



LINCOLN SPECIFIC PLAN

ADOPTED JULY 14, 2015
ORDINANCE NUMBER 3037

WHITTIER, CALIFORNIA

LINCOLN SPECIFIC PLAN



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SECTION 1

INTRODUCTION

1.1 The Vision for Lincoln

Great care has gone into the planning for Lincoln, a 75.6-acre community made up of residential, commercial and open space uses. Lincoln presents a rare opportunity - a parcel surrounded by urbanization yet inaccessible to the public for over 100 years, now liberated and envisioned to become a prized component of the urban fabric of Whittier.

New life is being brought to Lincoln and with it a vision that includes the following elements:

- Like a quilt, Lincoln will stitch together heritage, family, and tradition.
- Lincoln will build upon the City's rich history and create a story that will make a history of its own.
- It will be an authentic community focused environment that continues Whittier's tradition of quality homes and neighborhoods with character.
- It will contain a variety of linkages and open spaces that promote healthy lifestyles, personal connections and the celebration of history.
- It will introduce economic activity to the site, creating property and sales tax revenue that will benefit the City of Whittier, local school districts and Los Angeles County for years to come.
- It is planned as a cohesive community designed to stand the test of time.

As this vision becomes reality, Lincoln will become a vibrant, attractive and resilient community. Active open spaces, trails and retail nodes will advance Lincoln's vibrancy. Passive pocket parks, tot lots, community gardens, a mile long Freedom Trail, a pool and large open play areas will promote healthy, active lifestyles.

Lincoln's buildings will be designed with architectural integrity, resulting in a community that celebrates Whittier's architectural heritage. Lincoln's mix of residential and commercial land uses will encourage social and economic diversity that facilitate resilient, future proofed communities. Homes ranging from single family detached homes to apartments will accommodate a diversity of life stages. Commercial uses will range from small office and retail establishments in a pedestrian friendly setting to larger retailers that serve Lincoln as well as the greater Whittier community.

Liberty is defined as:

1. The quality or state of being free.
 - a: the power to do as one pleases
 - b: the positive enjoyment of various social, political, or economic rights and privileges
 - c: the power of choice

Lincoln will bring this definition to life.

1.2 Project Location

Lincoln is located in the City of Whittier on the former site of the Fred C. Nelles Youth Correctional Facility approximately 1.3 miles east of the San Gabriel River/605 Freeway along Whittier Boulevard, the primary access corridor and only Major Arterial in the city.

The project site is approximately 75.6 acres bound by Whittier Boulevard to the north; light industrial and storage to the east; Presbyterian Intercommunity Hospital (PIH Health) to the south; existing residential to the south, southwest and west; and Sorensen Avenue and existing commercial uses to the northwest. The western boundary of the site is located on the City boundary. Uptown Whittier, the City's historic mixed use district, is located approximately 1/2 mile east of Lincoln via Philadelphia Street where it meets Whittier Boulevard, as shown in Exhibit 1-2, Local Context.

The regional context of the Lincoln site is illustrated in Exhibit 1-1, Regional Context. The local context is illustrated in Exhibit 1-2, Local Context and the site and surrounding context is shown in Exhibit 1-3, Site Aerial.

1.3 Project History and Background

The 75.6 acre Fred C. Nelles Youth Correctional Facility, the oldest juvenile facility in the State, was formally closed in June of 2004. The site was sold as part of a State facility disposition strategy in 2012. The Whittier Boulevard Specific Plan, adopted on August 9th, 2011, identifies the Nelles site as part of the Workplace District. Revitalization strategies for the Workplace District include the following;

- “Establish the area as an appealing location for workplace uses by providing a “vital center” with a broad range of shops, services and amenities...”
- “Encourage the development of housing within and adjacent to the District.”
- “Provide accessible open space...”

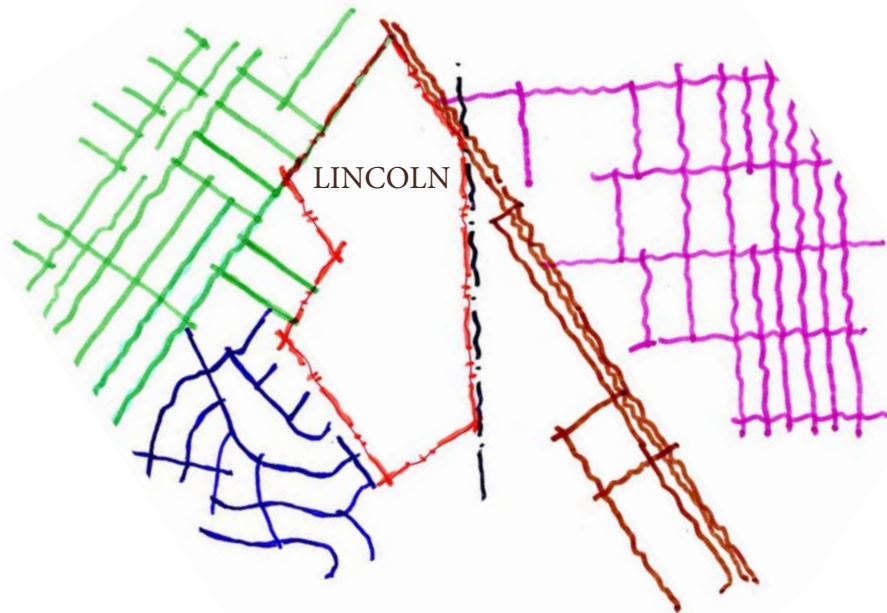
The Whittier Boulevard Specific Plan makes a provision for the creation of a specific plan to implement these strategies on the Nelles site. The Lincoln Specific Plan is designed to implement these revitalization strategies.

1.4 Existing Conditions

The project site is a former youth correctional facility that is surrounded by two major roadways and a combination of residential, commercial and light industrial development. The site is highly developed and disturbed due to the presence of existing structures and associated infrastructure such as paved parking lots and dirt roads. It is surrounded on all sides by an approximately 15-foot high chain link and razor wire fence. There are approximately 44 existing buildings on site in varying conditions. Eight of these buildings have been identified as having varying degrees of historic significance as discussed in the project EIR.

The existing vegetative cover consists of numerous ornamental trees, shrubs and non-native grasses. Existing ornamental trees onsite includes Eucalyptus, Bottlebrush, Jacaranda, Tree of

Heaven, Magnolia, Canary Island Date Palm. There are numerous other species of trees and shrubs associated with the residential and industrial areas near the project site such as several pine species and Mexican fan palms. The site is routinely maintained for fire hazard abatement including mowing of open fields. The surrounding land is urbanized, consisting of major roadways, residential areas and commercial warehouses and services. The existing surrounding roadway pattern shown below provides a framework from which the Lincoln Circulation Plan is based.



Surrounding Street Pattern. Source: UDA

1.5 Specific Plan Purpose

The purpose of the Lincoln Specific Plan is to provide an orderly and efficient development of the specific plan area in accordance with the provisions of the Whittier General Plan. Upon formal adoption by the Whittier City Council, the Lincoln Specific Plan will serve both planning and regulatory functions including land use regulations, circulation pattern and development standards. Combined, these elements provide the necessary framework for the creation of a mixed-use, pedestrian friendly and environmentally sensitive urban infill community.

The Lincoln Specific Plan is intended to be a regulatory document and is subject to Planning Commission review and City Council approval and will become ordinance upon adoption. Future development plans, tentative parcel and/or tract map(s) or similar entitlements for properties located within the boundaries of the Specific Plan area shall be consistent with the regulations set forth in the Lincoln Specific Plan and with all other applicable City regulations, to the extent that they are not modified or superseded by this Specific Plan.

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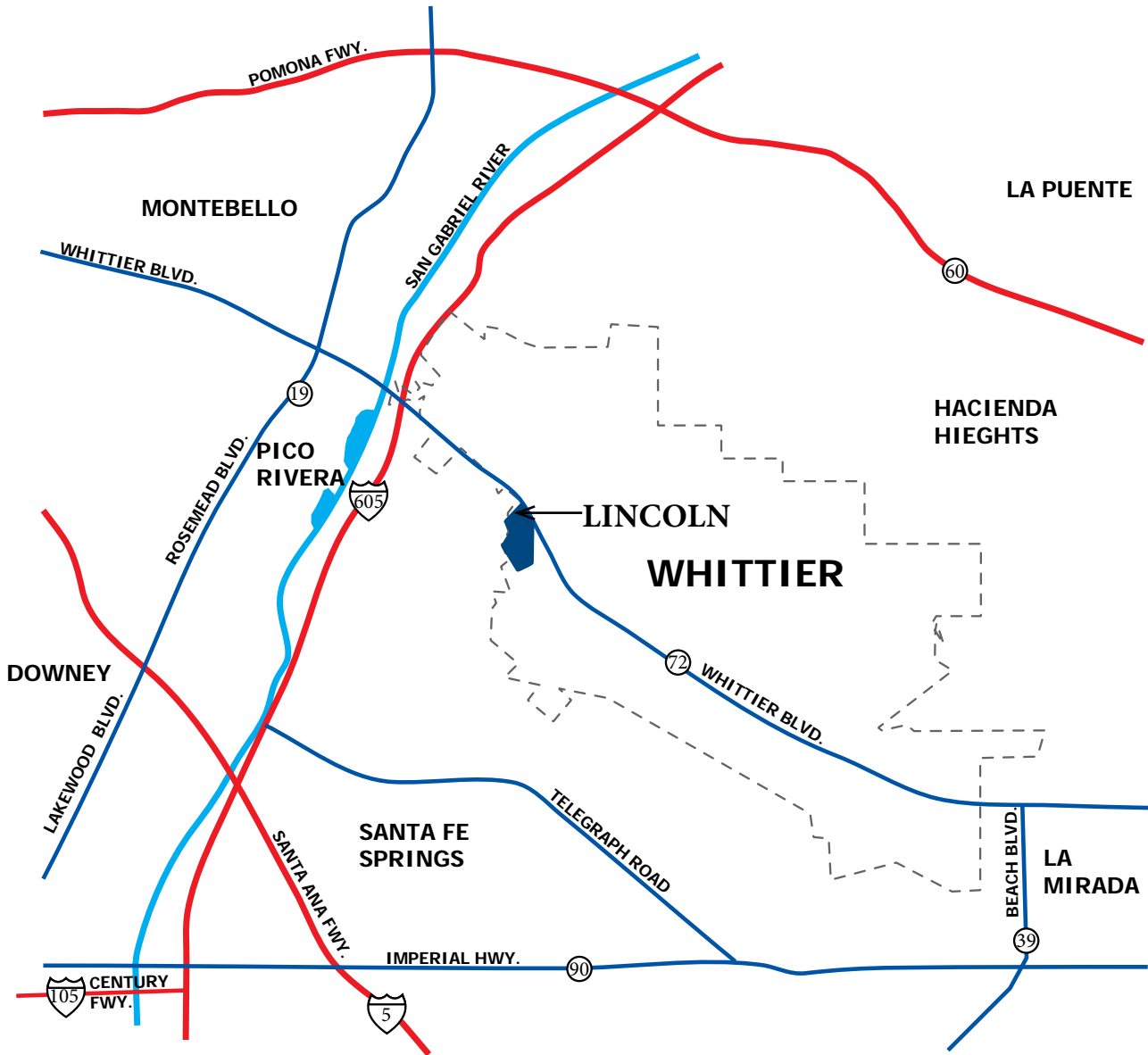
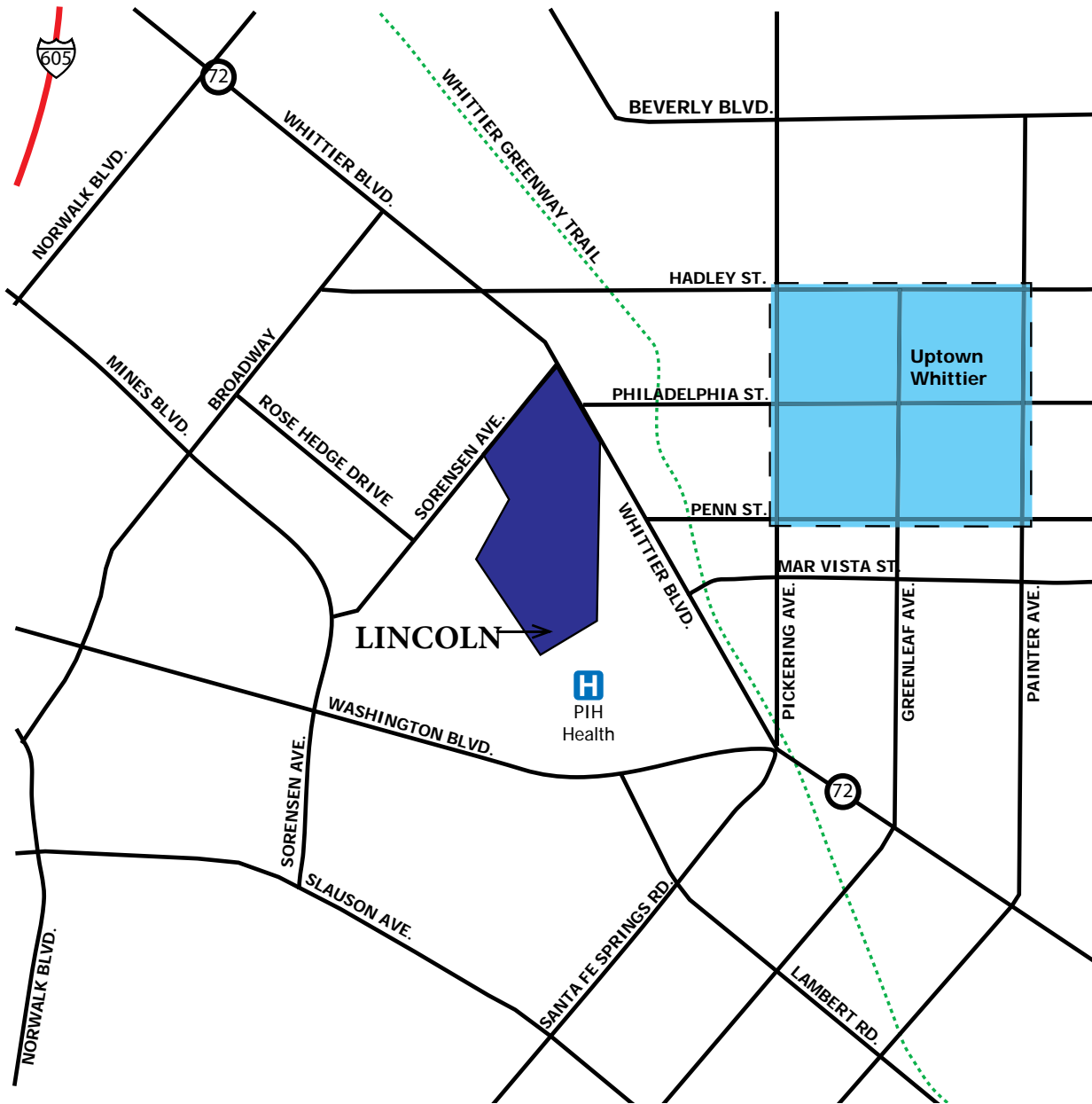


