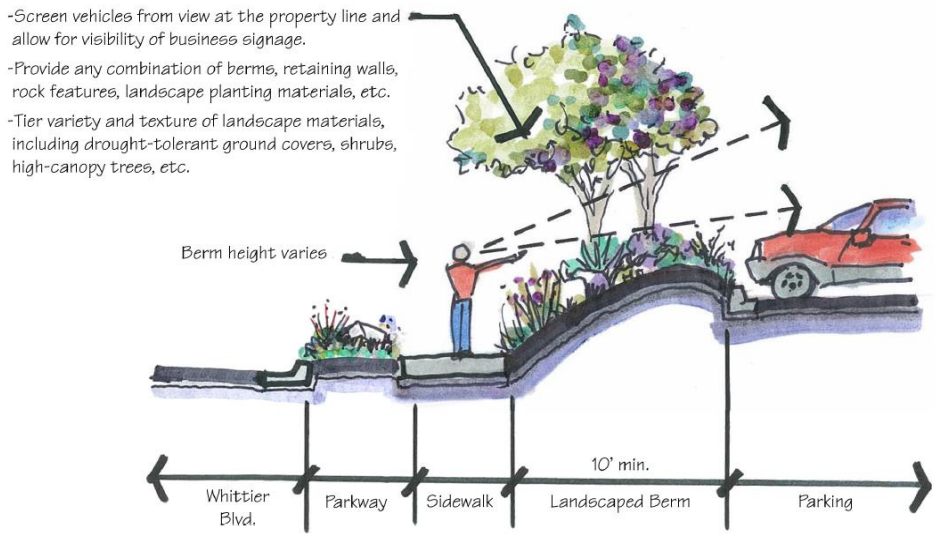


Parking Area Below Street Level

Examples of Landscape Buffer Concept (continued)



Parking Area Above Street Level

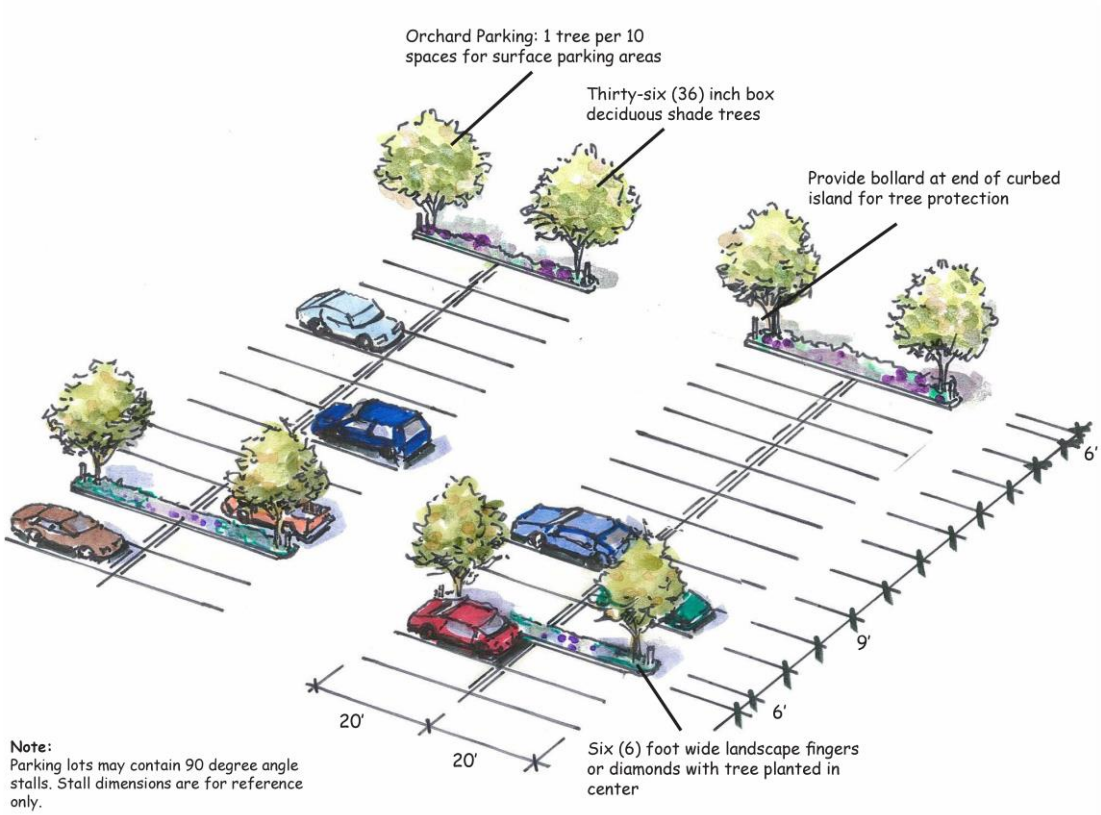


Illustration 26: Orchard Parking

n. Publicly Accessible Open Space for Nonresidential Uses

1. New nonresidential development shall provide physically delineated, usable, publicly accessible open space along the front of a single building or within a highly visible and easily accessible area between multiple buildings on the same property.

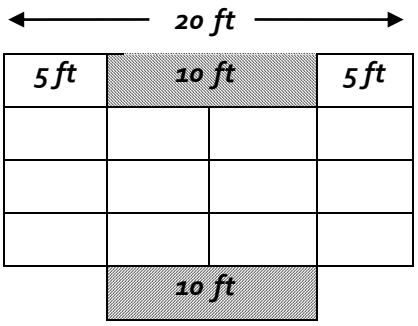
2. Required parking or setback areas shall not count towards the open space requirement.

3. Open space must be located on-site, except that open space for nonresidential uses in the Shopping Cluster may be constructed off-site if located within 500 feet of the proposed project. Publicly accessible open space shall be in the form of plazas, public greens or squares, or widened sidewalks. Large-Scale Retail Establishments, as defined in Appendix A, shall include at least one of the following:

   - Green or Open Space
   - Outdoor Patio Or Seating Areas
   - Architectural Landmarks (i.e. a clock tower), Public Art Or Water Features

Building Size by Gross Floor Area	Minimum Public Gathering/Open Space
Up to 9,999 sq ft	Not required
10,000 – 19,999 sq ft	1,000 sq ft
20,000 sq ft and over	5% of the total building gross floor area, up to a maximum of 3,000 sq ft

4. The minimum depth and width dimensions of required open space area for new development shall be 20 feet. In instances where the proposed development has corners, angles, or other unique architectural features or the lot has an irregular configuration, the minimum depth or width dimension of the open space area may be reduced by up to five feet, provided that the opposite dimension is increased in the same amount for the length of the modification. See illustration below.



Minimum Depth and Width Dimensions of Open Space

5. Existing development that is being enlarged, expanded, or otherwise redeveloped shall provide publicly accessible open space area in the same amounts as for new development, except as otherwise allowed in compliance with Section 4.7 (Development Hardships).

6. Plazas must be located where high levels of pedestrian activity are expected, such as adjacent to major entrances and food services such as delis, restaurants, coffee shops and bakeries. Building entries and windows must look onto plazas to enhance activity and security. Plazas must be designed to provide shade, and have decorative paving. If accompanied by a building entry, plazas may occur within front or corner side setbacks, with trellises and similar structures being allowed to project five feet into the front and street side yard setback areas. Outdoor seating, tables and umbrellas, public art, water features, landscaping, gazebos, or other features are encouraged in plazas and must be consistent with the architectural style of the project.

7. For all developments, the property owner shall provide binding agreements addressing issues of common interest in terms of maintenance of publicly accessibility to open space, and the maintenance of street planter areas, planting strips and walks.

8. Additional spaces to be constructed in the Workplace District include:

    a) Retail Plaza- A courtyard, plaza or urban park space shall be sited along Whittier Boulevard, adjacent to the Retail Cluster between Baldwin and Pacific Place. The open space shall be a minimum of 15,000 square feet in size. This plaza may count toward open space requirement stated above. (Please refer to Chapter 5 Design Guidelines for design of open space.)

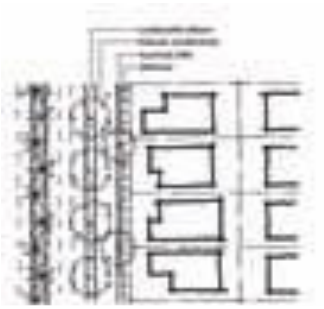
    b) Whittier Greenway Trail/Entry Park- A paved or landscaped central access area accessible to the public during all times of the day or night shall be constructed to link the trail to the Workplace District. The open space shall be a minimum of 8,000 square feet in size, and shall be accessible from Whittier Boulevard.

4.1 Gateway Segment

The Gateway Segment is the first piece of the City that travelers encounter upon their entrance to the City from I-605, at its northwestern piece edge. It will define the entrance to the City: a grand streetscape with a center aisle of palm trees will focus one's entrance to the Corridor, while buildings are setback and buffered from the roadway. It will be structured for residential use, with other compatible office and retail uses allowed. The Plan Area begins at Dorland Place, just west of Broadway Avenue, and encompasses all City properties fronting Whittier Boulevard to Sorenson Avenue and Philadelphia Street. Most of the properties within this Plan Area fall to the north side of Whittier Boulevard; the properties to the south are under jurisdiction of the County and are not governed by this plan. However, streetscape policies have been included for all portions of Whittier Boulevard within this segment, including those areas outside of the Plan Area (west of Dorland Place) and those under County jurisdiction.