EXHIBIT 1-1

REGIONAL CONTEXT



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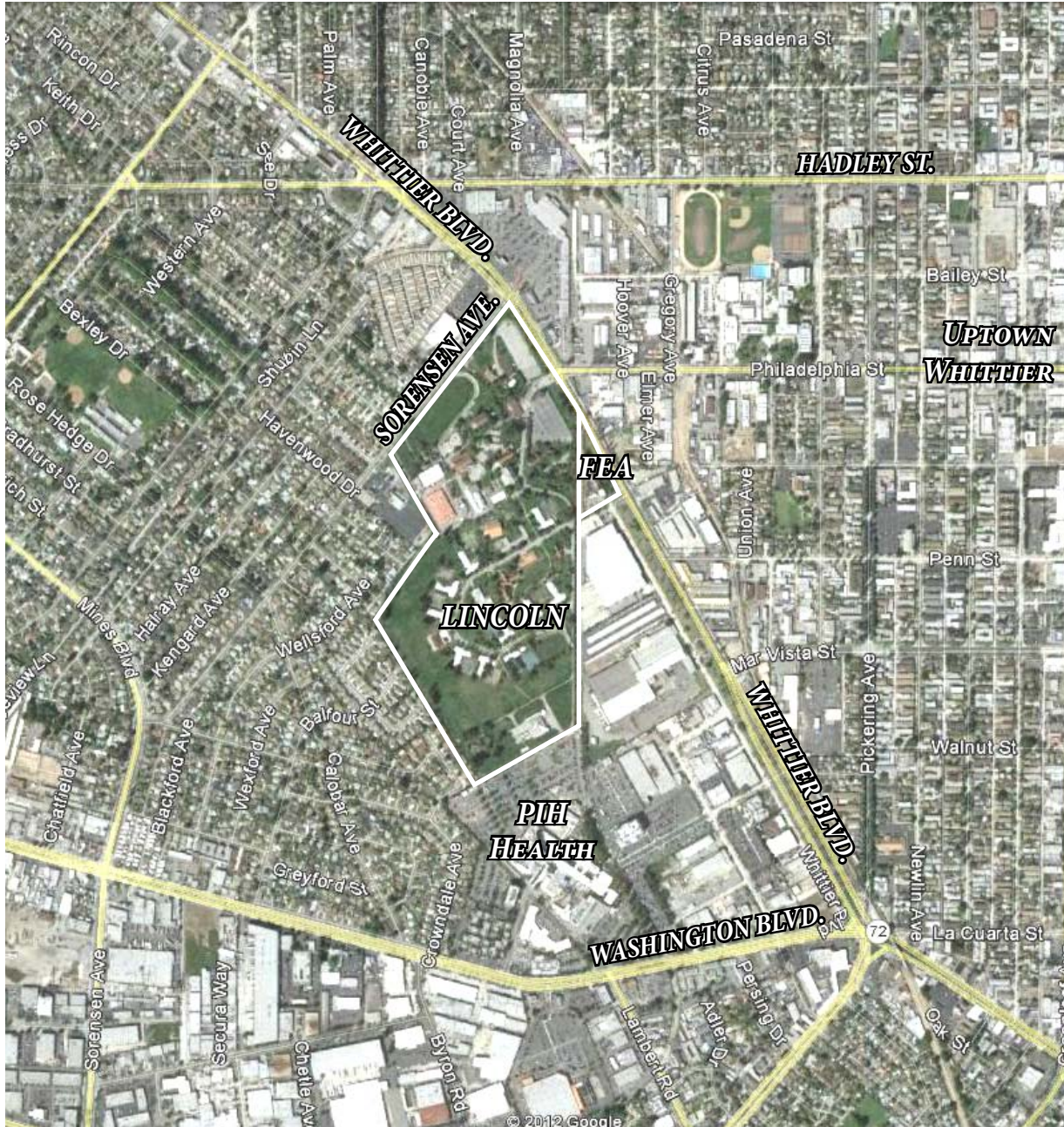


EXHIBIT 1-3

AERIAL PHOTO

1-6

1.6 Specific Plan Objectives

The following objectives are established for the Lincoln Specific Plan:

1. Deliver a mix of land uses including residential, commercial and recreational elements;
2. Generate net revenue for City of Whittier General Fund;
3. Locate commercial uses along Whittier Blvd. consistent with existing urban pattern, the Workplace District and the General Plan, to maximize visibility and access from Whittier Boulevard and to minimize impact on existing adjacent residential neighborhood;
4. Provide access to the site from Whittier Boulevard and Sorensen Avenue (not from the adjacent residential neighborhood);
5. Provide for a range of housing types and opportunities to address a variety of lifestyles, life stages and economic segments of the marketplace;
6. Create public space amenities within the commercial area;
7. Create connectivity between land uses;
8. Provide for recreational amenities within walking distance of residential neighborhoods;
9. Create a Freedom Trail, an enhanced multi-purpose trail that navigates through the community connecting parks, land uses and the adjacent hospital;
10. Provide for diversity in architectural design along with traditional design elements reflecting some of the characteristics of older, established Whittier;
11. Make plans to retain select existing buildings of architectural interest on the site (Administration Building and Superintendent's Residence);
12. Re-use existing building materials on site when economically feasible;
13. Implement sustainable building practices addressing energy efficiency;
14. Redevelop a blighted area of the City;
15. Implement the City's General Plan;
16. Provide housing opportunities at the least cost possible to serve a diverse population; and
17. Create a mixed-use project to promote internal capture and to reduce vehicle miles traveled.

1.7 Development Approval Components

Specific Plan

The Lincoln Specific Plan provides the zoning for the site. It provides guidance for development by establishing the distribution of land uses and criteria for development as set forth herein. The Lincoln Specific Plan also serves as the legal document to implement the City's General Plan and portions of Whittier Boulevard Specific Plan for the site.

Development Review Process

Following the approval of the Lincoln Specific Plan, all development proposals for individual neighborhoods or commercial areas within the Specific Plan area will be subject to the development review process described in section 6.1, Development Review Process.

Subdivision Maps

Tentative tract maps will be approved by the City of Whittier for the residential portion of Lincoln indicating the approximate location of lot lines, streets and proposed grading. Following approval by the City of the tentative tract maps, final maps will be prepared. The final maps become legal documents that are recorded and define legal parcels and lots that can be sold for development. The commercial portion may be implemented by parcel maps that are approved by the City for development proposed within of the Lincoln Specific Plan area.

Historic Preservation

The City of Whittier also requires a Certificate of Appropriateness (COA) for work that would change the exterior appearance of a structure that was built prior to 1941. Work such as additions, alterations, new construction, window replacements, relocation or demolition requires the review and approval of the City's Historic Resources Commission to ensure that all proposed work is consistent with the requirements of the City's Historic Resources Ordinance (W.M.C. Chapter 18.84), and other applicable ordinances.

1.8 Specific Plan Authority and Requirements

The State of California Government Code, Title 7, Division 1, Chapter 3, Article 8, Section 65450-57 grants authority to cities to adopt specific plans for purposes of implementing the goals and policies of their General Plans. The Government Code specifies that specific plans may be adopted by ordinance, and that the specific plan is required to be consistent with the General Plan.

Section 65451 of the Government Code requires that specific plans include text and diagrams that indicate the distribution, location and the extent of the uses of land, including open space within the area covered by the plan; proposed distribution, location and extent and intensity of major infrastructure components; public and private transportation; sewage, water, drainage, solid waste disposal, energy and other essential facilities proposed; standards and criteria by which development will proceed; standards for the conservation, development and utilization of natural resources, where applicable; a program of implementation measures including regulations, programs, public works projects and financing measures necessary to carry out the project, and; a statement of the relationship of the specific plan to the general plan.

1.9 Relationship to Other Documents

Whittier General Plan

In accordance with California Government Code, adoption and administration of specific plans are permitted as an implementation tool of a general plan. Specific plans must demonstrate consistency with the policies set forth in the General Plan. A complete analysis of how the Lincoln Specific Plan is consistent with the policies contained in the city's General Plan is contained in the Appendix. The Existing General Plan Land Use is shown in Exhibit 1-4.

Whittier Boulevard Specific Plan

The Whittier Boulevard Specific Plan (WBSP), also known as Ordinance Number 2974, was amended and adopted on August 9th, 2011 and became effective September 8th, 2011.

The Whittier Boulevard Specific Plan “is intended as both a strategy for change along the Boulevard, and as a regulatory policy to guide and govern future development along Whittier Boulevard. It serves to publicly state the City’s goals, objectives and expectations for the future of the Corridor, and to instigate the transformation of the character of the various parts of the Corridor along its length through the City.”

The Whittier Boulevard Specific Plan makes a provision for a specific plan to implement the development plan for the Nelles site in Section 4.0.5 l as follows: “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.” Therefore, the Lincoln Specific Plan will supersede the Whittier Boulevard Specific Plan in regards to development for the Lincoln site and Future Expansion Area and includes herein development standards and design guidelines for its implementation.

Uptown Whittier Specific Plan

The Lincoln Specific Plan will work in concert with the Uptown Whittier Specific Plan, adopted November, 2008. Historic Uptown Whittier is located 1/2 mile from Lincoln, as shown in Exhibit 1-2, Local Context.

Whittier Zoning Code

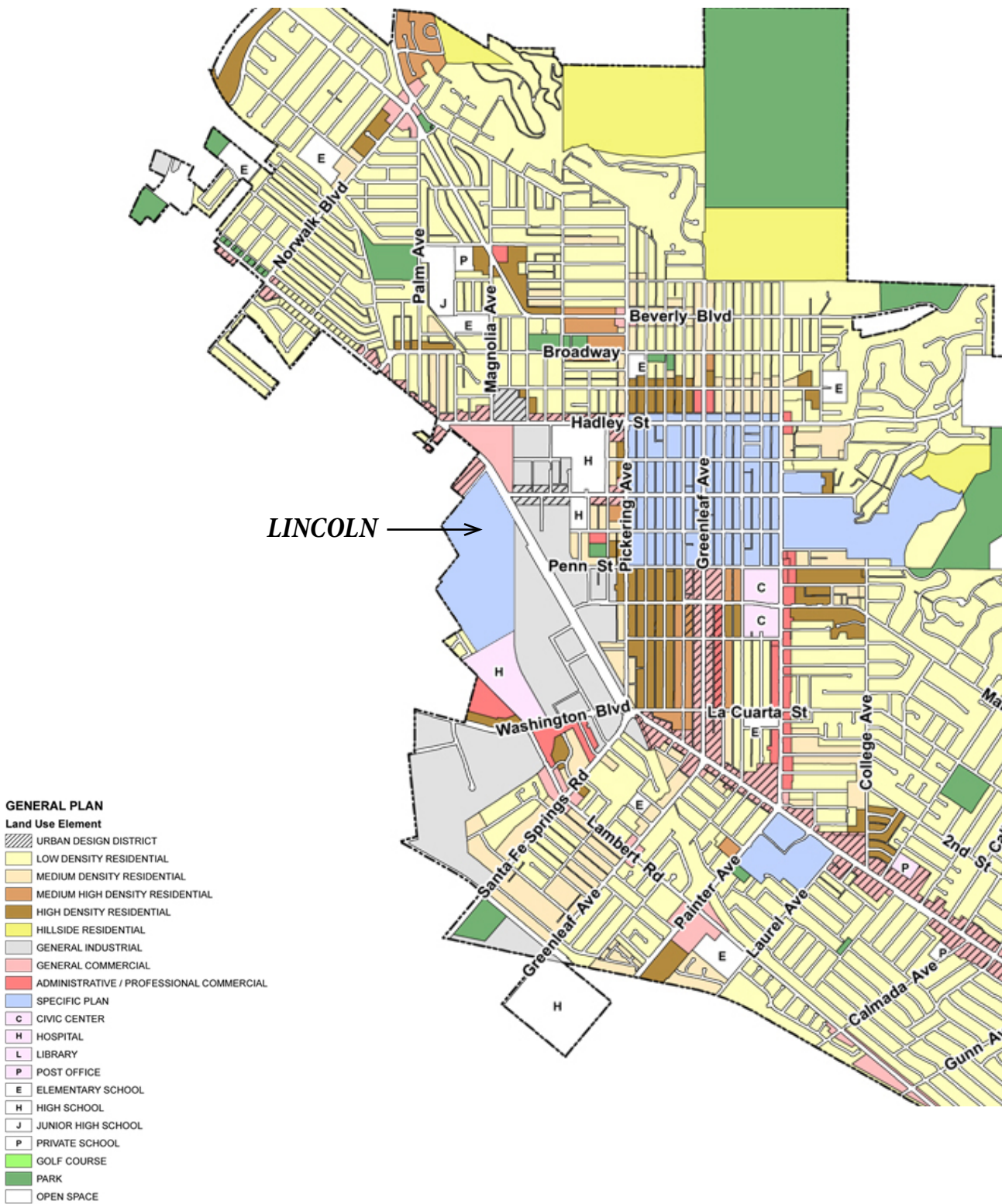
The Lincoln site is currently zoned as Specific Plan. Per the provisions of State law and the Whittier Boulevard Specific Plan, the Lincoln Specific Plan will establish the zoning and regulations for the Lincoln site. Upon its adoption, in situations where the Lincoln Specific Plan is silent, the Whittier Municipal Code will prevail.

1.10 CEQA Compliance

An Environmental Impact Report (EIR) will be prepared by the City of Whittier for the Lincoln Specific Plan in accordance with the California Environmental Quality Act (CEQA) to address impacts associated with the development of Lincoln. The EIR is prepared as a basis for the environmental review for all subsequent discretionary and ministerial actions.

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EXHIBIT 1-4

EXISTING GENERAL PLAN LAND USE

1-10



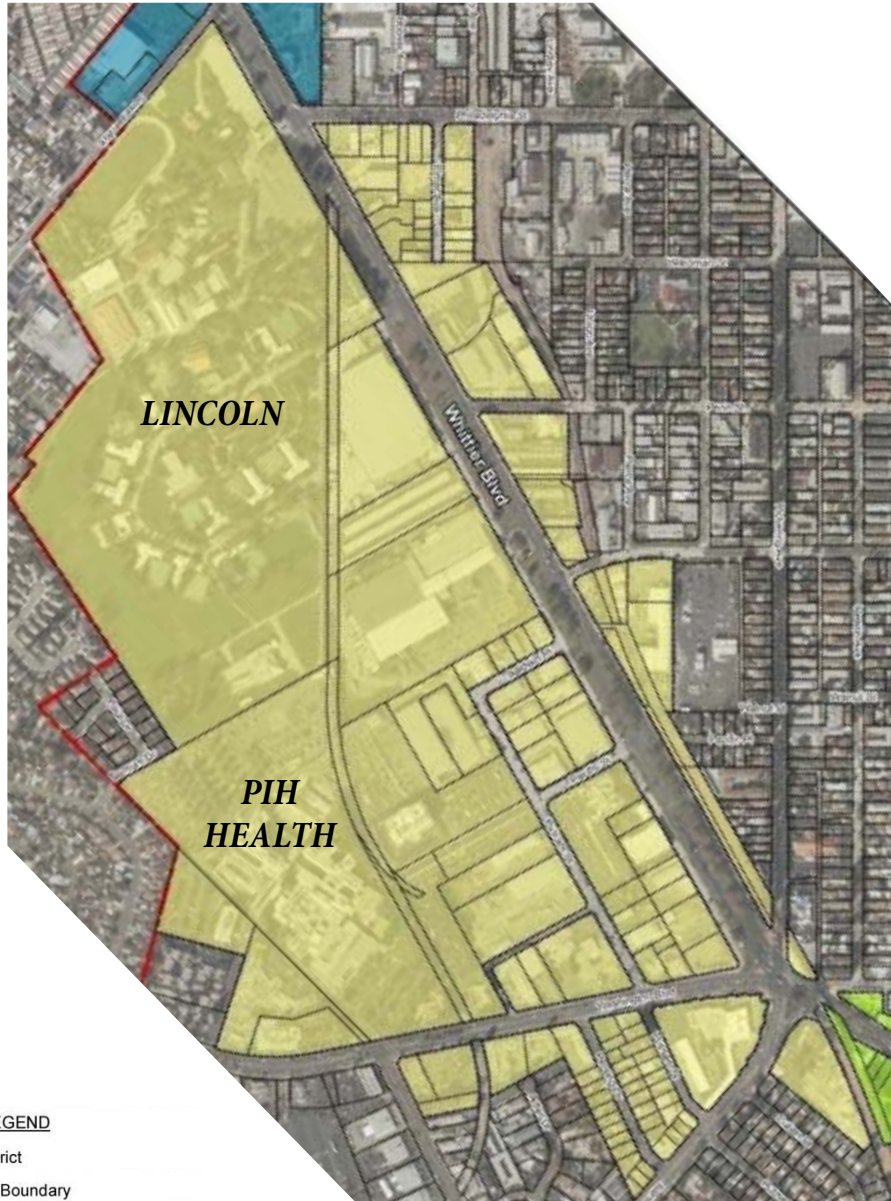


EXHIBIT 1-5

WHITTIER BLVD. SPECIFIC PLAN
WORKPLACE DISTRICT
1-11



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SECTION 2

LAND USE

2.1 Land Use Concept

The Land Use Plan for Lincoln includes a purposefully varied mix of residential, commercial and open space land uses to serve the diverse housing, commercial and recreational needs of the of the community. The delineation between the residential and commercial use areas is shown in Exhibit 2-2, Land Use Plan. The open space and recreational uses that are allowed throughout the residential areas described are in Section 2.1.4, Parks and Open Space Plan. Conceptual locations for the recreation and open space elements are shown in Exhibit 2-4, Conceptual Parks and Open Space Plan.

2.1.1 Planning Areas

The Planning Areas for Lincoln are shown in Exhibit 2-1 Planning Areas. The intent of the Planning Areas exhibit is to convey the concept for the distribution of commercial and residential areas and show the central location of Independence Green within Lincoln. The Commercial areas consist of The Market, Heritage Court and the Future Expansion Area. These areas are more thoroughly discussed later in this section under 2.1.3, Commercial Land Use Areas. The Residential areas consist of areas of varying density/intensity surrounding Independence Green as shown in Exhibit 2-1, Planning Areas. The purpose of Exhibit 2-1, Planning Areas, is to show the intent of:

- Higher density homes being located adjacent to the higher intensity commercial uses.
- Lower density homes being located adjacent to existing lower density housing.
- Lower density homes being further from the project entries to reduce Vehicle Miles Traveled (VMT) within Lincoln.
- Implementation of a variety of home types.
- A primary open space being centrally located and surrounded by a diversity of home types.

Several different prototypical home types and their respective estimated densities are shown in Section 4, Development Regulations. Though a variety of detached and attached home types are permitted within the Residential areas, development submittals will be reviewed per the intent described above. More information on the prototypical home types and their conceptual distribution can be found in Section 4, Development Regulations and Table 2-2, Home Type Distribution Summary respectively. All Planning Area numbers shall be retained for the life of the project in accordance with Exhibit 2-1, Planning Areas.

2.1.2 Residential Land Use Area

The Lincoln Land Use Plan establishes a maximum number of dwelling units as indicated in Table 2-1, Land Use Summary. The average project density has been established by taking the total residential project acreage in Table 2-1 and dividing by the number of homes. Densities vary within the Residential Land Use Area and fall under the City classifications of up to 7 dwelling units per gross acre for the Low Density Residential designation; 7.1-15 dwelling units per gross acre for the Medium Density Residential designation; 15.1-25 dwelling units per gross acre for the Medium

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TABLE 2-1

LAND USE SUMMARY

LAND USE	ACRES ⁽¹⁾	HOMES ⁽²⁾	AVERAGE DENSITY	SQUARE FEET	DENSITY RANGE (DU/AC)
PLANNING AREA 1					
COMMERCIAL- THE MARKET	12.9				
TOTAL PLANNING AREA 1	12.9			170,000	
PLANNING AREA 2					
COMMERCIAL-HERITAGE COURT	2.8				
ROADS	0.9				
TOTAL PLANNING AREA 2	3.7			25,850	
PLANNING AREA 3					
MEDIUM DENSITY RESIDENTIAL	9.5				
OPEN SPACE-ETHOS PLUNGE	0.8				
OPEN SPACE - POET'S	0.2				
OPEN SPACE - POCKET PARK	0.2				
ROADS	2.0				
TOTAL PLANNING AREA 3	12.6	139	11.0		7.1-15.0
PLANNING AREA 4					
MEDIUM DENSITY RESIDENTIAL	10.1				
OPEN SPACE - POCKET PARKS	0.8				
ROADS	1.3				
TOTAL PLANNING AREA 4	12.3	91	7.4		7.1-15.0
PLANNING AREA 5					
MEDIUM DENSITY RESIDENTIAL	7.6				
ROADS	2.5				
TOTAL PLANNING AREA 5	10.2	96	9.4		7.1-15
PLANNING AREA 6					
MEDIUM HIGH DENSITY RESIDENTIAL	6.2				
ROADS	2.1				
TOTAL PLANNING AREA 6	8.3	128	15.4		15.1-25.0
PLANNING AREA 7					
HIGH DENSITY RESIDENTIAL	8.1				
ROADS	1.5				
TOTAL PLANNING AREA 7	9.6	296	30.8		25.1-35.0
PLANNING AREA 8					
OPEN SPACE -INDEPENDENCE GREEN	2.6				
ROADS	1.0				
TOTAL PLANNING AREA 8	3.6				
PLANNING AREA 9					
FUTURE EXPANSION AREA-COMMERCIAL	2.00				
TOTAL PLANNING AREA 9	2.00			12,500	
RESIDENTIAL TOTAL	41.5	750	18.1		
COMMERCIAL TOTAL	17.7			208,350	
OPEN SPACE TOTAL	4.6				
ROADS	11.4				
LANDSCAPE LOT FOR FUTURE ROW	0.4				
SPECIFIC PLAN TOTAL ⁽³⁾	75.6	750	9.9	208,350	

Footnotes:

- (1) Acres listed are based on best available current information. Precise acreages may change based on future surveys and final maps. Regardless of acreage, the total number of homes and commercial square feet allowed are fixed.
- (2) The distribution of homes is based on a conceptual site design. The final distribution of homes will be determined at the time of Tract Map submittal.
- (3) The Specific Plan total includes a 0.73 acre dedication on Sorensen Avenue and a 0.52 acre Caltrans purchase.



EXHIBIT 2-1

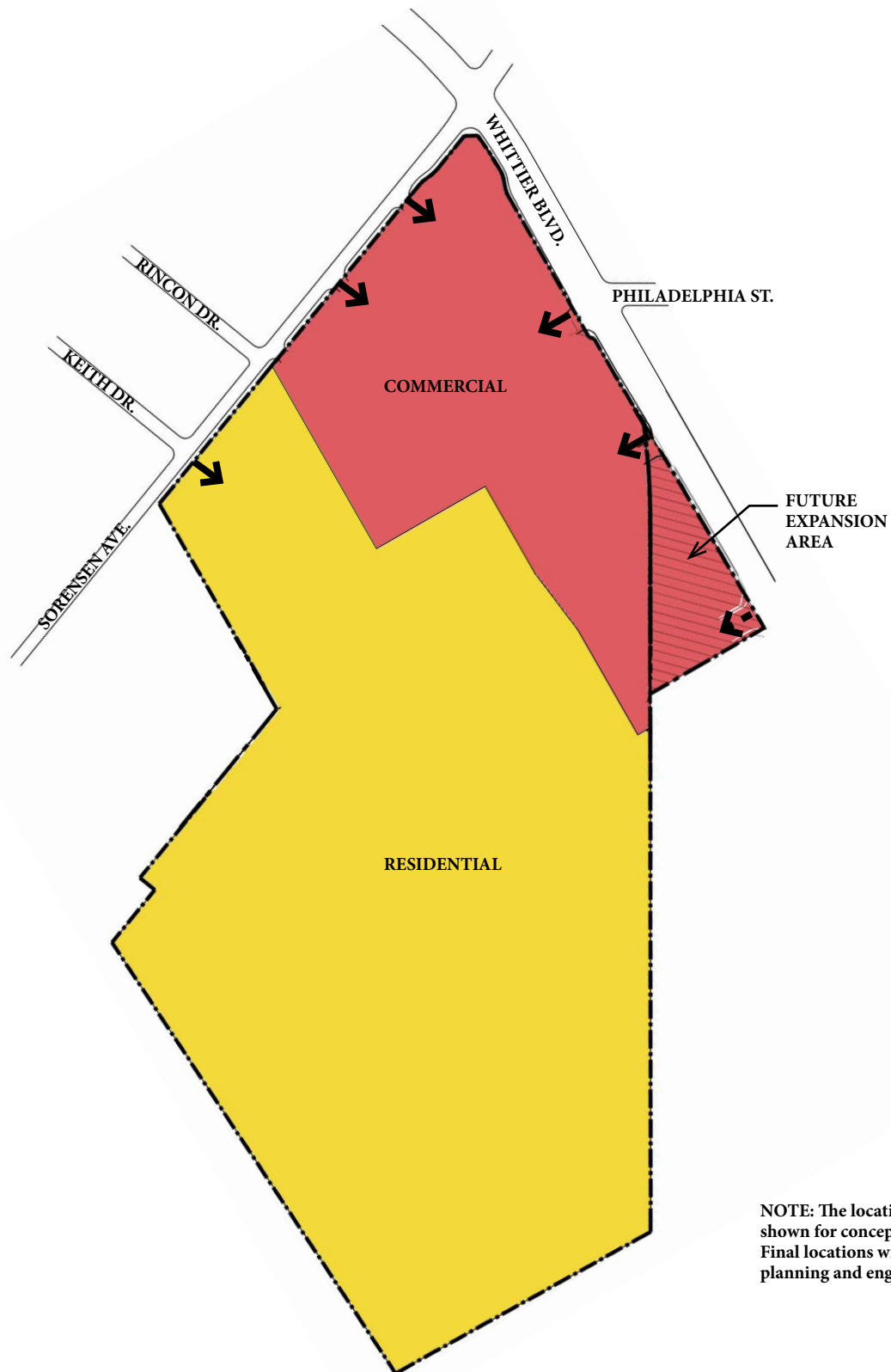
PLANNING AREAS



TABLE 2-2 HOME TYPE DISTRIBUTION SUMMARY

HOME TYPE	DENSITY RANGE	PERMITTED PLANNING AREA(S)
<i>FRONT LOADED - DETACHED</i>	<i>MDR</i>	<i>3,4,5,6,7</i>
<i>LINEAR COURT - DETACHED</i>	<i>MDR</i>	<i>3,4,5,6,7</i>
<i>FRONT LOADED DUPLEX - ATTACHED</i>	<i>MDR</i>	<i>3,4,5,6,7</i>
<i>REAR LOADED DUPLEX - ATTACHED</i>	<i>MDR</i>	<i>3,4,5,6,7</i>
<i>ROWTOWN - ATTACHED</i>	<i>MDR</i>	<i>3,4,5,6,7</i>
<i>MOTOR COURT - ATTACHED</i>	<i>MDR</i>	<i>3,4,5,6,7</i>
<i>GARDEN COURT - ATTACHED</i>	<i>MDR, MHDR</i>	<i>6,7</i>
<i>MULTI-FAMILY</i>	<i>HDR</i>	<i>7</i>

Please see Section 4.3 Definitions for home type definitions. Please see Exhibits 4-1 through 4-7 and Tables 4-2 through 4-8 for home type development regulations and prototypes.



NOTE: The location of entries are shown for conceptual purposes only. Final locations will be subject to planning and engineering approval.

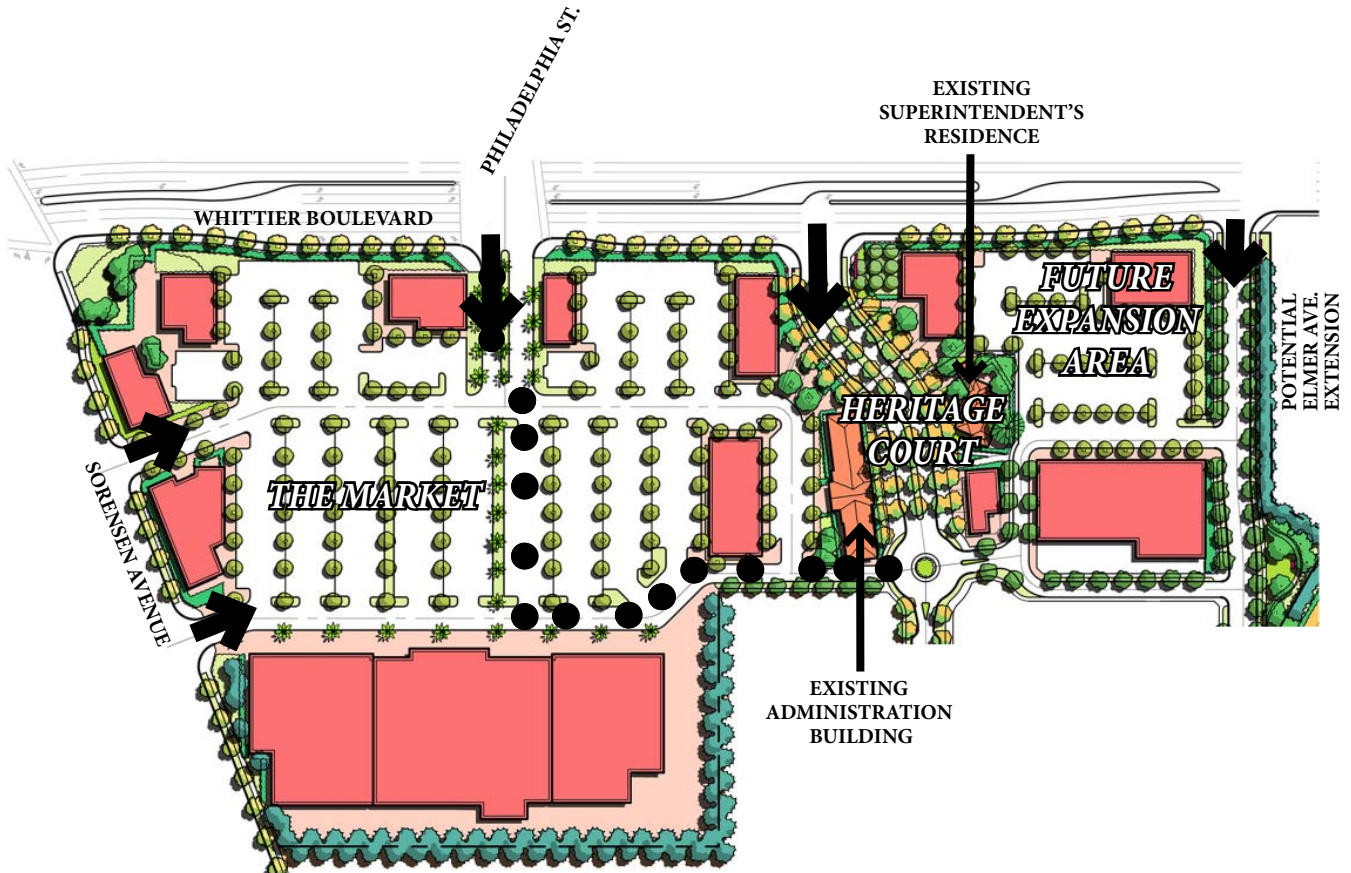


EXHIBIT 2-2

CONCEPTUAL LAND USE PLAN

LINCOLN

SPECIFIC PLAN



LEGEND

- ● PEDESTRIAN and BICYCLE CONNECTION

EXHIBIT 2-3

COMMERCIAL CONCEPT

2-6

High Density Residential; and 25.1-35 dwelling units per gross acre for the High Density Residential category. These densities are allowed in the Residential Land Use Area as shown in Exhibit 2-2, Conceptual Land use Plan and are conceptually located in Exhibit 2-1, Planning Areas.

2.1.3 Commercial Land Use Areas

The Lincoln Commercial Land Use Areas consist of approximately 16.6 acres (15.7 net acres exclusive of road) along Whittier Boulevard and Sorensen Avenue and a 2 acre Future Expansion Area along Whittier Boulevard. The Commercial Land Use Areas contain three Planning Areas that include; a community shopping center (The Market, approximately 12.9 acres); an adjacent court or cluster of buildings that incorporates existing buildings and creates more of a pedestrian scale boutique shopping experience (Heritage Court, approximately 3.7 acres); and the Future Expansion Area. The commercial Planning Areas are shown in Exhibit 2-1, Planning Areas.

The Market

The Market is an approximately 12.9 acre community shopping center that can accommodate retail stores as well as restaurants, banks, drug stores, grocers and other commercial uses. The Market is located at the corner of Whittier Boulevard and Sorensen Avenue. Its main entry is perpendicular to Philadelphia Street where it terminates at Whittier Boulevard. While this will be the primary pedestrian and vehicular access point, there are two entry points planned off Sorensen Avenue. A conceptual layout for the Commercial Land Use Areas is shown in Exhibit 2-3, Commercial Concept. The Market is important in generating sales tax dollars and general fund revenue for the City of Whittier. The East portion of The Market will be designed to integrate with Heritage Court, discussed below.