4.1.1 Additional Development Standards

a. Façade Orientation



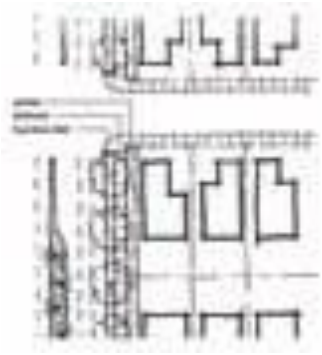
Single-family residential fronting Whittier Blvd.

1. Buildings must be oriented to public streets. Main entrances to buildings shall be located on a building façade or on a building corner facing a public street. Buildings sited at parcels along Whittier Boulevard must face the Boulevard, and shall have at least one primary entrance located on Whittier Boulevard.

2. *Exception: Single-Family Residential- Single-Family Residential uses on lots fronting Whittier Boulevard may front Whittier Boulevard if separated from the boulevard by a landscaped median and parallel access road; or may present a side or rear façade to Whittier Boulevard (where development faces interior streets).

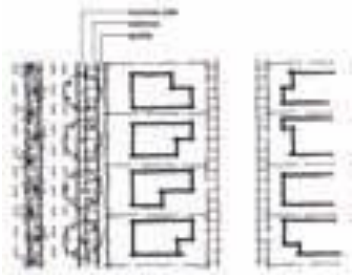
   a) Where Single-Family Residential does front Whittier Boulevard, it must be separated from the boulevard by a landscaped median containing by a ten foot planting area planted with buffer landscaping, e.g. a planting of oleander, and a parallel access road, as shown below.

b) Where the side yard of Single-Family Residential faces Whittier Boulevard (and development faces interior streets), it must be separated from the Boulevard by a ten foot planting area planted with buffer landscaping, e.g. a planting of oleander, as shown below.



Single-family residential with side yard to Whittier Blvd.

c) Where the rear yard of Single-Family Residential faces Whittier Boulevard (and development faces interior streets), it must be separated from the Boulevard by a ten foot planting area planted with buffer landscaping, e.g. a planting of oleander.



Single-family residential with rear yard to Whittier Blvd.

b. Site Development

1. Block Pattern

a) All development shall be configured into a pattern of generally rectilinear blocks, with new streets and access drives linking at right angles to surrounding City streets. Closure of existing blocks to accommodate new development is discouraged. Buildings of less than 5,000 square feet are allowed in order to address small lot constraints.

2. Driveway Access

a) A maximum of one two-way curb cut or two one-way curb cuts shall be permitted per 140 feet of frontage, except that every separately owned and operated property may have at least one two-way curb cut or two one-way curb cuts. Divided driveways with landscaped entry medians are strongly encouraged.

b) The maximum width of curb cuts shall be 12 feet for a one-way driveway and 24 feet for a two-way driveway

c) Driveway setbacks shall be a minimum of five feet from adjoining properties, and a minimum of three feet from adjacent buildings.

d) Ramping driveways shall be located beyond the back of the sidewalk with a maximum grade of fifteen percent.

e) Service access shall be from alleys and rear parking areas wherever possible. Where only curbside service is possible, such service shall be located along streets other than Whittier Blvd.

c. Open Space

Common, usable outdoor space must be provided for all residential units, at a minimum of 150 square feet per unit. Private outdoor deck or patio space, in the form of a patio or deck attached to the unit, shall also be provided with at least 60 square feet for each unit. Required common and private open space shall not include required setback areas.

d. Public Works

All public service easements shall be provided under or immediately adjacent to new public rights-of-way or within other public easements areas acceptable to the Public Works Director. Utility lines under buildings will not be allowed. Modification to existing public and quasi-public infrastructure (sanitary sewer, storm sewer, and water and power lines) shall be made if necessary to accommodate the proposed use without reducing the quality of services to surrounding properties.

e. Noise

All exterior spaces and interior units shall be designed to achieve desired noise levels specified in the City's General Plan and Noise Ordinance.

f. Maintenance

For all developments, the developer shall prepare binding agreements ("CC&R's") addressing issues of common interest in terms of maintenance of common open space, tree planter areas, planting strips, and walks.

g. Landscaping and Screening

1. Front setback areas must be planted and landscaped - paved or hardscape areas are not permitted. Choices of landscape materials shall be thematic to the architectural design of the development and must coordinate with streetscape plantings.

2. At non-residential properties adjacent to Single or Multi-Family Residential uses, attractive screen fencing or walls shall be provided along all side and rear property line(s) to screen buildings, service areas, and parking areas. A minimum five-foot landscape area, planted with trees at a minimum spacing of 20 feet on center, shall be established adjacent to the outside face of fences, walls, and along building walls.

3. Utility, Trash and Service Equipment, including satellite receiving dishes, shall be located away from streets and enclosed or screened by landscaping, fencing or other architectural means. Rooftop equipment shall be screened on all sides and shall be integrated architecturally

4.1.2 Improvements to Whittier Boulevard

a. Street Improvements

1. Street improvement recommendations have been developed for the entire length of the Gateway Segment, covering all of the areas fronting Whittier Boulevard from the city boundary near Interstate 605 at Redman Avenue east along the boulevard to Philadelphia Street – please see Chapter 7 Capital Improvements for detailed recommendations on the sections of Whittier Boulevard from Redman Avenue to Norwalk Boulevard, and from Norwalk Boulevard to Glengarry Avenue. However, the development standards contained in this section apply only to those parcels included in the Plan Area (from Dorland Avenue to Philadelphia Street).

2. Street improvements are required to be provided by developers of parcels in the Plan Area as development occurs, according to the standards defined below.

3. Street improvements along sections from Glengarry to Philadelphia are intended to support more publicly accessible development, providing wider sidewalks, generous landscaped buffers and clearer views to buildings.

b. Sidewalks

1. Improvements to Whittier Boulevard shall include:

   a) In front of Single- and Multi-Family Residential, and from Glengarry to Philadelphia or from Norwalk to Glengarry, a six-foot minimum width, level concrete sidewalk, separated from the curb by a 10-foot planting strip, shall be provided. The Director of Community Development and the City Engineer may allow variable width sidewalks and planting areas to accommodate existing conditions while maximizing compliance with the right-of-way requirements.
   b) North of Norwalk, a minimum eight-foot wide level concrete sidewalk shall be provided.

c. *Tree Planting*

1. A 14-foot median shall be provided throughout the Plan Area, planted with 36-inch box / (Mexican Fan Palm *(Washingtonia Robusta)* palm trees planted 22.5 feet apart.

    a) In front of Single- and Multi-Family Residential, 36-inch box Hybrid Crape Myrtle trees shall be planted at spacing not greater than 45 feet on center within the planting strip. The trees shall alternate block by block by color.

    b) Between Glengarry and Philadelphia, 36-inch box Hybrid Crape Myrtle trees shall be planted to increase visibility to establishments along this section, at not greater than 45 feet on center within the parking lane. The trees shall alternate block by block by color.

d. *Lighting and Street Furniture*

1. Pedestrian-scaled lighting shall be installed as a part of all new development. Street light design shall be distinctive to each Plan Area; light types must be coordinated with the predominant architectural styles of its buildings and the primary uses therein, yet complementary to the overall boulevard scheme.

2. Placement: Pedestrian scale lighting shall be installed to be consistent with tree planting, at not greater than 90 feet on center along the public right-of-way.

3. Design: All street furniture and lighting shall generally conform in design and character to the following recommended selections:

    a) Along the sides of Whittier Boulevard, single-head drop lamps e.g. King Luminaire using K206 Luminaire, KA30-T-I-30 and KA 40-S Side Mount Arms, and KBH-30 Pole (see Chapter 7 Capital Improvements for illustrations).

    b) Along the center median, double-head drop lamps i.e. King Luminaire using K205 Luminaire, KA18-T-1 Arm and KS-15 Pole (see Chapter 7 Capital Improvements for illustrations).

c) Examples of appropriate street furnishings include the Victor Stanley bench, Goblet Series, Model FR-7; and the Victor Stanley trash receptacle, Goblet Series, Model GSF-32 (see Chapter 7 Capital Improvements for illustrations)

4.1.3 Street Design Standards (Not Applicable to Whittier Boulevard)

1. Whenever possible, new streets constructed within or adjacent to this Plan Area shall be aligned to extend through to existing streets.

2. New streets shall ensure a pedestrian realm connected to Whittier Boulevard with a minimum five-foot wide level sidewalk and pedestrian scaled lighting.

3. New streets within the area shall conform to minimum City standard design criteria and construction specifications, with any exceptions to be approved by the City Engineer. In general, streets within the Plan Area shall be designed to address the following issues:

   a) Safe distances between intersections.

   b) Safe travel on and turning to/from curved portions of streets.

   c) Safe sight distances at intersections, along horizontal curved sections of streets, and at driveway approaches entering streets, particularly at approaches to depressed driveways leading to underground garages.

4.2 Workplace District

The Workplace District is the highly visible sequence following the Gateway Segment, leading to the Five Points Intersection. This district already includes some of the City's major workplaces, as well as being the largest contiguous cluster of employers in the City; and it provides the most logical, viable place for new employment-related uses to locate in the City. The Plan Area is defined as the business area adjacent to the Five Points Intersection, bounded to the north by Sorenson Avenue and Philadelphia Street, to the east by the former Union Pacific railroad right-ofway, and to the west by the City limits. It terminates to the south at Washington Boulevard and the Five Points Intersection, encompassing the key properties fronting that intersection at Washington Boulevard and Santa Fe Springs Road.