Heritage Court

The concept for Heritage Court integrates new and existing buildings into a smaller, more pedestrian scale concept on approximately 3.7 acres (2.8 net acres exclusive of road). Two existing buildings have been identified on the site for preservation: The Superintendent's Residence and the Administration Building as identified in Exhibit 2-3. These buildings have the potential to provide otherwise intangible character to Heritage Court and the Lincoln community, as well as allowing for residents to experience historic buildings not previously accessible to the public.

The Superintendent's Residence was built in 1919 and was the home for eight years to Fred C. Nelles, Superintendent of the School from 1912-1927. The Administration Building was built in 1929 and functioned as administrative offices for the youth correctional facility.

The buildings may be dedicated to a non-profit or for profit organization that will seek additional funding for re-use and renovation. Commercial/retail and/or office uses are contemplated for these buildings if they can be feasibly restored for this type of use. Other new commercial buildings will be integrated into the area that will function as part of Heritage Court and serve as a design "bridge" or transition to The Market described above. The Market and Heritage Court combined can accommodate 195,850 square feet of commercial open space.

Future Expansion Area (FEA)

The FEA consists of project-adjacent former railroad right of way and Caltrans right of way along Whittier Boulevard that surround an existing auto recycling business. The auto recycling business will retain its current function as a legal non-conforming use, subject to amortization from the date it was included in the Whittier Boulevard Specific Plan (WBSP). Its inclusion in the Lincoln Specific

LINCOLN

SPECIFIC PLAN

Plan will supersede its inclusion in the WBSP, but will not extend the amortization period provided for in the Whittier Municipal Code. At the time the owner of the parcel decides to or is required to change its land use, the intent is for the site to integrate with Heritage Court. Development at the FEA will be subject to the criteria set forth for the Market as well as the General Design Guidelines prescribed for commercial uses. If and when the FEA is developed there is also the opportunity to plan for the southerly extension of Elmer Avenue across Whittier Boulevard and into the expanded Heritage Court.

Historic Resources

Historic resources within the Nelles site were evaluated as part of the City's environmental impact analysis for the Lincoln Specific Plan. The evaluation addressed the current condition of the building, its historical significance and feasibility for re-use. In examining whether a structure can be feasibly re-used, the City considered a number of factors, including but not limited to, the overall safety and integrity of the structure, and what improvements are required to allow the building to comply with current seismic safety requirements and the State Historical Building Code. The City EIR process also included consultation with the State Office of Historic Preservation.

Two buildings near the Whittier Boulevard interface that are located within the Heritage Court area of the Specific Plan have been identified for preservation and adaptive re-use: The Superintendent's Residence and the Administration Building. As discussed above, in order for these buildings to meet current use and occupancy regulations, they will need to be seismically retrofitted to comply with the State Historical Building Code. The State Historical Building Code (SHBC) is State law (California Health & Safety Code Sections 18950-18961), the purpose of which is to provide alternative regulations and standards for the rehabilitation, preservation, restoration (including related reconstruction) or relocation of qualified historical buildings or structures to facilitate the rehabilitation, restoration, or change of occupancy to preserve their original or restored architectural elements and features, to encourage energy conservation and a cost-effective approach to conservation and provide for the safety of building residents. In addition to the two buildings noted above, two additional buildings were identified in the Project's EIR for preservation and rehabilitation: the Assistant Superintendent's Residence and the Chapels. For more detailed information about the required improvements and other historical mitigation, refer to the Draft EIR document.



SUPERINTENDENT'S RESIDENCE

Some of the issues the SHBC addresses, all of which facilitate sensitive and cost-effective rehabilitation, include: accessibility (and what accommodations can be made to comply with the Americans with Disabilities Act (ADA)); seismic/structural; and energy (and whether the building would be exempt from compliance with California energy standards).

2.1.4 Parks and Open Space Plan

“If bread is the first necessity of life, recreation is a close second.”
–Edward Bellamy, American Author

The Lincoln Parks and Open Space Plan has been created to respond to residents’ needs for community, neighborhood and personal open space. This hierarchy is designed around a theme which embodies a healthy lifestyle; walking, biking, running, swimming, gardening, socializing and just playing; precepts that these levels of open space are designed to meet. The conceptual location of parks are shown in Exhibit 2-4, Conceptual Parks and Open Space Plan, and more site specific in Exhibit 2-5, Independence Green Concept and 2-6, Plunge Concept.

Private Open Spaces

Independence Green

Independence Green is a publicly accessible private park located in the central portion of the site, which will be maintained by the Homeowners Association. The park is approximately 2.6 acres and will have both active and passive areas, including fitness equipment, play fields, benches and a bioretention basin. The concept for Independence Green is shown on Exhibit 2-5, Independence Green Concept.

Ethos Plunge

The Plunge is a private recreation area to be maintained by the Homeowners Association and designed to serve Lincoln residents. Planned facilities may include a junior olympic sized pool, spa, seating and barbecue area. The concept for the Plunge is shown on Exhibit 2-6, Plunge Concept.

Poets Park

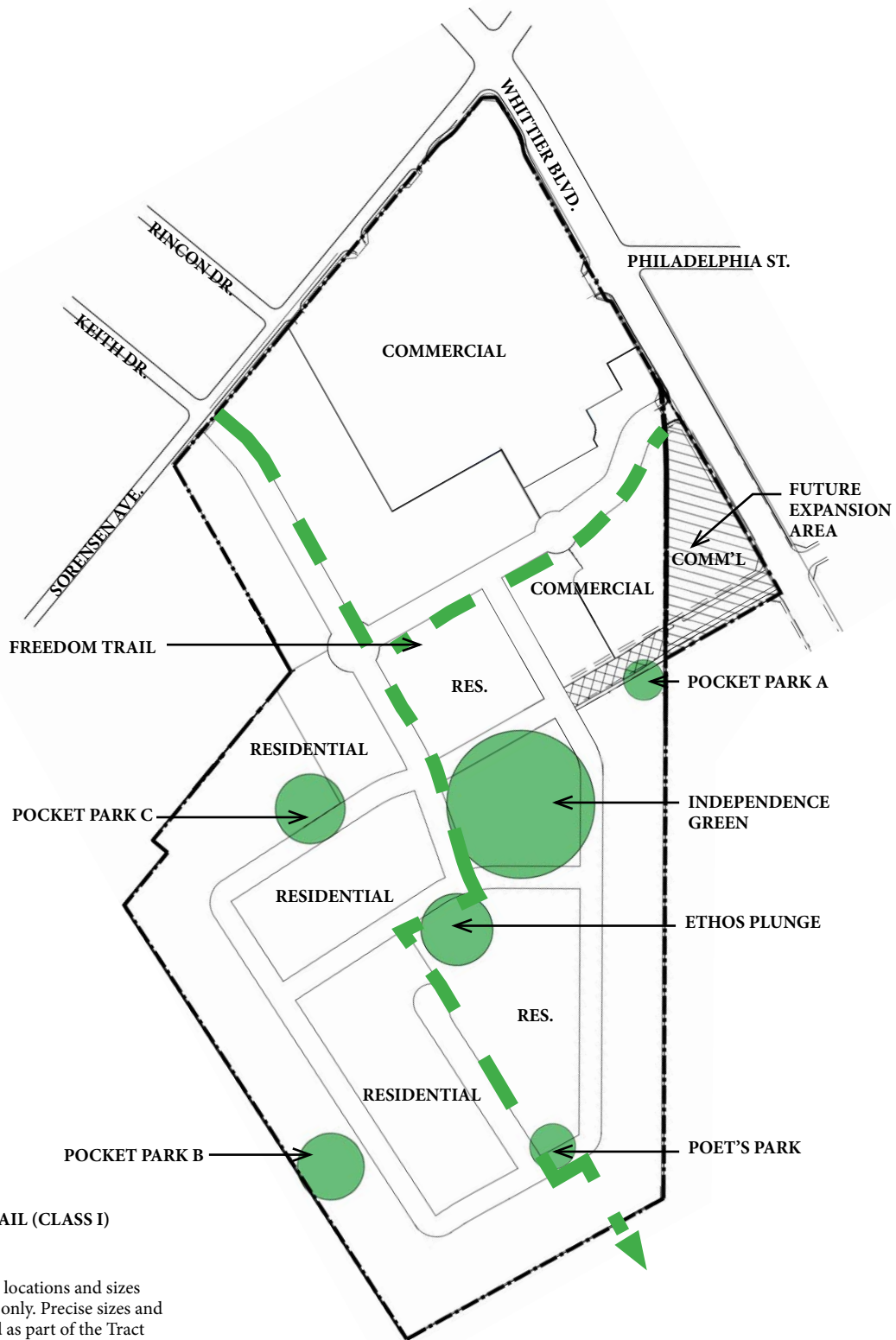
Poets Park is a smaller passive park located to provide an open space respite in Lincoln neighborhoods that are not immediately adjacent to Independence Green and Ethos Plunge. Poet’s park may include fitness equipment, shade structures, benches and a bioretention basin.

Freedom Trail

The Freedom Trail concept consists of an enhanced walking/biking/running trail that will run adjacent to one side of each of the two streets connecting the Residential Land Use Area to Whittier Boulevard and Sorensen Avenue. It will also connect to Independence Green and, through a passageway at the community perimeter wall on Lincoln’s southerly edge, to Presbyterian Intercommunity Hospital (PIH Health). The concept for the Freedom Trail may also include exercise stations, rest areas and play areas along its route and/or as part of Independence Green. The conceptual routing of the Freedom Trail is shown in Exhibit 3-12, Conceptual Pedestrian Plan.

LINCOLN

SPECIFIC PLAN



LEGEND

■ ■ ■ FREEDOM TRAIL (CLASS I)

NOTE: Park, street and trail locations and sizes are for conceptual purposes only. Precise sizes and locations will be determined as part of the Tract Map process.



EXHIBIT 2-4
2-10

CONCEPTUAL PARKS AND OPEN SPACE PLAN

Pocket Parks

Pocket parks will be located within Lincoln’s neighborhoods to provide additional active and passive recreation opportunities. Amenities may include a putting green, benches, shade structures, fitness equipment, dog runs, tot lots and/or open lawn areas.

Other Private Open Space

It is anticipated that there will be additional private open space within individual planning areas subject to Tract Map submittal. Orchard groves may also be located along various public streets to buffer homes from traffic as well as provide an enhanced street scene.

Whittier Code of Ordinances, Chapter 17.16 - Park Land And Fees Dedication

Per Chapter 17.16, at the time of approval of the tentative map or parcel map, the city council shall determine pursuant to Section 17.16.040 (Formula for Dedication of Land), the land required for dedication or in-lieu fee payment.

As a condition of approval of a final subdivision map or parcel map, the subdivider shall dedicate land, pay a fee in-lieu thereof, or both, at the option of the city, for neighborhood and community park or recreational purposes at four point eight acres of property for each one thousand persons (4.8 acres per 1,000 people) residing within the community.

The Lincoln Specific Plan will meet the City requirements for parks by one or a combination of the following: dedication of park land, improvement of park land and payment of in-lieu fees. The current park plan summary is shown below:

TABLE 2-3 **OPEN SPACE SUMMARY**

OPEN SPACE TYPE	TOTAL ACRES		
<i>ETHOS PLUNGE</i>	0.8		
<i>POET’S PARK</i>	0.2		
<i>POCKET PARK A</i>	0.2		
<i>POCKET PARK B</i>	0.5		
<i>POCKET PARK C</i>	0.3		
<i>INDEPENDENCE GREEN</i>	2.6		
TOTAL	4.6		
PARK DEMAND ANALYSIS		PARK ACRES REQ./1,000	ACRES REQUIRED
<i>HOMES</i>	750		
<i>PERSONS PER HOUSEHOLD*</i>	2		
<i>POPULATION*</i>	1,500	4.8	7.3

* Per Chapter 17.16 of the Whittier Subdivision Code, Section 17.16.040-Formula for dedication of land, et. seq.

LINCOLN

SPECIFIC PLAN



CONNECTION
TO PLUNGE

Source: SWA

EXHIBIT 2-5

INDEPENDENCE GREEN CONCEPT

2-12

LAND USE

WHITTIER, CALIFORNIA



EXHIBIT 2-6

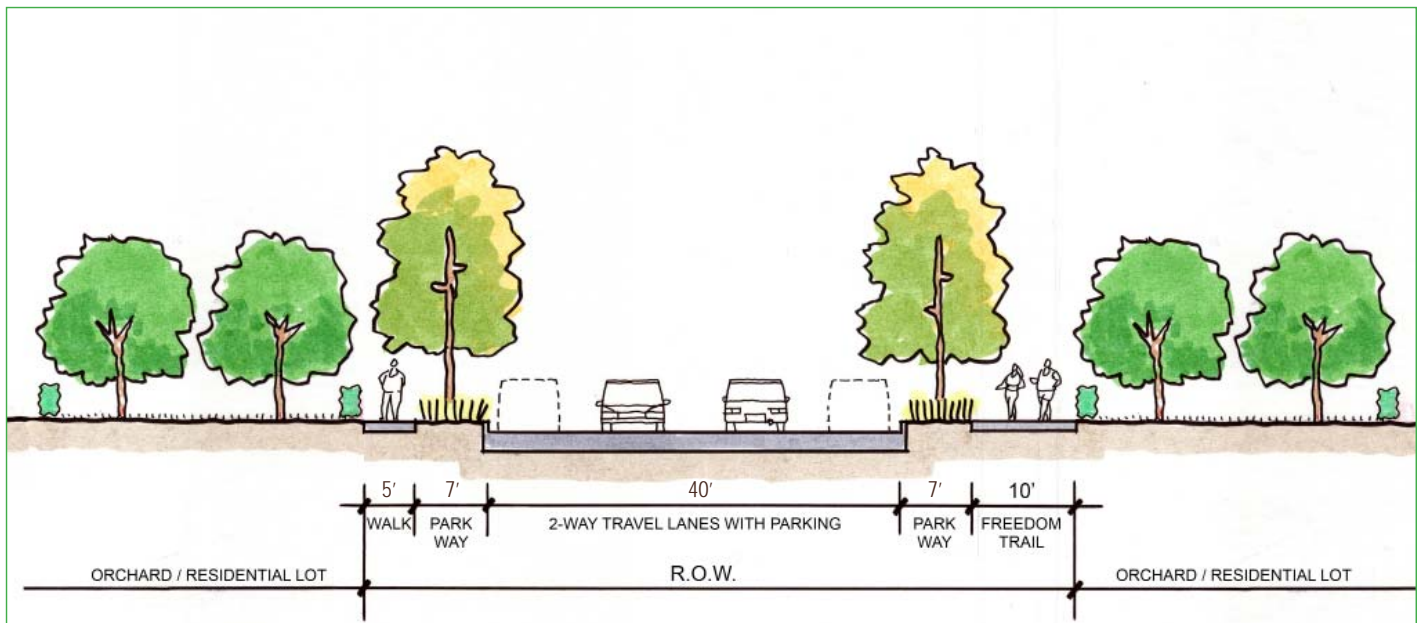
PLUNGE CONCEPT

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SPECIFIC PLAN



KEY MAP



SECTION T-T FREEDOM TRAIL *Source: SWA*

SECTION 3

INFRASTRUCTURE AND SERVICES

3.1 Master Plan of Circulation

The circulation plan for Lincoln takes into consideration the perimeter public streets (Whittier Boulevard and Sorensen Avenue), regional trails (the Whittier Greenway Trail), project access, internal streets, roundabouts, alleys/private drives and non-vehicular circulation elements accommodating the pedestrian and bicycle. All Lincoln's internal streets are public except for alleys/private drives. The following text and graphics describe the aforementioned sequentially.

3.1.1 Existing Circulation Context

Whittier Boulevard

According to the City's General Plan, Whittier Boulevard is the City's only Major Arterial and is also a State Highway (Route 72). As such, Whittier Boulevard and right-of-way improvements fall under the jurisdiction of the California Department of Transportation (Cal Trans) District 7. It stretches approximately seven miles from the San Gabriel Freeway (605 Freeway) at the City of Pico Rivera on the west to the City of La Habra at Valley Home Avenue on the east. Whittier Boulevard serves as the main commercial thoroughfare for the City and functions as the primary distributor within the City's transportation network yet plays a strong role in the regional circulation network of Angeles County connecting several cities and eventually leading to the downtown of Los Angeles as shown in Exhibit 1-1, Regional Context.

Sorensen Avenue

The General Plan classifies Sorensen Avenue as a Secondary Street with a 64' paveway and a right of way that ranges from 80'-88'.

Public Transit

Regional bus routes connect Whittier to the rest of Los Angeles County and Orange County. Montebello Bus Lines has a Whittier Boulevard line along the northeast corner of the Lincoln site with approximately 40 stops daily. The LA County Sunshine Shuttle has a line that runs along Sorensen at the western Lincoln boundary. Additionally there are bus services provided in Whittier by Norwalk Transit, Foothill Transit and Metro.



Whittier Greenway Trail

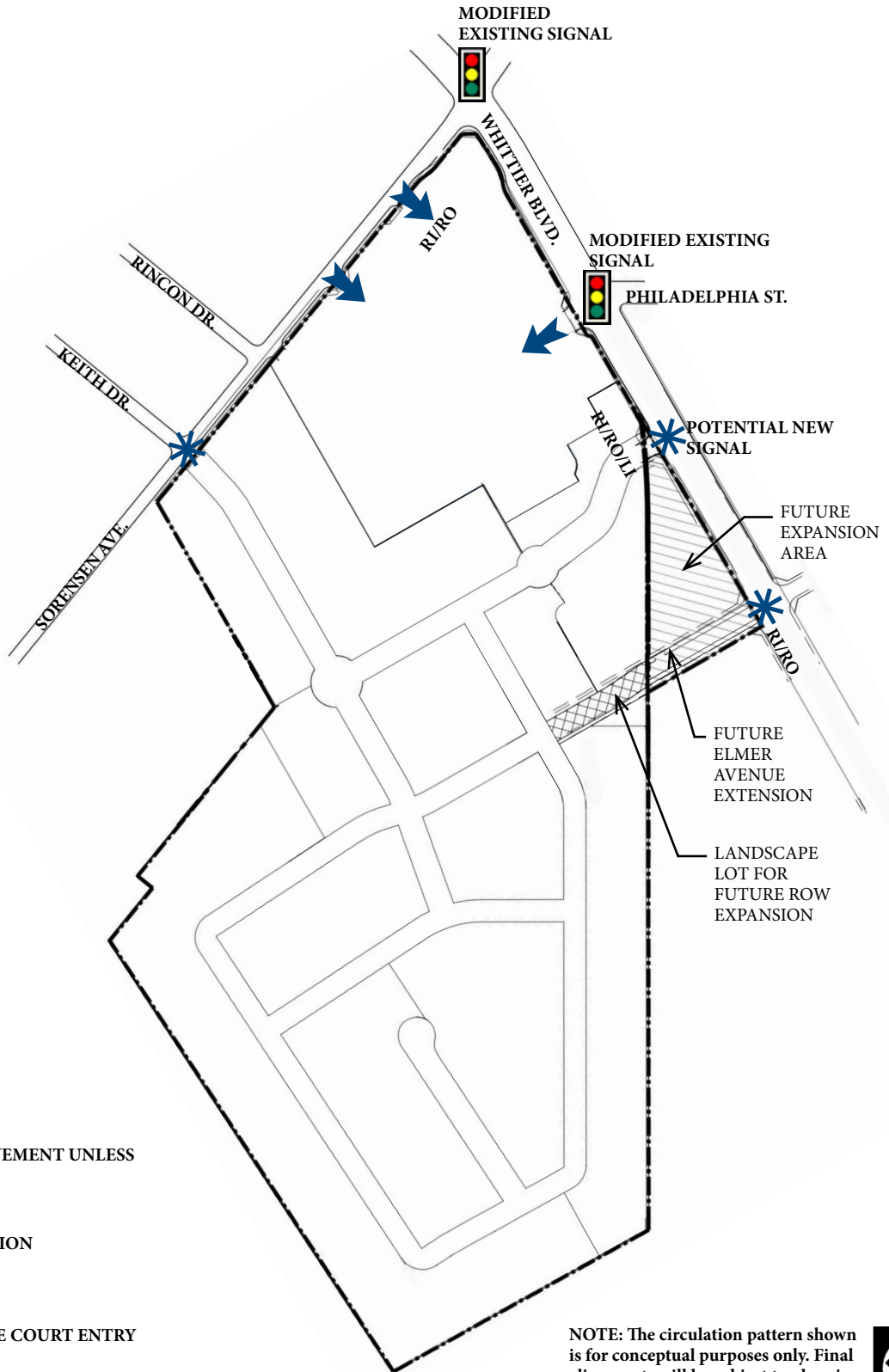
The Whittier Greenway Trail

The Whittier Greenway Trail is a multi-use path created in an abandoned Union Pacific Railroad right-of-way. The Trail begins in the northwest corner of Whittier, near the San Gabriel River/605 Freeway, and trends southeast on the north side of Whittier Boulevard as shown in Exhibit 3-12, Conceptual Pedestrian Plan. When it reaches Painter Avenue, it travels along Lambert Road to Mills Avenue, which is where the abandoned right-of-way ends. There is an active rail line traveling east from Mills to the City limits, and Whittier Parks, Recreation & Community Services hopes to eventually acquire an easement along this line to extend the Trail to the City limits and link the Greenway Trail to Orange County.

3.1.2 Entries and Signalization

Lincoln will provide up to three dedicated access points to the Commercial area from Sorensen Avenue; one full movement access point and one right in / right out access point. The Commercial area will also have one signalized access point on Whittier Boulevard opposite Philadelphia Street. There is one access point to the Residential area from Whittier Boulevard which also serves the Heritage Court Commercial area. As part of the purchase agreement between the developer and the State of California, the developer, upon closing the sale of the Nelles property, has the right to purchase a portion of the Caltrans right of way adjacent to facilitate the access to Heritage Court. There is also a potential right in / right out entry point at the future expansion area along Whittier Blvd. which would be a part of the future Elmer Avenue extension. The Whittier Blvd. access point is right in / right out / left in and may potentially be signalized. A second full movement residential access point will be located at the southerly portion of the project boundary at the Sorensen Ave./ Keith Drive intersection. The locations of entries and signalization are shown in Exhibit 3-1, Entries and Signalization.

The concept for the Commercial Entry off Whittier Boulevard is shown in Exhibit 3-2, Commercial Entry Concept from Whittier Blvd., and the concept for the Residential & Heritage Court Entry off Whittier Boulevard is shown in Exhibit 3-3, Residential & Heritage Court Entry from Whittier Boulevard.




LEGEND

RI=RIGHT IN

RO=RIGHT OUT

LI=LEFT IN

(ALL ENTRIES ARE FULL MOVEMENT UNLESS OTHERWISE NOTED)

 SIGNALIZED INTERSECTION

 COMMERCIAL ENTRY

 RESIDENTIAL/ HERITAGE COURT ENTRY

NOTE: The circulation pattern shown is for conceptual purposes only. Final alignments will be subject to planning and engineering approval.



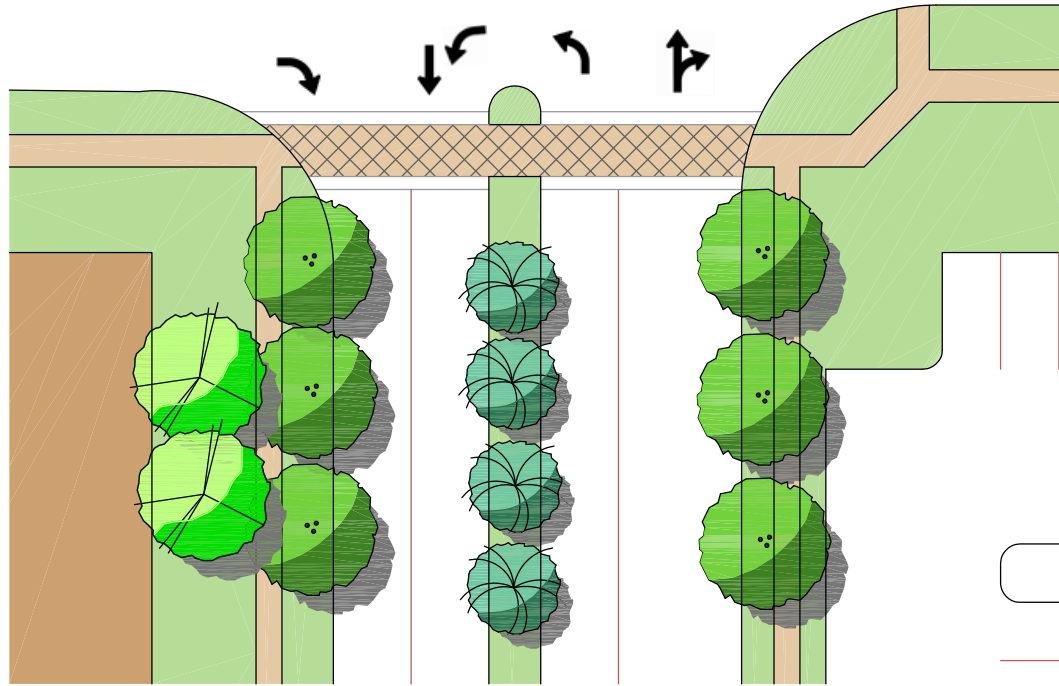
EXHIBIT 3-1

ENTRIES AND SIGNALIZATION

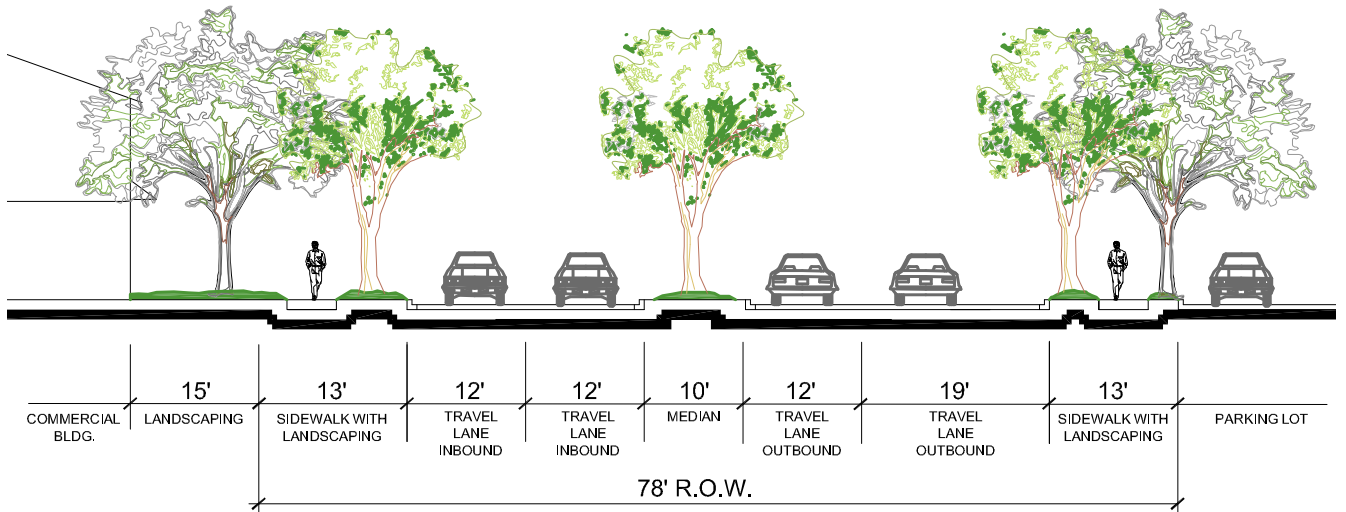
LINCOLN

SPECIFIC PLAN

WHITTIER BLVD. (AT PHILADELPHIA ST.)



PLAN VIEW

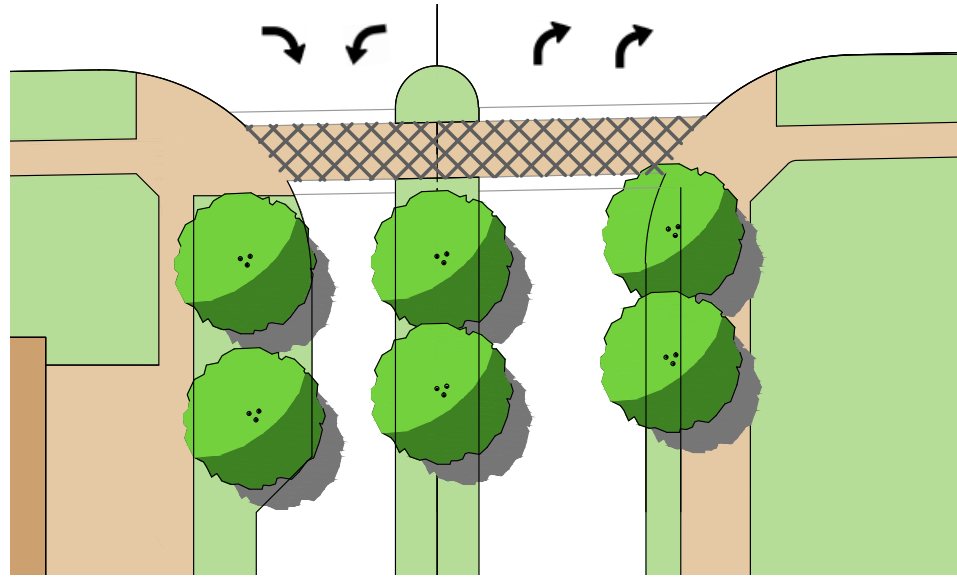


SECTION VIEW

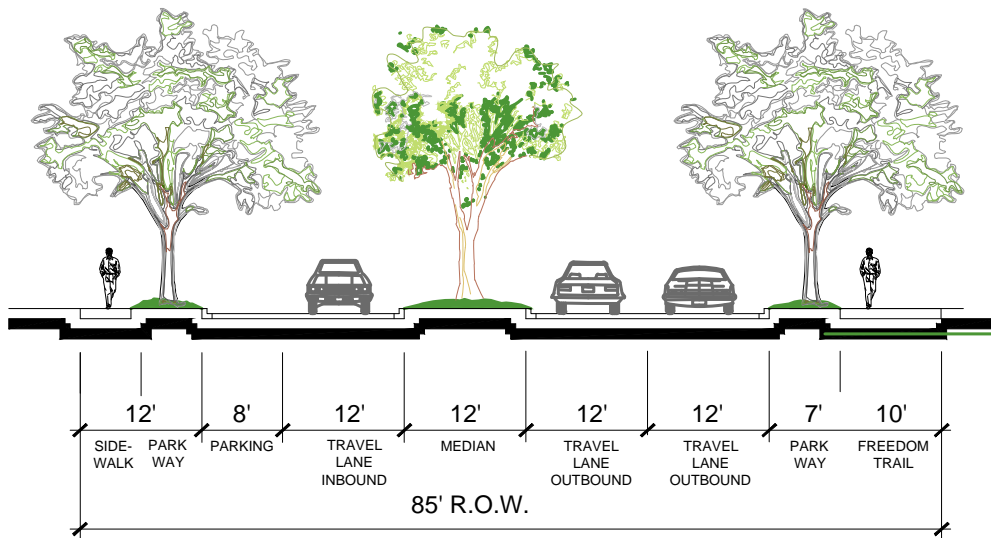
EXHIBIT 3-2

COMMERCIAL ENTRY FROM WHITTIER BLVD.

WHITTIER BLVD. (EAST OF PHILADELPHIA ST.)



PLAN VIEW



SECTION VIEW

EXHIBIT 3-3

RESIDENTIAL & HERITAGE COURT
ENTRY FROM WHITTIER BLVD.