4.2.1 Additional Development Standards

a. Façade Orientation

1. Buildings shall be oriented to public streets. Main entrances to buildings shall be located on a building façade or on a building corner facing a public street. Buildings sited at parcels along Whittier Boulevard shall face the Boulevard when appropriate.

b. Site Development

1. Block Pattern

   a) All development shall relate to the direction and orientation of existing City streets. Streets shall conform to a pattern of generally rectilinear blocks, with new streets and access drives linking at right angles to surrounding City streets whenever possible.

   b) Subdivision of existing parcels shall result in the creation of new blocks not to exceed 600 feet in length or 500 feet in depth. Blocks may be subdivided further by separating continuous buildings with alley streets or pedestrian spaces.

2. Driveway Access

a) A maximum of one two-way curb cut or two one-way curb cuts shall be permitted per 140 feet of frontage, except that every separately owned and operated property may have at least one two-way curb cut or two one-way curb cuts. Divided driveways with landscaped entry medians are strongly encouraged.

b) The maximum width of curb cuts shall be 15 feet for a one-way driveway and 30 feet for a two-way driveway, unless additional width is needed to contribute to reductions in queuing on public streets, as determined by the City Traffic Engineer.

c) Ramping driveways shall be located beyond the back of the sidewalk with a maximum grade of 15 percent.

d) Service access shall be from alleys and rear parking areas wherever possible. Where only curbside service is possible, such service shall be located along streets other than Whittier Blvd.

3. Pedestrian Access

a) Pedestrian walkways shall connect major building entries and transit stops with the public sidewalk along the street. Connecting walkways shall be at least four feet wide (excluding car overhangs) and shall be accompanied by a five-foot minimum landscape buffer with trees planted at least every 30 feet on-center.

4. Access to Transit

a) Transit shelters shall be provided near major concentrations of employees. Where a transit stop is planned adjacent to a project of at least five acres, the developer shall coordinate with the Transit Department to determine a suitable location for a transit shelter on-site

c. Public Works

All public service easements shall be provided under or immediately adjacent to new public rights-of-way or within other public easements areas acceptable to the Public Works Director. Utility lines under buildings will not be permitted. Modification to existing public and quasi-public infrastructure (sanitary sewer, storm sewer, and water and power lines) shall be made if necessary to accommodate the proposed use without reducing the quality of services to surrounding properties.

d. Noise

All exterior spaces and interior units shall be designed to achieve desired noise levels specified in the City's General Plan and Noise Ordinance.

e. Maintenance

For all developments, the developer shall prepare binding agreements ("CC&R's") addressing issues of common area interest in terms of maintenance of common open space, tree planter areas, planting strips, and walks.

f. Landscaping and Screening

1. Front setback areas shall be planted and landscaped - paved or hardscape areas are not permitted. Choices of landscape materials shall be thematic to the architectural design of the development and shall coordinate with streetscape plantings.

2. Adjacent to Residential Areas, attractive screening shall be provided along the property line(s) to screen buildings, service areas, and parking areas. A five-foot planting area shall be established adjacent to the fence or wall with trees at a minimum spacing of 20 feet on center.

3. Utility, Trash and Service Equipment, including loading docks, truck parking, trash compaction, and other service functions, shall be located away from streets and public areas- no areas for outdoor storage, trash collection or compaction, loading, or other such uses shall be located within 20 feet of any public or street, public sidewalk, or internal pedestrian way.

4. Placement of site equipment, such as backflow preventers, HVAC equipment, trash dumpsters, and utility meters, shall be screened by landscape materials. Trash facilities shall always be within structural enclosures that are architecturally integrated with the building design. Rooftop equipment, including satellite receiving dishes, shall be screened on all sides and shall be integrated architecturally in the building design.

5. At Large-Scale Retail Establishments, outdoor areas for the storage and sale of seasonal inventory shall be permanently defined and screened by landscaping, fencing or located within structural enclosures that are architecturally integrated with the building design. Materials, colors, and designs of screening walls and/or fences and the cover shall conform to those used as predominant materials and colors of the building.

6. Lighting along all residential property lines shall not exceed 0.5 foot-candles.

4.2.2 *Improvements to Whittier Boulevard*

a. Access Road Parking

1. Angled parking shall be provided along the access road parallel to and south of Whittier Boulevard.

Improvements to Whittier Blvd.

b. Sidewalks

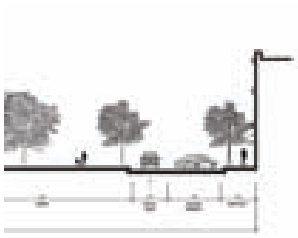
1. Improvements to Whittier Boulevard shall include:

   a) Along Whittier Boulevard, a six-foot minimum width, level concrete sidewalk, separated from the curb by an eight-foot maximum width planting strip shall be provided.

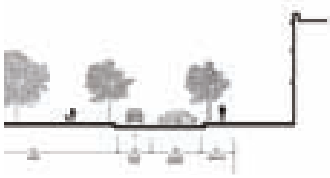
   b) In front of the Retail Cluster along the access road parallel to Whittier Boulevard, a minimum 12-foot wide sidewalk shall be provided.

   c) In all other areas fronting the access road parallel to Whittier Boulevard, a minimum 12-foot wide level concrete sidewalk shall be provided.

   d) The Director of Community Development and the City Engineer may allow variable width sidewalks and planting areas to accommodate existing conditions while maximizing compliance with the right-of-way requirements.



Improvements to access road at retail



Improvements to access road at office

c. Tree Planting

1. Along Whittier Boulevard, and along the access road parallel to Whittier Boulevard, 36 inch box Canary Island Pine trees shall be planted at a spacing of not greater than 45-foot on center within the planting strip.

2. At the central open space, thirty-six inch box Liquid Amber *(Rotunda Loba)*, Sycamore, Camphor and California Live Oak trees shall be planted at a spacing of not greater than 45 feet on center. Special treatments, including coordinated furnishings, water elements and landscaping, shall occur at the plaza across from the retail cluster, between Baldwin and Pacific Place.

d. Lighting

1. Pedestrian-scaled lighting shall be installed as a part of all new development. Street light design shall be distinctive to each Plan Area; light types shall be coordinated with the predominant architectural styles of its buildings and the primary uses therein, yet complementary to the overall boulevard scheme.

2. Placement: Pedestrian scale lighting shall be installed to be consistent with tree planting, at not greater than 90 feet on center along the public right-of-way.

3. Design: All street furniture and lighting shall generally conform in design and character to the following recommended selections:

   a) Along the south side of Whittier Boulevard, double-head post-top lamps e.g. Lumec L80-PCCS-SE-SF80 Luminaire, CRC Arm, and RS53D-15 Pole or equivalent (see Chapter 7 Capital Improvements for illustrations).

   b) Along the north side of Whittier Boulevard and interior district street, single-head post-top lamps e.g. Lumec L80-PCCS-SE-SF80 Luminaire and R553 D-15 Pole or equivalent. (see Chapter 7 Capital Improvements for illustrations).

   c) Along the center median, double-headed drop lamps e.g. Lumec RN-20-GRD Luminaire, M20C Arm and R92D-30 Pole or equivalent. (see Chapter 7 Capital Improvements for illustrations).

   d) Examples of appropriate street furnishings include the Victor Stanley bench, Steelsites Series Model RB-28; and the Victor Stanley trash receptacle, Economy Series Model ES-142 or equivalent (see Chapter 7 Capital Improvements for illustrations).

4.2.3 Street Design Standards (Not Applicable to Whittier Boulevard)

1. Whenever possible, new streets constructed within the Workplace District shall be aligned to extend through to existing streets.

2. New streets shall provide a continuous walkway connected to existing streets and walkways with a minimum 10-foot wide level sidewalk and pedestrian-scaled lighting.

3. New streets within the area shall conform to minimum City standard design criteria and construction specifications, with

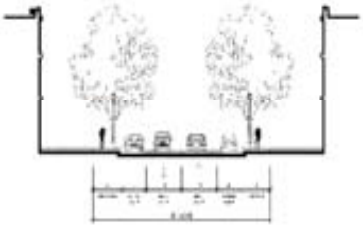
any exceptions to be approved by the City Engineer. In general, streets within the Workplace District shall be designed to address the following issues:

a) Safe distance between intersections.

b) Safe travel on and turning to/from curved portions of streets.

c) Safe sight distances at intersections and along horizontal, curved sections of streets.

d) Safe sight distances at the driveway approaches entering streets, particularly at approaches to depressed driveways leading to underground garages.



New streets in the Workplace District Core

4. Right-of-Way

a) Rights-of-way widths within the Workplace core area (east of Baldwin Place, and fronting Five Points) shall be a maximum of 60 feet, containing a minimum 10-foot-wide level sidewalk on both sides, as shown at right.

b) Rights-of-way width outside of the Workplace core area (west of Baldwin Place and its extension) shall be a maximum of 60 feet, containing a minimum five-foot wide level concrete sidewalk, separated from the curb by a five-foot planting strip, on both sides.