3-5

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SPECIFIC PLAN

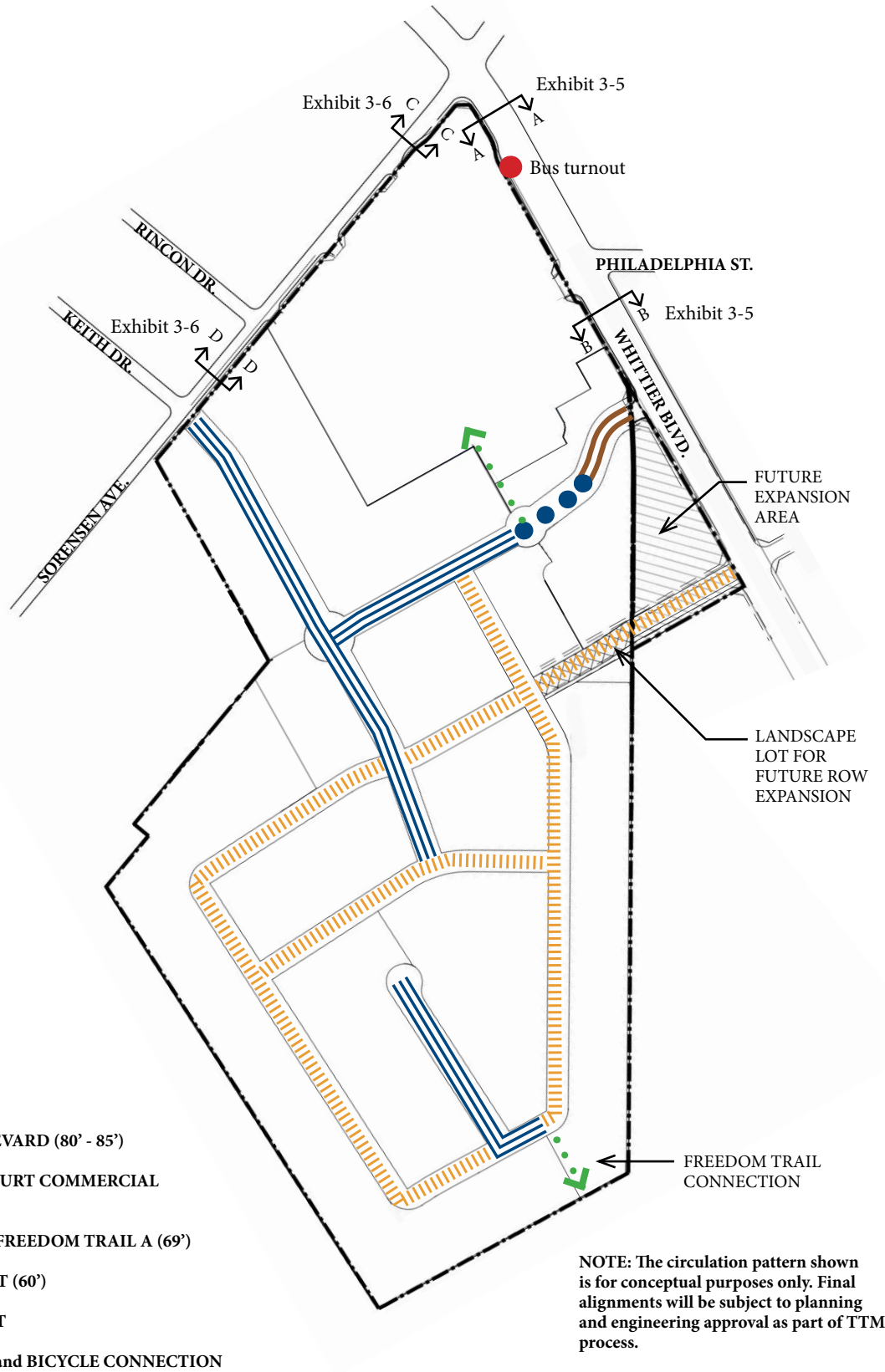


EXHIBIT 3-4

CONCEPTUAL CIRCULATION PLAN

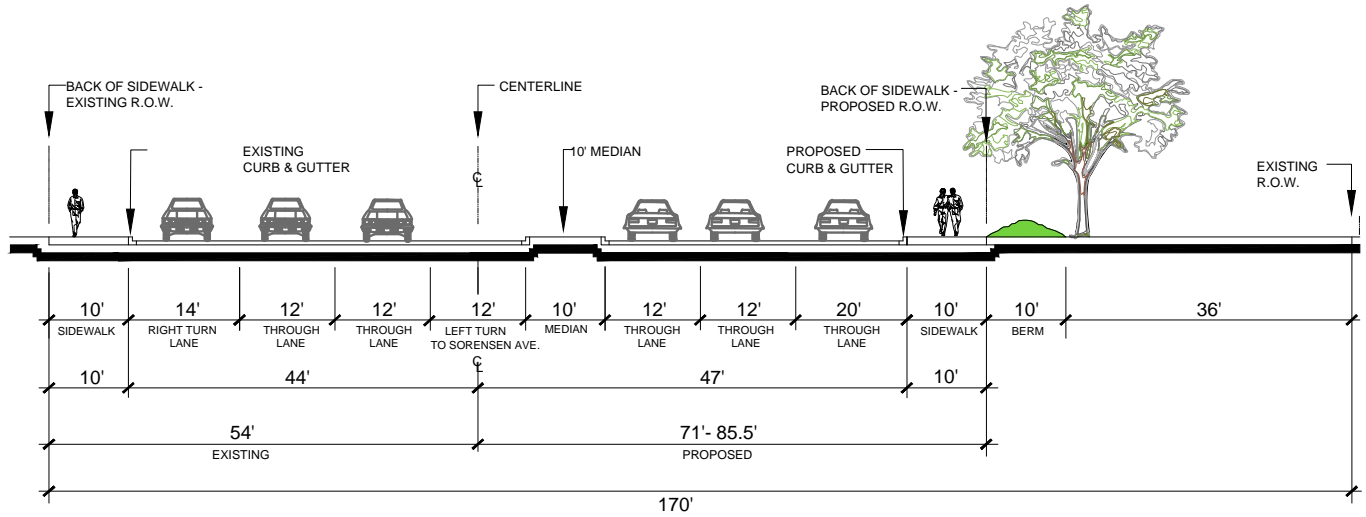
3.1.3 Streets

Whittier Boulevard Improvements

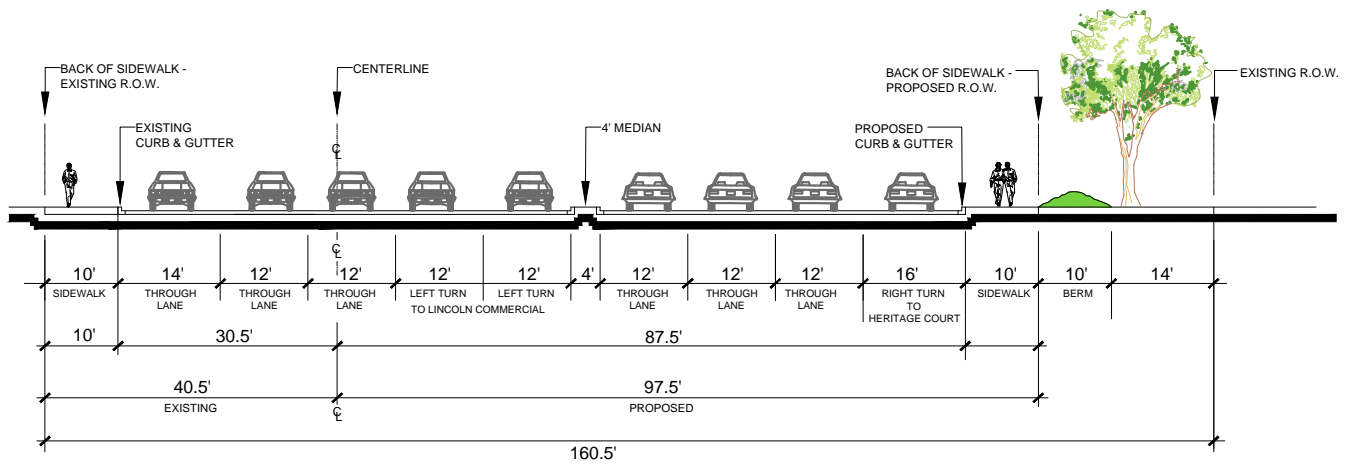
Whittier Boulevard will be expanded from two to three through lanes in each direction along the project frontage from Sorensen Avenue/The Market to the easterly boundary line (future Elmer Street Extension intersection). Depending on the results of the final traffic impact analysis and final City and Caltrans approval, the third northbound through lane may serve a dual role as a shared through/right-turn lane at the Philadelphia Street and Sorensen Avenue intersections. Whittier Boulevard southbound from Sorensen Avenue will locally widen to accommodate a dedicated right-turn/deceleration lane to enter the Market at the terminus of Philadelphia Street. Dual left-turn lanes will be included from southbound Whittier Boulevard to eastbound Philadelphia Street and northbound Whittier Boulevard to westbound Market entry driveway. In addition, Whittier Boulevard southbound from Philadelphia Street would be widened to accommodate a dedicated right-turn/deceleration lane to the Residential/Heritage Court entry. A single left-turn lane would be provided for northbound Whittier Boulevard to westbound Residential/Heritage Court; eastbound left-turn movements from Residential/Heritage Court to northbound Whittier Boulevard would be prohibited. The third southbound through lane on Whittier Boulevard along project frontage would transition to a dedicated right-turn lane at the future Elmer Street Extension intersection. The existing signalized intersections will be modified to accommodate the new through and turning movements as shown Exhibit 3-1 Entries and Signalization.

LINCOLN

SPECIFIC PLAN



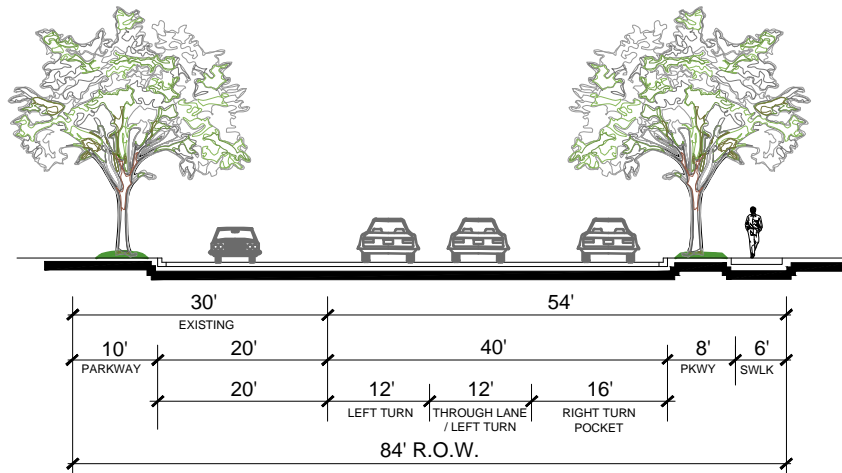
SECTION A-A
PROPOSED WHITTIER BLVD. EAST OF SORENSEN AVE.



SECTION B-B
PROPOSED WHITTIER BLVD. EAST OF PHILADELPHIA ST.

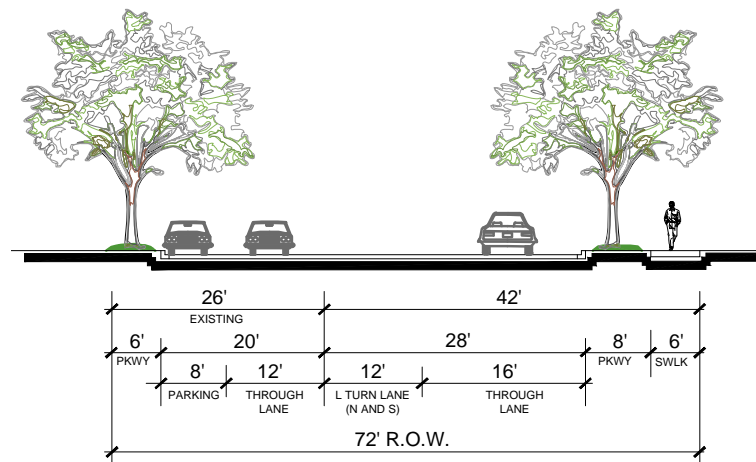
Sorensen Avenue Improvements

Sorensen Avenue eastbound will be widened and re-stripped as it approaches Whittier Boulevard to provide a dedicated right turn lane for motorists wishing to go southbound on Whittier Boulevard. There will also be a left-turn lane and a left-turn/through lane for motorists expected to continue north on Whittier Boulevard. The existing signal at Whittier Boulevard and Sorensen Avenue will be modified to accommodate the new movements.



SECTION C-C

PROPOSED SORENSEN AVE. SOUTH OF WHITTIER BLVD.



SECTION D-D

PROPOSED SORENSEN AVE. NORTH OF KEITH AVE.

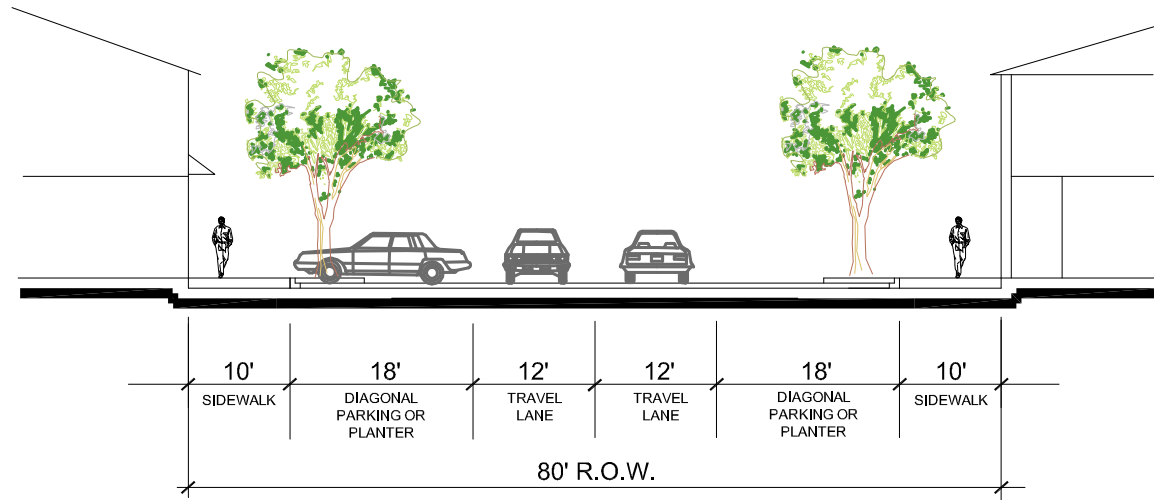
NOTE: The exact location of the 8' parkway and 6' sidewalk on the south side of Sorensen Avenue are subject to change subject to planning engineering approval.

LINCOLN

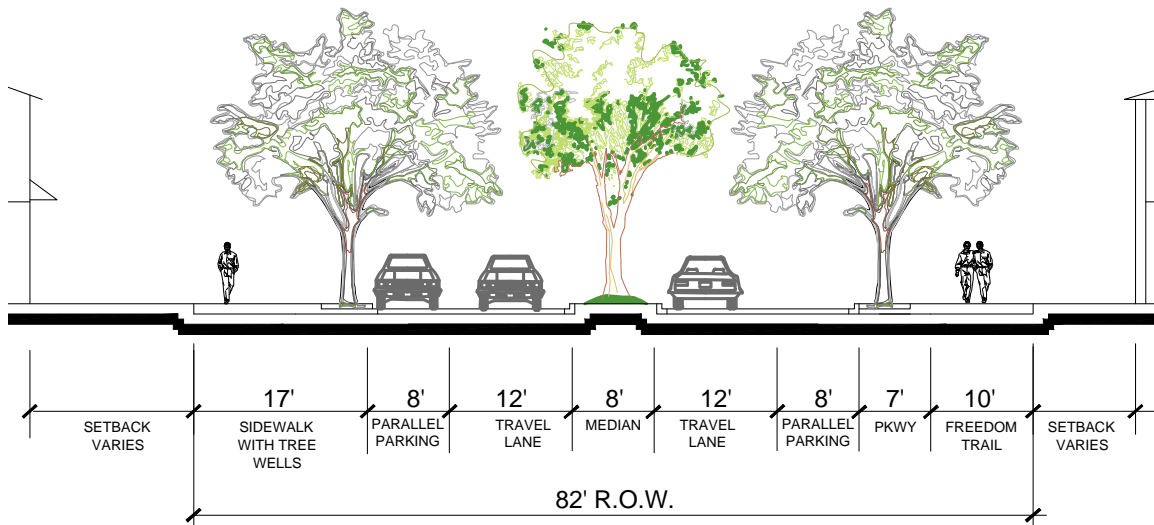
SPECIFIC PLAN

Heritage Court Street Alternatives (80' - 82')

As shown below in Exhibit 3-7, Heritage Court Street Alternatives, there are two alternatives proposed for the Heritage Court commercial area, within an 80' or 82' right of way. One alternative proposes diagonal parking without a planted median and the other proposes parallel parking with a planted median. The intended location of one of these sections is shown in Exhibit 3-4, Conceptual Circulation Plan.



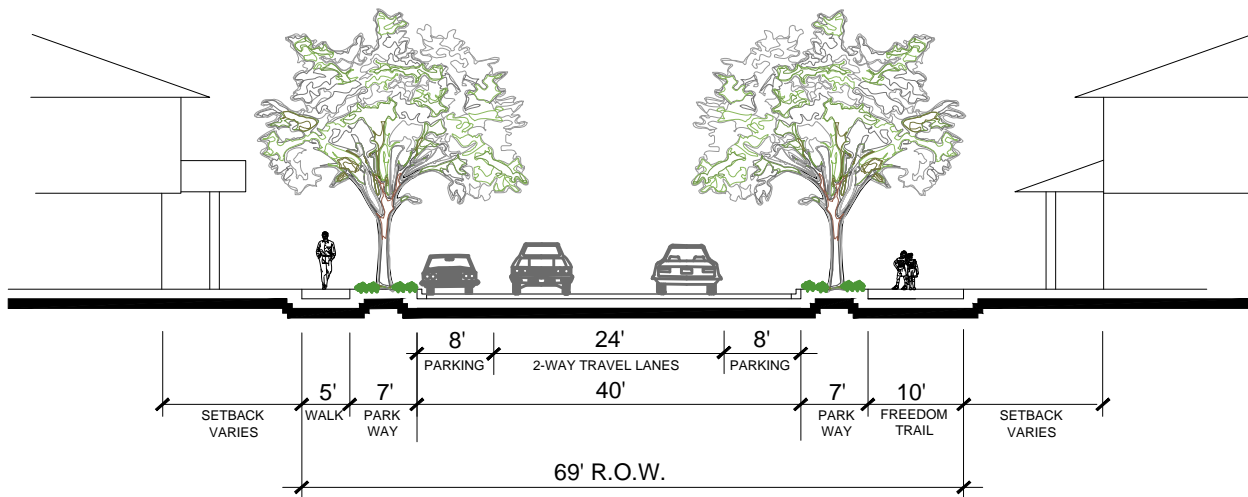
DIAGONAL PARKING - NO MEDIAN



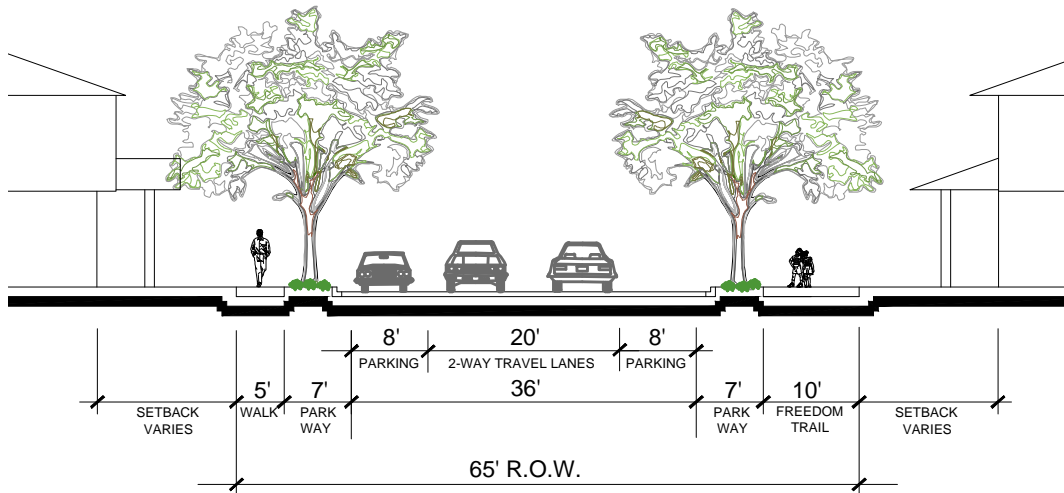
PARALLEL PARKING - WITH MEDIAN

Local Street with Freedom Trail (69' & 65')

As shown below in Exhibit 3-8, Local Street with Freedom Trail - 69' and 65', these streets provide the most generous provision for non-vehicular modes of travel with a 5' sidewalk for pedestrians on one side of the street and a 10' multi-use path (Freedom Trail) on the other. Street Type A, has two lanes of vehicular travel, one 12' lane in each direction, and provides parking on both sides. A 7' parkway separates the sidewalk and multi-use path from the pavement area for a total right of way of 69'. Street Type B has a similar right of way, except that its vehicular travel lanes are reduced to 10' in each direction to slow vehicle speeds which improves pedestrian safety. Reduced travel lane widths also results in reduced impervious surfaces and associated urban runoff and urban heat island effect.



TYPE A - 69'



TYPE B - 65'

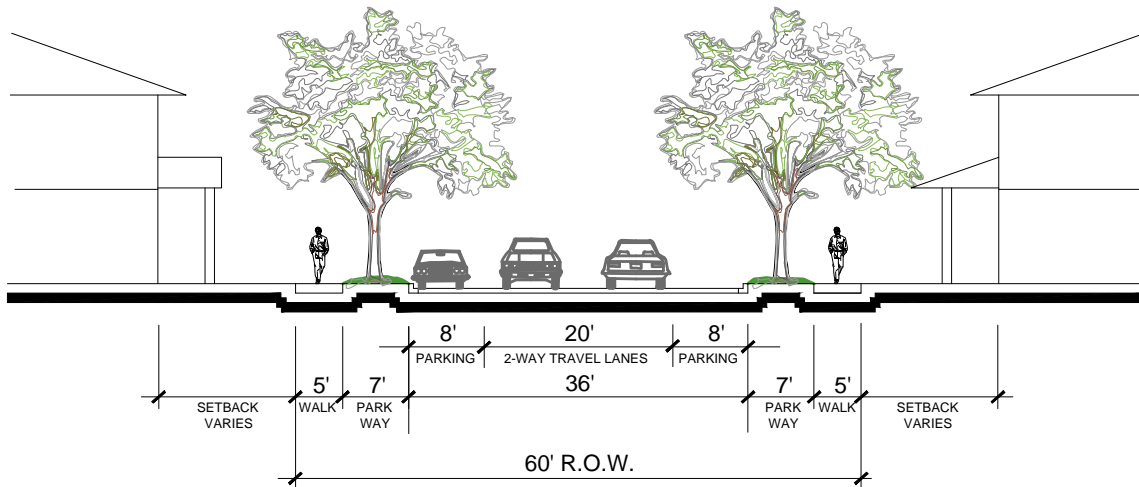
Note: Local Street with Freedom Trail Type B does not currently occur in the Circulation Plan, but may be proposed subject to a traffic study.

LINCOLN

SPECIFIC PLAN

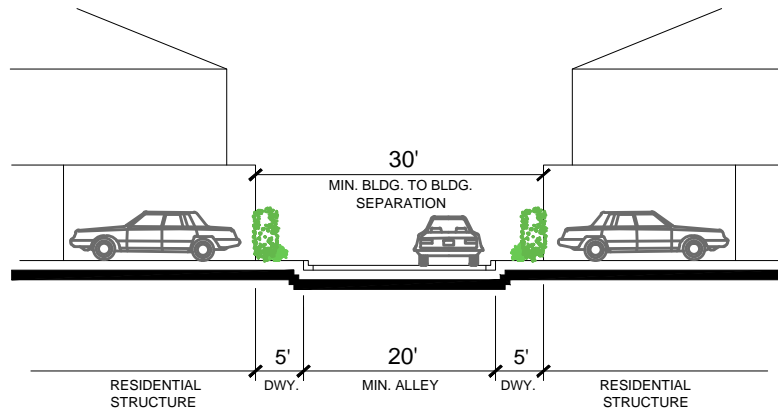
Local Street (60')

The Local Street with 60' right of way is shown below in Exhibit 3-9, Local Street - 60'. The section has a curb to curb profile of 36' for two way circulation, parking on both sides and 5' sidewalks on each side of the street separated from the roadway by a 7' parkway.

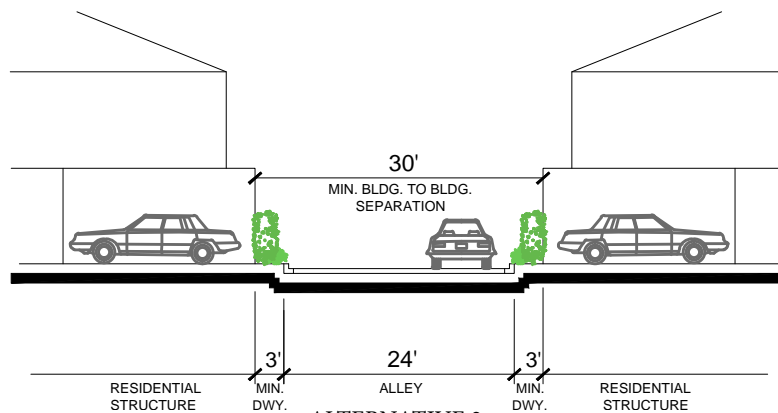


Typical Alleys / Private Drives

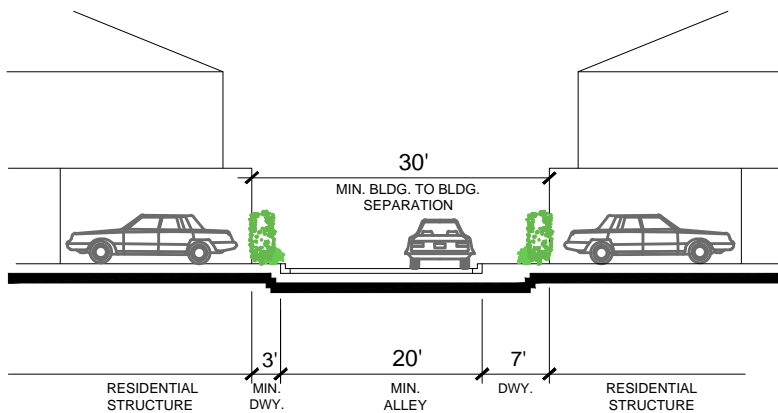
Alleys or private drives are shown in Exhibit 3-10, Typical Alleys / Private Drives. These drives allow access garages in the residential area and have different landscape buffers/setbacks depending on the attached residential home type as shown in Section 4, Development Regulations. In all cases a 3' minimum driveway apron, a 20' minimum paved alley/private drive and 30' minimum building separation must be maintained.



ALTERNATIVE 1



ALTERNATIVE 2



ALTERNATIVE 3

EXHIBIT 3-10

TYPICAL ALLEYS / PRIVATE DRIVES

LINCOLN

SPECIFIC PLAN

Elmer Street Extension

As part of the Future Expansion Area, Elmer Street would be extended into the site, providing an additional point of access into the Specific Plan area and connection to the Greenway Trail on the north side of Whittier Boulevard. The future intersection of Elmer Street and Whittier Boulevard would be signalized.

3.1.4 Traffic Calming

Roundabouts (Optional)

Two optional roundabouts are conceptually located within the Specific Plan area. If implemented, these roundabouts would allow free ingress and egress from Whittier Boulevard and Sorensen Avenue to the residential areas without unnecessarily stopping upon entering the residential area or exiting the pedestrian friendly Heritage Court area. The Heritage Court adjacent roundabout has a 90' diameter and the Residential Roundabout has a larger 110' diameter to more easily accommodate landscape design features into the center of the circle. A 5' apron with enhanced pavement separates the turnabout drive aisles from the landscaped center.

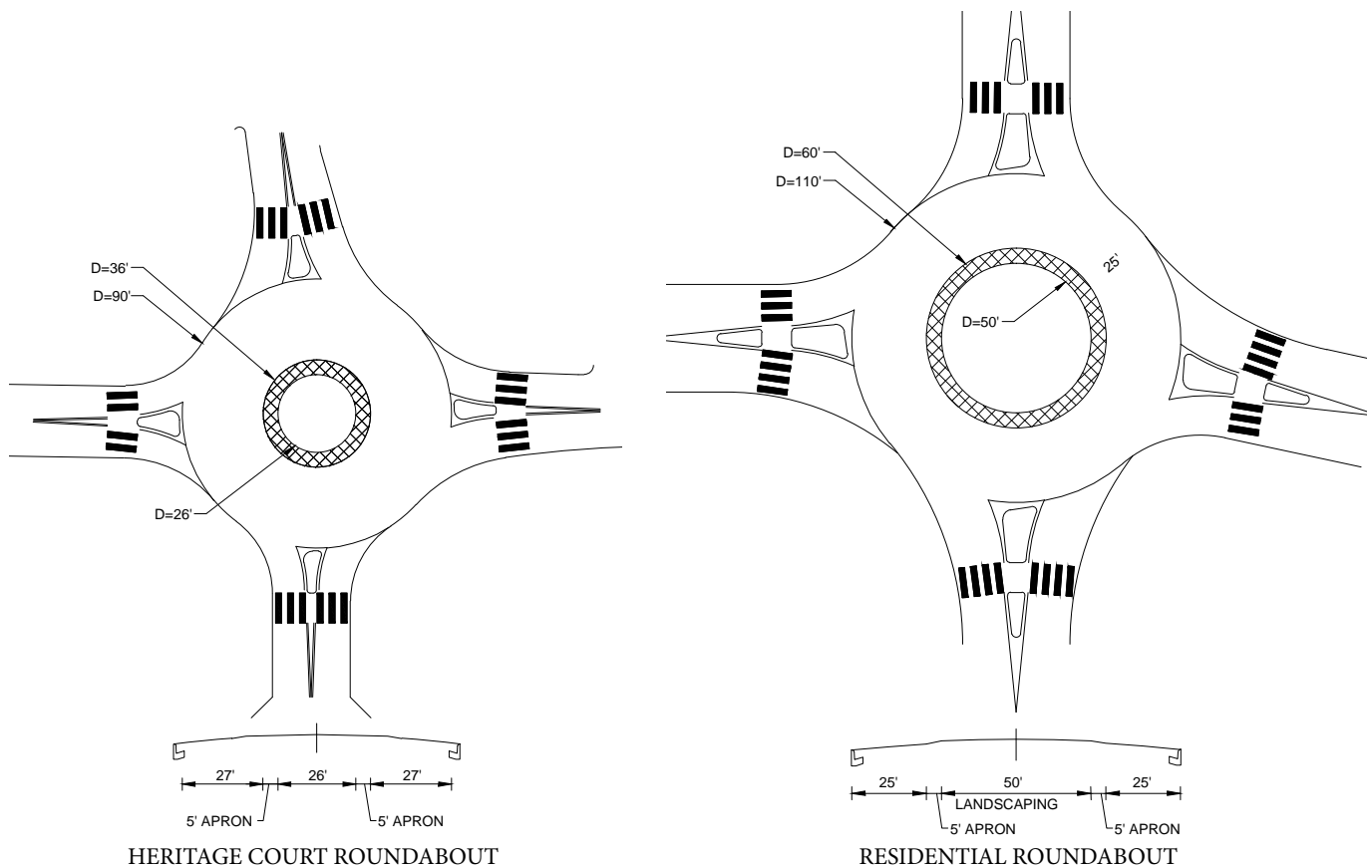
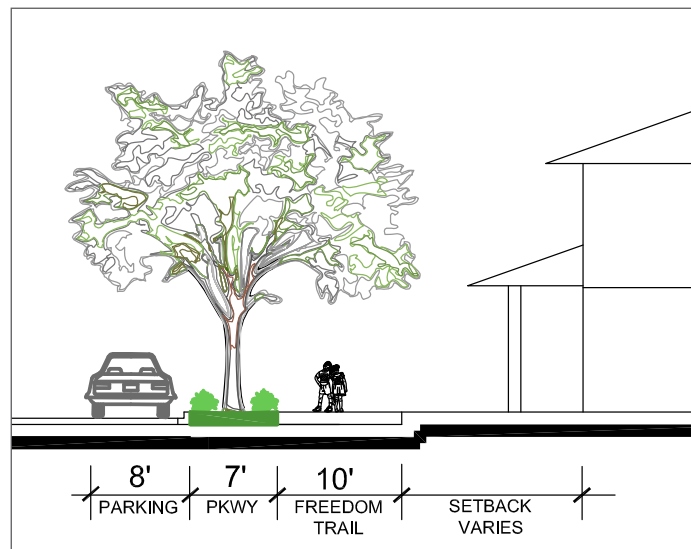


EXHIBIT 3-11

ROUNDABOUTS

3.1.5 Pedestrian Plan

Pedestrian access will be provided by the Freedom Trail and pedestrian paths which exist throughout the Lincoln circulation system. The conceptual locations of these elements are detailed in Exhibit 3-12, Conceptual Pedestrian Plan. More detailed information regarding the Freedom Trail is discussed in the Design Guidelines, Section 5.3.5 Freedom Trail.