5. New Streets in the Workplace District Core

a) Roadway Width

1) Curb-to-curb widths throughout the Workplace District shall be a maximum of 40 feet, consisting of two 12-foot wide travel lanes, and eight-foot wide parallel parking lanes on both sides, where on-street parallel parking is not provided, curb-to-curb widths shall be a maximum of 26 feet.

b) Corner radius

1) Corner Curb return radius shall be 15 feet. At streets without parallel parking, Corner Curb return radius may be increased to 20 feet.

c) Tree Planting

1) Round-headed street trees shall be planted at a spacing of approximately 50 feet on center along the public right-of-way.

d) Lighting

1) Pedestrian scale lighting shall be installed 50′ on center along the public right-of-way. Luminaires shall be no more than 16 feet in height, and shall conform in design and character to those designated by the City for Whittier Boulevard (see Improvements to Whittier Boulevard, above).

4.3 Shopping Clusters

As the most visible and highly traveled thoroughfare in the City, Whittier Boulevard includes many of the community's most desirable locations for retail shops. In order to ensure the creation of an appealing shopping environment, the Specific Plan directs shopping industry investment to two concentrated segments of the corridor. Each of the two Shopping Cluster plan areas contain one of the primary anchored retail developments in the city – Shopping Cluster I includes the Quad, and Shopping Cluster II is planned around and anchored by (but does not include) the Whittwood Town Center. Taken together, the two Plan Areas devoted to shopping as the dominant segment use contain significantly more property than the City is likely to need to accommodate its share of the regional demand for retail shops, restaurants, and entertainment venues, but remain sufficiently circumscribed to ensure the eventual development of a sufficiently concentrated pattern of use. The locations of the two shopping clusters-Shopping Cluster I and II – are as follows:

Shopping Cluster I: Directly east of Five Points, the Shopping Cluster I Plan Area extends southward from Five Points to Laurel Avenue, at the southern edge of the Quad. It includes all of the Quad property and the fronting properties along Painter Boulevard heading north to Russell Street.

Shopping Cluster 2: Approaching from the east, Shopping Cluster II extends from Virginia Avenue to La Serna Drive, and is organized around Whittwood Town Center. Although Shopping Cluster II and the Whittwood Town Center are organized as a single, integrated part of the City of Whittier, policies governing the development of Whittwood are contained in the Whittwood Town Center Specific Plan. Therefore, Shopping Cluster II runs along the north side of the road from Santa Gertrudes Avenue to Scott Avenue. Between Scott Avenue and La Serna Drive it is two-sided, as it is between Santa Gertrudes Avenue and Virginia Avenue to the east of the Whittwood Town Center.

4.3.1 Additional Development Standards

a. Façade Orientation

1. Buildings sited at parcels along Whittier Boulevard must face the Boulevard, and must have at least one primary entrance located on Whittier Boulevard. Also refer to Chapter 5 Design Guidelines for Shopping Clusters for additional provisions governing building orientation.

b. Site Development

1. Block Pattern

   a) Streets must conform to a pattern of generally rectilinear blocks, with new streets and access drives linking at right angles to surrounding City streets. Closure of existing blocks to accommodate new development is not permitted.

2. Minimum Space Between Buildings

   a) Minimum space between buildings on a single property featuring commercial development within the first 300 feet of Whittier Boulevard, and featuring residential development beyond the 300-foot line:

      1) Buildings with predominantly commercial uses must be separated from residential development by a minimum of 30 feet.

      2) Residential buildings facing each other must be separated by a minimum of 50 feet.

      3) Residential buildings must be separated from adjacent residential buildings to the side and rear by a minimum of 30 feet.

      4) Residential development must also adhere to all applicable standards and guidelines for residential development contained within the Neighborhood Spine Plan Areas section.

3. Driveway Access

   a) A maximum of one two-way curb cut or two one-way curb cuts are permitted per 140 feet of frontage, except that every separately owned and operated property may have at least one two-way curb cut or two one-way curb cuts.

b) Divided driveways with landscaped entry medians are required when determined appropriate by the Director of Community Development.

c) The maximum width of curb cuts must be 20 feet for a one-way driveway and 30 feet for a two-way driveway.

d) Ramping driveways must be located beyond the back of the sidewalk with a maximum grade of 15 percent.

e) Service access must be from alleys and rear parking areas wherever possible. Where only curbside service is possible, such service must be located along streets other than Whittier Blvd.

4. Pedestrian Access

a) Pedestrian walkways must be decorative and connect at least one building entrance directly to the public sidewalk. All pedestrian walkways must be at least four feet wide but no less than the width of the building entryway, except where applicable safety standards require portions with greater width. All walkways shall be free and clear of obstructions, inclusive of lighting bollards or other decorative elements.

b) Where connecting walkways pass through parking lots, they must be separated from the parking lots by raised curbing or by bollards, and must be accompanied by a minimum five-foot landscape buffer with trees planted at least every 30 feet on-center.

5. Access to Transit

a) Pedestrian access must be provided between transit stops and at least one building entrance for each on-site building tenant. Transit shelters must be provided at all transit stops as specified by the Director of Public Works.

c. Public Works

1. All public service easements must be provided under or immediately adjacent to new public rights-of-way or within other public easements areas acceptable to the Public Works Director.

d. Noise

All exterior spaces and interior units shall be designed to achieve desired noise levels specified in the City's General Plan and Noise Ordinance.

e. Maintenance

For all developments, the developer shall prepare binding agreements ("CC&R's") addressing issues of common interest in terms of maintenance of common open space, tree planter areas, planting strips, and walks.

f. Landscaping and Screening

1. Front setback areas must be planted and landscaped - paved or hardscape areas are not permitted. Choices of landscape materials must be compatible with the architectural design of the development and with streetscape plantings.

2. Side setback areas must be planted and landscaped except where designed to serve as pedestrian walkways. Choices of landscape materials must be compatible with the architectural design of the development and must be coordinated with streetscape plantings.

3. Adjacent to residential areas, attractive screen fencing or walls must be provided along the property line(s) to screen buildings, service areas, and parking areas. A five-foot planting area must be established adjacent to the inside face of the fence or wall with trees at a minimum spacing of 20 feet on center. Alternatively, a decorative foot-high screen wall may be constructed with a five-foot wide landscape planter inside the face of the wall with trees (36-inch box minimum size) planted at least 25 to 30 feet on center with a combination of 15 and five gallon shrubs planted between trees.

4. Utility, Trash, Recycling, Food Waste and Service Equipment, including satellite receiving dishes, BTS equipment cabinets, loading docks, truck parking, trash compaction, and other service functions, must be located away from streets and public areas, and must be enclosed or screened by landscaping, fencing or other architectural means. Trash facilities and recycling containers must always be within structural enclosures

5. Placement of site equipment, such as backflow preventers, HVAC equipment, trash dumpsters, and utility meters, must be screened by landscape materials where possible.

6. Outdoor storage areas must be located away from the street, behind or to the side of buildings. In addition to locating storage areas away from streets, walls must be used to screen stored materials.

7. Lighting along all residential property lines shall not exceed 0.5 foot-candles.

4.3.2 *Improvements to Whittier Boulevard*

a. Sidewalks and Landscaped Areas

1. New development shall provide a six-foot minimum width sidewalk, as well as an eight-foot minimum width planting strip between public sidewalk and street curb. The planting strip shall include irrigated ground cover as well as trees and lights (see subsequent sections for specifications). The Director of Community Development and the City Engineer may allow variable width sidewalks and planting areas to accommodate existing conditions while maximizing compliance with the right-of-way requirements.

b. Tree Planting

1. Thirty-six-inch box King Palm trees must be planted at a spacing of no more than 45 feet on center within the planting strip.

c. Street Lighting and Furniture

1. Pedestrian-scaled lighting must be installed as a part of all new development. Street light design must be distinctive to each Plan Area; light types must be coordinated with the predominant architectural styles of its buildings and the primary uses therein, yet complementary to the overall boulevard scheme.

2. Placement: Pedestrian scale lighting must be installed to be consistent with tree planting, at not more than 90 feet on center along the public right-of-way and positioned at or close to the center point between street trees, or as determined to be appropriate by the Director of Community Development.

3. All street furniture and lighting must generally conform in design and character to the following recommended selections:

   a) Along Whittier Boulevard, double-head post-top lamps e.g. Lumec L80-PCCS-SE-SF80 Luminaire, CRC Arm, and RS53D-15 Pole (see Chapter 7 Capital Improvements for

illustrations), or as determined appropriate by the Director of Community Development. Banner elements should be included where appropriate, as part of a coordinated Plan Area-wide effort.

b) Along interior pedestrian ways, single-head post-top lamps i.e. Lumec L80-PCCS-SE-SF80 Luminaire, and RS53D-15 Pole (see Chapter 7 Capital Improvements for illustrations), or as determined to be appropriate by the Director of Community Development.

c) Along the center median, double-headed drop lamps e.g. Lumec RN-20-GRD Luminaire, M20C Arm and R92D-30 Pole (see Chapter 7 Capital Improvements).

d) Examples of appropriate street furnishings include the Victor Stanley bench, Classic Series ModelCR-96; and the Landscapeforms trash receptacle, Presidio Litter, 30-gallon, black color (see Chapter 7Capital Improvements for illustrations), or others as determined appropriate by the Director of Community Development.

4.3.3 Street Design Standards (Not Applicable to Whittier Boulevard)

1. Whenever possible, new streets constructed within this Plan Area must be aligned to extend through to existing streets.

2. New streets must provide a continuous walkway connected to existing streets and walkways with a minimum eight-foot wide level sidewalk and pedestrian scaled lighting. If existing right-of-way widths allow, curbside parking may be provided on both sides of the street.

3. New streets within the area must conform to minimum City standard design criteria and construction specifications, with any exceptions to be approved by the City Engineer. In general, streets within the Plan Area must be designed to address the following issues:

   a) Safe distance between intersections.

   b) Safe travel on and turning to/from curved portions of streets.

   c) Safe sight distances at intersections and along horizontal, curved sections of streets.

d) Safe sight distances at the driveway approaches entering streets, particularly at approaches to depressed driveways leading to underground garages.

4. Lighting:

a) Pedestrian scale lighting must be installed not more than 90' on center along the public right-of-way. Luminaires must be no more than 16 feet in height, and must conform in design and character to those designated by the Director of Community Development for Whittier Boulevard (see Improvements to Whittier Boulevard, above).

4.4 Center District

The Center District provides opportunities for the redevelopment of vacant and underutilized commercial properties by allowing more compact mixed-use development between the Quad to the west and the existing large-scale commercial uses to the east. By mixing retail, office and residential uses in close proximity, residents will be able to live and work in the same neighborhood. The Plan Area extends along Whittier Boulevard and serves as a link between the Specific Plan area's more intensive commercial centers.

4.4.1 Additional Development Standards

a. Parking Structures and Garages

Development standards for parking structures and garages shall comply with the provisions contained in Whittier Municipal Code Chapter 18.99, "Parking Structure Development Standards and Design Guidelines."

b. Retail and Entertainment Development

This section applies to larger scale retail/entertainment development projects whose total building area, including usable outdoor space that is equal or greater than 20,000 gross square feet. For determining building area, structure(s) located 20 feet or less apart or multiple structures that are part of a single development projects shall be considered one building.

1. Architectural Design

    a) Building shall consist of quality architectural features.

    b) Unarticulated wall surfaces shall not exceed 50 feet in length. Facades exceeding 50 feet in length shall incorporate projections, recesses and offsets to minimize the appearance of long blank walls.

    c) Architectural elements such as pilasters, columns, canopies, porticos, colonnades, arcades and other architectural elements shall be incorporated.

    d) Other methods, in addition to those expressed above, include color changes, texture changes and materials changes.

e) Methods to reduce the likelihood of graffiti, such as creeping vines or other methods shall be incorporated, as appropriate.

2. Buildings with Multiple Tenants

Buildings containing multiple tenants shall provide fenestration for the façade of each individual leasable space at a minimum of 60 percent of the horizontal length of the façade.

a) Fenestration shall occur at a minimum of 30 inches above finished grade and a minimum of 8 feet in height. Full fenestration of the façade shall be considered a preferred design alternative.

3. Entryways

Building entryways shall be clearly defined and incorporate architectural details.

4. Trash/Service/Delivery Areas

Trash, service and delivery areas shall provide adequate screening and buffering to minimize visual impacts from the public right-of way and adjacent properties.

a) Minimum wall height for screening and buffering shall be eight feet and shall provide architectural details complementary to the design of the building.

b) When appropriate, a landscape buffer may be provided along service/delivery area screen walls.

c) Buffer landscaping shall consist of a complementary mix of trees, shrubs and groundcover.

d) Where appropriate, drought tolerant landscaping shall be used.

5. Roofs

If any rooftop equipment is installed, it shall be secured to the structure, screened from public view and treated with architectural elements consistent with the overall design of the primary structure.

6. Circulation and Access

A minimum four-foot wide sidewalk shall be provided along the full length of a building's façade. For multi-tenant buildings, a minimum eight-foot wide sidewalk shall be provided along the full length of the building's façade.

a) As applicable, sidewalks shall provide for the accommodation of turnouts for buses or other forms of public transportation

7. Parking Requirements

See Whittier Municipal Code Chapter 18.48 "Off-Street Parking," for standards and requirements.

8. Requirements for Publicly Accessible Amenities

For retail and entertainment, development applicants shall be required to provide usable exterior publicly-accessible amenities on-site.

These amenities may include any combination of the following:

- Seating or benches
- Direct access to transit/bike facilities
- Public art
- Water features
- Usable landscape (e.g. turf)

The amount, design and place of these amenities shall be determined during the design review process. Project applicants shall also conform to applicable section of the Whittier Municipal Code.

c. Mixed-Use Development

For the purpose of this section, mixed-use projects are defined as development that include any combination of residential and nonresidential uses or structures on a single parcel, or as components of a single development.

1. Mix of Uses

A mixed-use project shall combine either commercial and office uses or commercial and residential uses. Mixed-use projects may provide commercial and/or office space on the ground floor with residential units above.

2. Residential Density

The allowable residential density of a mixed-use project shall be governed by the standards for the applicable Planning Areas specified in this Specific Plan. Residential densities above those permitted by this Specific Plan may be granted, provided that total number of residential units within the Planning Area does not exceed the buildout estimated for this Specific Plan.

3. Residential Dwelling Unit Minimum Size

Minimum interior building areas for residential dwelling units shall comply with Whittier Municipal Code Sections 18.10.060 "Minimum dwelling unit square footage," and 18.06.044 "Bedroom sleeping area":

a) Studio unit not less than 600 square feet;

b) Senior unit (age covenant restricted) not less than 450 square feet;

c) One-bedroom: not less than 750 square feet;

d) Two-bedroom: not less than 1,000 square feet;

e) Three-bedroom: not less than 1,250 square feet.

f) Four-bedroom: not less than 1,500 square feet

g) Five-bedroom or greater: not less than 1,500 square feet, plus an additional 250 square feet for each additional bedroom with more than four-bedrooms within the same dwelling unit

4. Parking- Mixed Use Projects

Parking standards for mixed use projects shall comply with the standards set forth in the Whittier Municipal Code Chapter 18.48 "Off-Street Parking," in addition to the following standards:

a) Guest parking shall be accessible, shall be screened from view of the street and shall be clearly identified with the words "GUEST PARKING" painted in the space with minimum 8-inch high letters.

b) Off-street parking for nonresidential uses shall be provided for each separate use in compliance with the standards as set forth in the Whittier Municipal Code.

5. Parking and Access Standards

a) All parking spaces required for the residential use shall be provided on site.

b) Parking spaces to serve residential uses shall be specifically designated and shall be reserved for the exclusive use of the residents.

c) If structured parking is provided for the proposed development, separate dedicated and accessible parking areas shall be provided for residential and commercial uses.

d) Separate site access drives shall be provided for the residential uses and commercial uses whenever possible.

e) Methods for securing residential parking shall be required for residential parking areas, as well as for securing commercial parking areas when businesses are closed.

6. Trash Collection Areas

Trash collection areas shall be contained within an enclosed structure. Trash collection areas shall be designed, located or screened so as not to be readily identifiable from adjacent streets.

7. Loading and Storage Facilities

Loading areas and solid waste storage facilities shall be located as far as possible from the on-site residential units and shall be completely screened from view from adjacent residential portions of the project. The location and design of the solid waste enclosures shall account for potential nuisances from odors and noise from collection vehicles.

8. Exterior Lighting

Parking lot lighting and security lighting for the commercial uses shall be appropriately shielded so as not to spill over into residential areas. Residential units shall also be shielded from illuminated commercial signs.

9. Exterior Equipment

All exterior mounted equipment, including public transportation facilities, shall be screened from view. Special consideration shall be given to the location and screening of noise generating equipment (e.g., air conditioning, exhaust fans, refrigeration units, etc.) Noise reducing screens and insulation may be required where equipment has the potential to impact residential uses.

10. Satellite Dish Systems

Satellite dish system must be roof mounted and screened from view.

11. Outdoor Space for Residential Uses- Mixed Use projects

a) Outdoor space may be provided as common or private space. Any common outdoor space shall have a minimum level surface dimension of 20 feet and a minimum area of 400 square feet.

b) Outdoor space intended for use by residents only shall not be accessible from commercial areas.

c) Open space and courtyards located in the commercial areas may be accessible to residential occupants and visitors.

d) Landscaping and seating shall be permanently integrated into all publicly-accessible outdoor spaces.

12. Restrictions on Hours of Operation

The City of Whittier may restrict the hours of operation of nonresidential uses to mitigate adverse impacts on the residential uses.

13. Requirements for Joint Owners' Association

For mixed use projects providing residential and non-residential uses, a joint tenant/owners' association shall be formed to ensure the continuous maintenance and replacement of common area elements for the project and each phase of development. Each association shall be managed by a professional property management company. The property management company shall be approved by the City Attorney prior to occupancy. Each association shall be formed according to the type of use (e.g., residential, commercial, office and mixed use) and shall have the power to levy and collect assessments from owners of interests in each phase of development to provide for common area maintenance and replacement and the other purposes of each association. The association's bylaws and governing documents, indemnity, conditions, covenants and restrictions shall include the following:

- Determination of the maintenance and landscaping responsibilities,
- Trash facility responsibilities,
- Parking facility maintenance responsibility,
- Assignment of parking spaces per each use,
- Relationship between uses regarding association representation and voting procedures and, if applicable,
- Mechanisms for the integration of the common area maintenance functions among different associations with the overall project site.

In addition, the governing documents for each such association shall contain other provisions as required by the City in light of the specific design elements of each particular phasing and/or development of the overall project. The conditions, covenants and restrictions of each Association shall provide that the City has the power to enforce the maintenance and land use delegations of the association in the event

that following reasonable notice from the City, the association does not correct any such maintenance and land use compliance deficiencies at the reasonable request of the City. The City shall have the power to enter the property to perform maintenance work and the City shall have the power to recover any costs which the City may incur in connection with the enforcement of the association's maintenance and other governing documents, through the levying of a special assessment as if the association itself levied the special assessment upon its members under the association's conditions, covenants and restrictions.

The governing documents of each association shall be subject to review and approval by the City Attorney as to conformity with this section.

14. Building Design for Mixed-Use Projects

a) Design Standards

A mixed-use project shall be designed and constructed to:

1) Be compatible with and complement adjacent land uses;

2) Maintain or enhance the character of development in the immediate neighborhood;

3) Maintain or increase the existing number of residential units generally and specifically those for seniors and a variety of income levels; and

4) Mitigate glare, light, noise, traffic, and other potential environmental impacts to the maximum extent feasible.

b) Separate Entrances

When residential and commercial uses are provided in the same structure, separate entrances shall be provided for each use.

c) Distance between Building

A minimum distance of ten feet shall separate exterior walls of separate buildings containing dwelling units on the same lot. The windows or window/doors of any dwelling unit shall not face the windows or window/doors of any other dwelling unit unless separated by a distance of 10 or more feet except where the angle between the wall of the separate dwelling units is 90 degrees or more. Walls parallel to each other shall be considered to be at a zero degree angle.

d) Sound Mitigation

Residential units shall be designed to be sound attenuated against present and future project noise. New projects, additions to existing projects, or new nonresidential uses in existing projects shall provide an acoustical analysis report, by an acoustical engineer, describing the acoustical design features of the structure required to satisfy the exterior and interior noise standards, as required by the City of Whittier Municipal Code

e) Rooftop Equipment

Rooftop equipment, except solar energy equipment, shall be completely enclosed on all sides or screened from view of public rights-of-way.

f) Landscaping

1) All street setback areas and other areas not occupied by buildings, parking, driveways, walkways, and other incidental residential activities shall be fully landscaped with live plant materials and shall be permanently maintained in a neat and orderly manner.

2) For the purposes of this section, permanent landscaping shall consist of landscaped areas at the ground level.

3) The soil shall be of sufficient depth in areas where trees are to be planted.

4) Decorative design elements (e.g., as fountains, sculptures, planters, rocks or other similar elements) may be permitted where they are integral parts of a landscape plan composed primarily of live plant materials.

5) Pedestrian walks and vehicular access-ways shall be permitted in landscaped areas.

6) Street setback areas shall not be completely paved.

7) Permanent and automatic irrigation facilities shall be provided in all permanent landscaped areas except potted containers.

8) Landscaping shall be permanently maintained in substantial conformance with the approved plan.

15. Lighting

a) Lighting for uncovered parking areas, vehicle access-ways and walkways shall not exceed a height of 16 feet, except that the maximum height on the rooftop of any parking structure located on a lot adjacent to any residential zone shall not exceed a height of eight feet.

b) The overall height shall be measured from the paved parking area surface to the uppermost part of the light standard, including the light globe.

c) Lighting shall be directed onto the driveways, walkways and parking areas within the development and away from adjacent properties and public rights-of-way. Appropriate shields shall be incorporated into lighting fixtures to ensure lighting does not spill onto adjoining properties.

16. Laundry Facilities

a) Laundry facilities shall be provided to serve all residential dwelling units on a lot.

b) Laundry facilities (i.e., constituting washer and dryer appliances connected to utilities), shall be provided in the individual dwelling units or as part of a common laundry facility.

c) A common laundry room shall be in an accessible location and shall have at least one washer and one dryer for every 10 dwelling units, maintained in operable condition and accessible to all tenants daily.

d) Common laundry rooms shall be designed in a way to ensure full visibility from the exterior of the room.

e) Light and power controls shall not be accessible to the general public.

d. Live-Work Development

Live-Work units are intended for the sole use of business operators who live in the same structure that contains the business activity. A live-work unit shall be defined as a business use that is intended to function predominantly as workspace with incidental residential accommodations.

1. Applicability and Allowed Uses

The provisions of this section shall apply to Live-Work units where permitted. The non-residential component of a Live-Work project shall only be a use permitted within the Specific Plan area.

2. Limitation on Use

A Live-Work unit shall not be established or used in conjunction with any of the following activities:

a) Adult-oriented businesses;

b) Vehicle maintenance or repair (e.g., body or mechanical work, including boats and recreational vehicles), vehicle detailing and painting, upholstery, etc.);

c) Storage of flammable liquids or hazardous materials beyond that normally associated with a residential use; and

d) Other activities or uses, not compatible with residential activities and/or that have the possibility of affecting the health or safety of Live-Work unit residents, because of dust, glare, heat, noise, noxious gasses, odor, smoke, traffic, vibration, or other impacts, or would be hazardous because of materials, processes, products, or wastes, as determined by the Community Development Director.

3. Floor Area Requirements

The minimum total floor area of a Live-Work space shall be 1,000 square feet within each unit. All floor area other than that reserved for living space shall be reserved and regularly used for working and display space.

4. Street Frontage Treatment

Each Live-Work unit fronting a public street, and located at street level, shall have a pedestrian-oriented frontage that publicly displays the interior of the nonresidential areas of the structure. The first 25 feet of the floor area depth at the street-level frontage shall not be used for residential, storage, or other purposes that are not related to the business component of the Live-Work unit.

5. Access to Units

Where more than one Live-Work unit is proposed within a single structure, each Live-Work unit shall be separated from other Live-Work units and other uses in the structure. Access to individual units shall be from common access areas, corridors, or hallways. Access to each unit shall be clearly identified to provide for emergency services.

6. Integrated Working and Living Space

The living space within the Live-Work unit shall be contiguous with, and an integral part of the working space, with direct access between the two areas, and not a separate stand-alone dwelling unit. The residential component shall not have a separate street address from the business component.

7. Open Space Requirements

Live-Work development consisting of four or fewer units shall provide a minimum 50 square feet of private open space per unit. Developments exceeding four units shall provide 150 square feet of private or common open space per unit. Common open space shall be accessible to all residential units within the Live-Work development.

8. Occupancy Separation Requirements

Live-Work development shall be designed in a way to ensure property separation requirements between residential and non-residential uses, consistent with the California Building Code, Uniform Building Code, Uniform Fire Code and other applicable standards.

9. Operating Standards

a) Occupancy

A Live-Work unit shall be occupied and used only by a business operator, and/or a household of which at least one member shall be the business operator.

b) Sale or Rental of Portions of Unit

No portion of a Live-Work unit may be separately leased, rented, or sold.

c) Notice to Occupants

The owner or developer of any structure containing Live-Work units shall provide written notice to all Live-Work occupants and users that the surrounding area may be subject to levels of dust, fumes, noise, or other impacts associated with commercial and industrial uses at higher levels than would be expected in more typical residential areas.

d) Nonresidential Employees

Up to two persons who do not reside in the Live-Work unit may work in the unit, unless this employment is prohibited or limited by the provisions of the Whittier Municipal Code or this Specific Plan.

e) The Development Review approval of a Live-Work unit shall require the Community Development Director to make the following additional findings:

1) The establishment of Live-Work units will not conflict with nor inhibit other uses in the area where the project is proposed; and

2) The structure containing Live-Work units and each Live-Work unit within the structure has been designed to ensure that they will function predominantly as work spaces with incidental residential accommodations meeting basic habitability requirements in compliance with applicable regulations.

e. Façade Orientation

1. Buildings must be oriented to public streets. Main entrances to buildings shall be located on a building façade or on a building corner facing a public street. Buildings sited at parcels along Whittier Boulevard must face the Boulevard, and shall have at least one primary entrance located on Whittier Boulevard.

f. Public Works

All public service easements shall be provided under or immediately adjacent to new public rights-of-way or within other public easements areas acceptable to the Public Works Director. Utility lines under buildings will not be permitted. Modification to existing public and quasi-public infrastructure (sanitary sewer, storm sewer, and water and power lines) shall be made if necessary to accommodate the proposed use without reducing the quality of services to surrounding properties.

g. Noise

1. All exterior spaces and interior units shall be designed to achieve desired noise levels specified in the City's General Plan and Noise Ordinance.

2. Outdoor public address systems and speakers shall not be permitted.

h. Maintenance

For all developments, the developer shall prepare binding agreements ("CC&R's") addressing issues of common interest in terms of maintenance of common open space, tree planter areas, planting strips, and walks.

i. Landscaping, Screening and Lighting

1. Front setback areas must be planted and landscaped - paved or hardscape areas are not permitted. Choices of landscape materials shall be thematic to the architectural design of the development and must coordinate with streetscape plantings.

2. Adjacent to Residential Areas and along the edges of outdoor storage areas, attractive screen fencing or walls shall be provided along the property line(s) to screen buildings, service areas, and parking areas. A five (5) foot planting area shall be established adjacent to the outside face of the fence or wall with trees at a minimum spacing of twenty (20) feet on center.

3. Utility, Trash and Service Equipment, including satellite receiving dishes, shall be located away from streets and enclosed or screened by landscaping, fencing or other architectural means. Rooftop equipment shall be screened on all sides and shall be integrated architecturally in the building design. Placement of site equipment, such as backflow preventers and utility meters, shall be coordinated with the overall site design and screened by landscape materials where possible. Trash facilities must always be within structural enclosures that are architecturally integrated with the building design. The location of recycling containers shall be included in design plans.

4. Lighting along all residential property lines shall not exceed 0.5 foot-candles.

4.4.2 Improvements to Whittier Boulevard

a. Sidewalks

1. A minimum six-foot minimum width, level concrete sidewalk shall be provided, with an eight-foot maximum width landscape planting strip between face of curb and sidewalk. The Director of Community Development and the City Engineer may allow variable width sidewalks and planting areas to accommodate existing conditions while maximizing compliance with the right-of-way requirements.

b. Tree Planting

1. Tree Planting shall comply with the Whittier Boulevard Streetscape Plan on file with the Community Development Department.

c. Lighting

1. Pedestrian-scaled lighting shall be installed as a part of all new development. Street light design shall be distinctive to each Plan Area; light types must be coordinated with the predominant architectural styles of its buildings and the primary uses therein, yet complementary to the overall boulevard scheme.

2. Placement: Pedestrian scale lighting shall be installed to be consistent with tree planting, not greater than 90' on center along the public right-of-way.

3. *Special Condition: Auto Dealerships – Illuminated bollards may act as supplementary lighting - see "Signage: Additional Site Elements", below.

4. Design: All street furniture and lighting shall generally conform in design and character to the following recommended selections:

   a) Along the sides of Whittier Boulevard, single-head drop lamps e.g. Lumec RN20-GRD Luminaire, M20C and M20H Arms, and R92D-30 Pole (see Chapter 7 Capital Improvements for illustrations).

   b) Along interior District street, single-head post-top lamps e.g. Lumec L80-PCCS-SE-SF80 Luminaire, and RS53D-15 Pole (see Chapter 7 Capital Improvements for illustrations).

   c) Examples of appropriate street furnishings include the Victor Stanley bench, Classic Series Model CR-96; and the Landscapeforms trash receptacle, Presidio Litter, 30-gallon, black color (see Chapter 7 Capital Improvements for illustrations).

4.4.3 Street Design Standards (Not Applicable to Whittier Boulevard)

1. Whenever possible, new streets constructed within or adjacent to this District shall be aligned to extend through to existing streets.

2. New streets shall ensure a pedestrian realm connected to Whittier Boulevard with a minimum eight-foot wide level sidewalk and pedestrian scaled lighting.

3. New streets within the area shall conform to minimum City standard design criteria and construction specifications, with any exceptions to be

approved by the City Engineer. In general, streets within the District shall be designed to address the following issues:

a) Safe distance between intersections.

b) Safe travel on and turning to/from curved portions of streets.

c) Safe sight distances at intersections and along horizontal, curved sections of streets.

d) Safe sight distances at the driveway approaches entering streets, particularly at approaches to depressed driveways leading to underground garages.

4.5 Neighborhood Spine

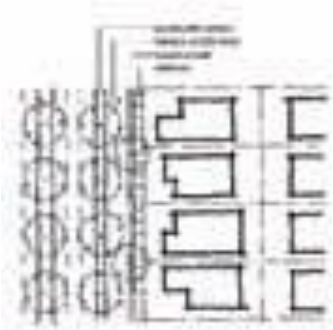
The Neighborhood Spine segment provides the opportunity to showcase the high quality of the City's residential neighborhoods.. The Neighborhood Spine runs from Valley Home Avenue - the gateway to the City, to Virginia Avenue on the south side of the thoroughfare, and almost as far west as Russell Street on the north side of Whittier Boulevard.

4.5.1 *Additional Development Standards*

a. Façade Orientation

Buildings must be oriented to public streets. Main entrances to buildings shall be located on a building façade or on a building corner facing a public street. Buildings sited at parcels along Whittier Boulevard must face the Boulevard, and shall have at least one primary entrance located on Whittier Boulevard.

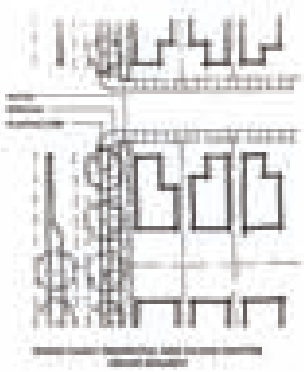
*Exception: Single-Family Residential uses on lots fronting Whittier Boulevard may front Whittier Boulevard if separated from the boulevard by a landscaped median; or may present a side or rear façade to Whittier Boulevard (where development faces interior streets).



Single-family residential fronting Whittier Blvd.

a) Where Single-Family Residential does front Whittier Boulevard, it must separated from the boulevard by a landscaped median containing a ten-foot planting area planted with buffer landscaping, i.e. a planting of oleander, and parallel access road, as shown below.

b) Where the side yard of Single-Family Residential faces Whittier Boulevard (and development faces interior streets), it must be separated from the Boulevard by a ten-foot planting area planted with buffer landscaping, e.g.. a planting of oleander, as shown below.



Single-family residential with side yard to Whittier Blvd.

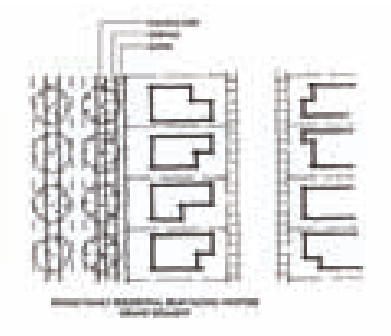
c) Where the rear yard of Single-Family Residential faces Whittier Boulevard (and development faces interior streets), it must be separated from the Boulevard by a ten-foot planting area planted with buffer landscaping, e.g. a planting of oleander, as shown below.

b. Site Development

1. Block Pattern

   a) All development shall be configured into a pattern of rectilinear blocks, with new streets and access drives linking at right angles to surrounding City streets. Closure of existing blocks to accommodate new development is discouraged.

2. Driveway Access



Single-family residential with rear yard to Whittier Blvd.

   a) A maximum of one two-way curb cut or two one-way curb cuts shall be permitted per 140 feet of frontage, except that every separately owned and operated property may have at least one two-way curb cut or two one-way curb cuts.

   b) Divided driveways with landscaped entry medians are strongly encouraged.

   c) The maximum width of curb cuts shall be 15 feet for a one-way driveway and 30 feet for a two-way driveway.

   d) Ramping driveways shall be located beyond the back of the sidewalk with a maximum grade of 15 percent.

   e) Service access shall be from alleys and rear parking areas wherever possible. Where only curbside service is possible, such service shall be located along streets other than Whittier Blvd.

c. Open Space

1. Common, usable outdoor space must be provided for all residential units, at a minimum of 150 square feet per unit. Common open space should be enhanced with paths, plazas, gardens, benches, shade structures and water elements. These improvements should be consistent with the architectural style of the building. Common open spaces should be connected and coordinated with public landscape and hardscape improvements, where existing.

2. Private

   Outdoor deck or patio space, in the form of a patio or deck attached to the unit, shall also be provided with at least 60 square feet for each unit. Ground-level open space should be bounded by garden walls, garage walls, and/or the walls of the unit the open space is intended to serve. Required common and private space shall not include required setback areas.

d. Public Works

All public service easements shall be provided under or immediately adjacent to new public rights-of-way or within other public easements areas acceptable to the Public Works Director. Utility lines under buildings will not be allowed.

e. Noise

All exterior spaces and interior units shall be designed to achieve desired noise levels specified in the City's General Plan and Noise Ordinance.

Outdoor public address systems and speakers shall not be permitted.

f. Maintenance

For all developments, the developer shall prepare binding agreements ("CC&R's") addressing issues of common interest in terms of maintenance of common open space, tree planter areas, planting strips, and walks.

g. Landscaping, Screening and Lighting

1. Front setback areas must be planted and landscaped - paved or hardscape areas are not permitted. Choices of landscape materials shall be thematic to the architectural design of the development and should be made to coordinate with streetscape plantings.

2. At Non-Residential properties adjacent to Single or Multi-Family Residential uses, attractive screen fencing or walls shall be provided along all side and rear property line(s) to screen buildings, service areas, and parking areas. A minimum five- foot landscape area, planted with trees at a minimum spacing of 20 feet on center, shall be established adjacent to the outside face of fences, walls, and along building walls.

3. At multi-family residential developments, one and a half 24-inch box size trees should be provided for each unit. At single-family developments, three 24-inch box size trees should be provided for each unit. The trees should be planted where they will provide significant shade for common open space areas, including ground level open areas, porches and second-floor balconies; where they will shade units to reduce air conditioning demand in summer months; and where they will enhance privacy between units as well as protect the privacy of abutting lots.

4. Utility, Trash and Service Equipment, including satellite receiving dishes, shall be located away from streets and enclosed or screened by landscaping, fencing or other architectural means. Rooftop equipment shall be screened on all sides and shall be integrated architecturally in the building design. Placement of site equipment, such as backflow preventers and utility meters, shall be coordinated with the overall site design and screened by landscape materials where possible. Trash facilities must always be within structural enclosures that are architecturally integrated with the building design. The location of recycling containers shall be included in design plans.

5. Lighting along all residential property lines shall not exceed 0.5 foot-candles.

4.5.2 Improvements to Whittier Boulevard

a. Right-of-Way

1. Between Santa Gertrudes Avenue (south leg) and south City limit, Whittier Boulevard shall be improved with four lanes of through traffic, an eight-foot planting strip, and an eight-foot minimum width sidewalk.

2. In instances where the above cannot be achieved within the existing right-of-way, new construction shall include the dedication of sufficient land to provide the minimum public right-of-way (see Chapter 7 Capital Improvements detailed streetscape recommendations).

b. Sidewalks

1. In front of residential uses, a minimum six-foot wide level concrete sidewalk shall be provided.

2. In front of non-residential uses, a minimum eight-foot wide level concrete sidewalk shall be provided.

3. The Director of Community Development and the City Engineer may allow variable width sidewalks and planting areas to accommodate existing conditions while maximizing compliance with the right-of-way requirements.

c. *Tree Planting*

1. A 14-foot median shall be provided planted with 36 inch box Camphor (Cinnamomum camphora) trees, planted at a spacing of not greater than 45 feet on center. Along the public sidewalk, 36-inch box Purple Leaf Plum *(Prunus cerasifera 'atropurpurea')* trees shall be planted at a spacing of not greater than 45 feet on center within the planting strip.

2. Exception: Between Santa Gertrudes and the south City limit, a 16-foot median shall be provided with a continuation of planting and lighting.

d. *Lighting*

1. Pedestrian-scaled lighting must be installed as a part of all new development. Street light design must be distinctive to each Plan Area; light types must be coordinated with the predominant architectural styles of its buildings and the primary uses therein, yet complementary to the overall boulevard scheme.

2. Placement: Pedestrian scale lighting must be installed to be consistent with tree planting, at not greater than 90 feet on center along the public right-of-way.

3. Design: All street furniture and lighting shall generally conform in design and character to the following recommended selections:

    a) Along the sides of Whittier Boulevard, single-head drop lamps e.g. King Luminaire using K206 Marina Luminaire, KA30-T-1-30 Arm, and KBH-17 Pole (see Chapter 7 Capital Improvements for illustrations).

    b) Along the center median, double-head drop lamps e.g. King Luminaire using K206 Marina Luminaire, KA30-T-1-30 Arm and KBH-30 Pole (see Chapter 7 Capital Improvements for illustrations).

    c) Examples of appropriate street furnishings include the Victor Stanley bench, Classic Series, ModelCR-96; and the Landscapeforms trash receptacle, Presidio Litter, 30-gallon, black color (see Chapter 7 Capital Improvements for illustrations)

4.5.3 *Other Street Design Standards*

1. Whenever possible, new streets constructed within or adjacent to this Plan Area shall be aligned to extend through to existing streets.

2. New streets shall ensure a pedestrian realm connected to Whittier Boulevard with a minimum five-foot wide level sidewalk and pedestrian scaled lighting.

3. New streets within the area shall conform to minimum City standard design criteria and construction specifications, with any exceptions to be approved by the City Engineer. In general, streets within the Plan Area shall be designed to address the following issues:

   a) Safe distance between intersections.

   b) Safe travel on and turning to/from curved portions of streets.

   c) Safe sight distances at intersections and along horizontal, curved sections of streets.

   d) Safe sight distances at the driveway approaches entering streets, particularly at approaches to depressed driveways leading to underground garages.

4. Right-of-Way

   a) Rights-of-way widths must be a maximum of 60 feet, containing a minimum 5-foot wide level concrete sidewalk, separated from the curb by a 5-foot planting strip, on both sides.

5. Roadway Width

   a) Curb-to-curb widths shall be a maximum of 40 feet, consisting of at least two 10-foot wide travel lanes, and parallel parking where possible. Where on-street parallel parking is not provided, curb-to-curb widths shall be a maximum of 26 feet.

6. Corner radius

   a) Corner Curb return radius shall be 15 feet.

7. Tree Planting

   a) Round-headed street trees must be planted at a spacing of approximately 50 feet on center along the public right-of-way.

8. Lighting

   a) Pedestrian scale lighting must be installed 50 feet on center along the public right-of-way. Luminaires should be approximately 13 feet in height, and must be no more than 16 feet in height, and must conform in design and character to those designated by the City for Whittier Boulevard (see Improvements to Whittier Boulevard, above).

4.6 Nonconformities

This Section indicates how the regulations in this Specific Plan affect development and land uses that were lawfully established and extant as of the effective date of this Specific Plan.

4.6.1 Conforming Buildings and Uses

Existing buildings and land uses that comply with all applicable requirements of this Specific Plan shall continue to operate, and may be altered or replaced, only in compliance with this Specific Plan.

4.6.2 Nonconforming Buildings and Uses

a. Nonconforming Uses

A legal nonconforming use may continue to operate, and may be sold or otherwise transferred in compliance with the City's regulations for nonconformities in Whittier Municipal Code Chapter 18.62 (Nonconforming Uses, Structures, and Sites).

b. Alterations and Expansions of Buildings

A legal nonconforming building may be continuously utilized, maintained, altered, and/or expanded and may be sold or otherwise transferred, in compliance with the City's regulations for nonconformities in Whittier Municipal Code Chapter 18.62 (Nonconforming Uses, Structures, and Sites), except as provided below:

1. A facade of a legal nonconforming building may be remodeled or reconstructed subject to complying with the design guidelines in Chapter 5 of this Specific Plan to the greatest extent feasible;

2. A legal nonconforming building may be physically expanded with new construction by up to 35 percent of its existing gross floor area footprint with approval of a Conditional Use Permit in compliance with Municipal Code Chapter 18.52 (Variances and Conditional Use Permits). This expansion limitation shall not apply to tenant improvements between buildings on the same property. The calculation for allowable expansion square footage shall be based upon the building's square footage in existence as of the date of adoption of this Specific Plan, as amended. In approving a Conditional Use Permit, the approval authority shall make the additional required findings in Section 4.6.3 (Findings for Conditional Use Permit).

4.6.3 Findings for Conditional Use Permit

a. Required findings

The approval authority shall make all of the following findings for approving a Conditional Use Permit under this Section:

1. The proposed expansion will not create new nonconforming circumstances that did not previously exist on the property;

2. The design, location, and size of the proposed expansion will be compatible with the existing and future land uses in the vicinity and will allow adequate emergency vehicle access, public protection services (police, fire, etc.), and utilities (e.g., solid waste collection and disposal, storm drainage, wastewater collection, etc.).;

3. The proposed expansion of the nonconformity will not adversely affect the public health, safety, and welfare;

4. The site proposed for the development and use has sufficient access to streets which are adequate, in width and pavement type, to carry the quantity and quality of traffic generated by the proposed use;

5. The proposed development and use will not unreasonably interfere with the use, possession and enjoyment of surrounding and adjacent properties; and

6. The proposed development and use will be compatible with the permitted uses of surrounding and adjacent properties.

b. Factors for consideration

In making the findings or sustaining the findings, the approval authority shall consider, as appropriate, all of the following factors:

1. The proximity to sensitive land uses or activities;

2. The existence of substandard physical characteristics of a building that create a nonconforming condition (e.g., building height, orientation, building size, etc.); and

3. The existence of substandard physical characteristics of a lot that create a nonconforming condition (e.g., lot size, shape, topography, etc.).

4.6.4 Loss of Nonconforming Status

If a legal nonconforming use is discontinued for a continuous period of 180 or more consecutive calendar days, the use shall lose its legal nonconforming status, and the continued use of the property shall comply with the applicable provisions of this Specific Plan. Nonconforming uses shall be abated in compliance with Municipal Code Section 18.62.070 (Abatement - Nonconforming Uses, Structures, and Sites).

4.7 Development Hardships

This Section provides a process for a property owner to develop or redevelop a site when the development standards and/or design guidelines in this Specific Plan substantially limit or fully prevent a site's development thereby causing a severe hardship to the property owner for which a zoning variance either does not apply or does not provide the necessary relief.

4.7.1 Site Development

In cases where the interaction or combination of development standards and/or design guidelines contained within this Specific Plan substantially limits or fully prevents a site's ability to be developed or redeveloped, a Conditional Use Permit may be granted to enable reasonable development, provided that the applicant presents clear and convincing evidence that strict adherence to all applicable development standards and/or design guidelines will substantially limit or fully prevent viable development or redevelopment of the site and the approval authority can make the additional required findings in Section 4.7.2 (Findings for Conditional Use Permit).

4.7.2 Findings for Conditional Use Permit

The approval authority shall make all of the following findings for approving a Conditional Use Permit under this Section:

1. Conformance with development standards and/or design guidelines will substantially limit or fully prevent development or redevelopment of the site;
2. The project has been designed to comply, to the greatest extent possible, with all applicable development standards and design guidelines within this Specific Plan without substantially limiting or fully preventing development or redevelopment of the site;
3. The site proposed for the development and use has sufficient access to streets which are adequate, in width and pavement type, to carry the quantity and quality of traffic generated by the proposed use;
4. The proposed development and use will not unreasonably interfere with the use, possession and enjoyment of surrounding and adjacent properties;
5. The proposed development and use will be compatible with the permitted uses of surrounding and adjacent properties; and
6. Deviation from the development standards and design guidelines will not adversely affect the public health, safety, and welfare.