FREEDOM TRAIL

LINCOLN

SPECIFIC PLAN



EXHIBIT 3-12

CONCEPTUAL PEDESTRIAN PLAN

3.2 Infrastructure Plans

As a result of Lincoln being a previously developed infill site surrounded by urbanization, water, sewer, stormwater, electricity and telecommunications infrastructure is immediately available. The following sections describe how the infrastructure for Lincoln will be implemented.

3.2.1 Water

Domestic water is being provided to the project site by the City of Whittier. The on-site water will connect to an existing 14" water main in Whittier Boulevard and an existing 12" water main along the southerly edge of the project site. A new water main will be constructed in Sorensen Avenue and will loop to Whittier Blvd. The existing and proposed water mains are shown in Exhibit 3-13, Conceptual Domestic Water Plan. A hydraulic modeling analysis report will be required to demonstrate that the proposed water system will meet peak domestic water daily demand as well as the required fire flow demand.

3.2.2 Sewer

The City of Whittier will be providing sanitary sewer services to the project site. The on-site sanitary sewer consists of sewer mains of various size as shown in Exhibit 3-14, Conceptual Sewer Master Plan. The proposed sewer will drain to three points of connection: to an existing 8" sewer in Bexley Drive in the northerly direction, to an existing 8" sewer in Townley Drive in the northerly direction and to the southerly corner of the site where an off-site 8"-10" sewer is proposed to join the existing 12" sewer in Washington Boulevard and ultimately to the 21" sewer in Byron Road, via the adjacent PIH Health or adjacent residential site. The 21" sewer main in Byron Road is operated by the Los Angeles County Sanitation District. A sewer capacity analysis of the existing sewer mains will be required to verify available capacity and new easements will be required if the off-site sewer is proposed within PIH Health or within private residential streets.

3.2.3 Grading, Water Quality and Stormwater

The project site is situated between Whittier Blvd. to the northeast and a neighboring residential community to the southwest. Conceptual grading studies have been completed in redline form in order to assess the amount of grading required. The expected grading is 400,000 CY of excavation and 500,000 CY of remedial grading. The project will balance on site so that no export or import is needed during the rough grading stage. During precise grading, there may be spoil dirt that will need to be exported, although a spoil area will be managed on-site. This spoil dirt export is done in limited amounts over the time frame it takes to construct the homes.

The proposed grading design will typically mimic the existing topography which slopes to the southwesterly portion of the site towards a single 36" storm drain pipe located within the residential community. Additionally, the proposed grading, drainage and storm water management of Lincoln shall be designed to capture, filter and treat surface runoff in a manner consistent with the National Pollutant Discharge Elimination System (NPDES) Permit for Municipal Storm Water and Urban Runoff Discharges in the County of Los Angeles (Order NO.R4-2-12-0175, NPDES Permit No. CAS004001). The objective of the drainage plan is to minimize the detrimental effects of urbanization on the beneficial uses of receiving waters, including effects caused by increased pollutants and changes in hydrology. These effects may be minimized through the implementation of site design features that reduce runoff rates and volumes and pollutant transport by disconnecting impervious surfaces, maximizing on-site infiltration if soil conditions are favorable and utilizing localized Low Impact Development (LID) features. Source control best management practices (BMPs) will also be incorporated to minimize the exposure of pollutant sources to rainfall and conveyance systems.

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SPECIFIC PLAN

Based on a review of the downstream drainage facilities, the project is located in an area of the watershed that is not susceptible to hydromodification impacts. Runoff from the site ultimately reaches Coyote Creek and then the San Gabriel River, both of which are considered engineered and stable conveyance channels. Based on the location of the project and the status of the downstream receiving waters, the project is exempt from hydromodification controls.

Peak flow storm water conveyance facilities will be designed based upon the criteria provided within the Los Angeles County Hydrology Manual. The maximum allowable discharge flow rate leaving the site is based upon the capacity of the existing 36" storm drain pipe located approximately 500 feet north of the south west corner of the property. The existing storm drain has a capacity of approximately 75-85 cfs based upon preliminary hydraulic calculations and is currently maintained by the State of California. On-site detention facilities and peak flow mitigation measures shall be incorporated into the proposed storm water system in order to reduce peak flows for the capital storm event. Such systems may include above and/or below ground facilities, joint use systems for water quality and storm flow mitigation and lengthening flow lines to extend Time of Concentration, which can help reduce peak flow.

The proposed plan assumes that the streets and storm drain system will be publicly maintained. The proposed on-site water quality elements and detention system will be privately maintained by the HOA. The concept for the implementation of these elements is shown in Exhibit 3-15, Conceptual Grading and Water Quality Plan, and Exhibit 3-16, Conceptual Stormwater Master Plan.

3.2.4 Solid Waste

Refuse pickup for residential areas will be provided by the City of Whittier and/or their contracted private residential refuse hauler. Commercial uses will be serviced by the City and/or their contracted refuse hauler. Recycling is handled by Consolidated Disposal Services. It is proposed that the detached single family homes with a low medium density residential designation will be provided separate greenwaste, recycling and refuse containers. Product with other residential designations will be provided only recycling and refuse containers.

3.2.5 Gas

There is an existing Southern California Gas (SCG) four-inch (4") main in the west side of Sorensen Avenue. The likely point of connection will be via a trench across Sorensen Avenue at Keith Drive. The precise location of tie-ins will not be determined until the project is submitted to SCG for engineering and design. SCG does have an eight-inch (8") high pressure main in the northerly/westbound lanes of Whittier Boulevard but has indicated that the Sorensen Avenue main is adequate to provide gas service to the Lincoln site. The location of gas lines and the project point of connection is shown on Exhibit 3-17, Conceptual Dry Utilities Plan.

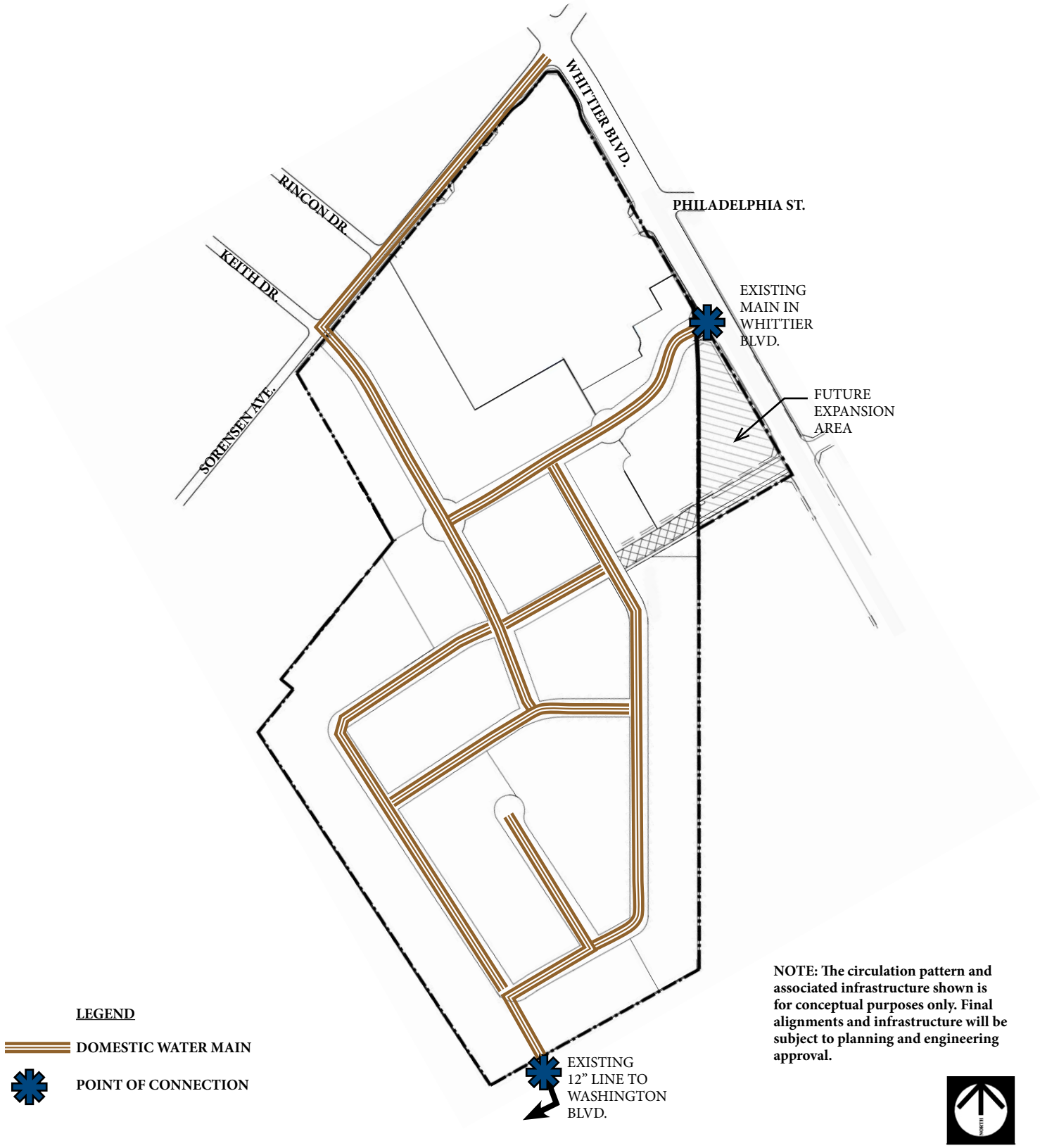
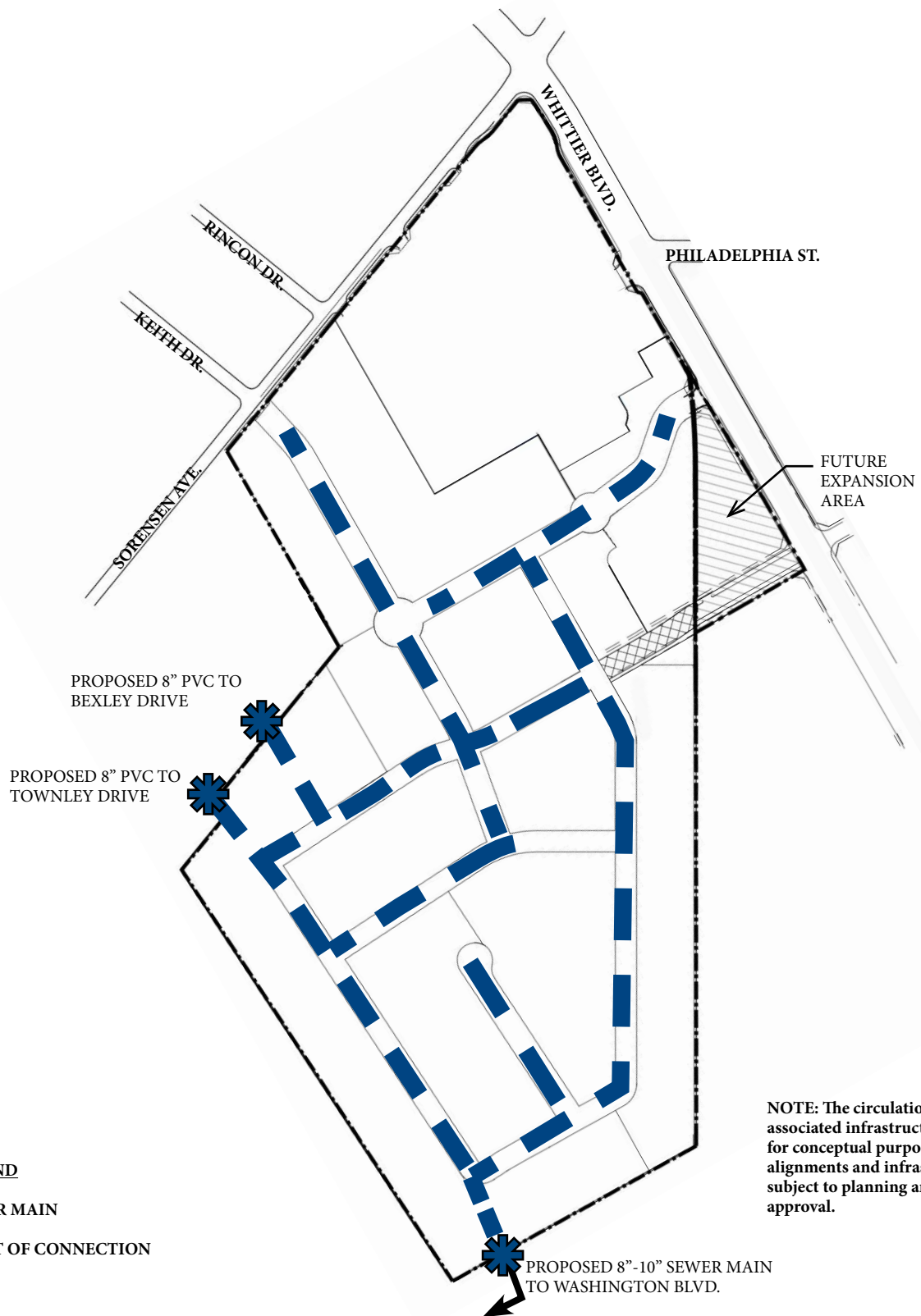


EXHIBIT 3-13

CONCEPTUAL DOMESTIC WATER PLAN

LINCOLN

SPECIFIC PLAN



NOTE: The circulation pattern and associated infrastructure shown is for conceptual purposes only. Final alignments and infrastructure will be subject to planning and engineering approval.

LEGEND




- SEWER MAIN
- POINT OF CONNECTION

EXHIBIT 3-14

CONCEPTUAL SEWER MASTER PLAN



LEGEND

-  GENERAL GRADE DIRECTION AND APPROX. GRADIENT
-  APPROX. LOCATION OF 2:1 SLOPES AND/OR RETAINING WALLS
-  POTENTIAL AT-GRADE OR SUBTERRANEAN BIORETENTION/DETENTION BASIN

NOTE: The circulation pattern and associated infrastructure shown is for conceptual purposes only. Final alignments and infrastructure will be subject to planning and engineering approval.



EXHIBIT 3-15

CONCEPTUAL GRADING AND WATER QUALITY PLAN

LINCOLN

SPECIFIC PLAN

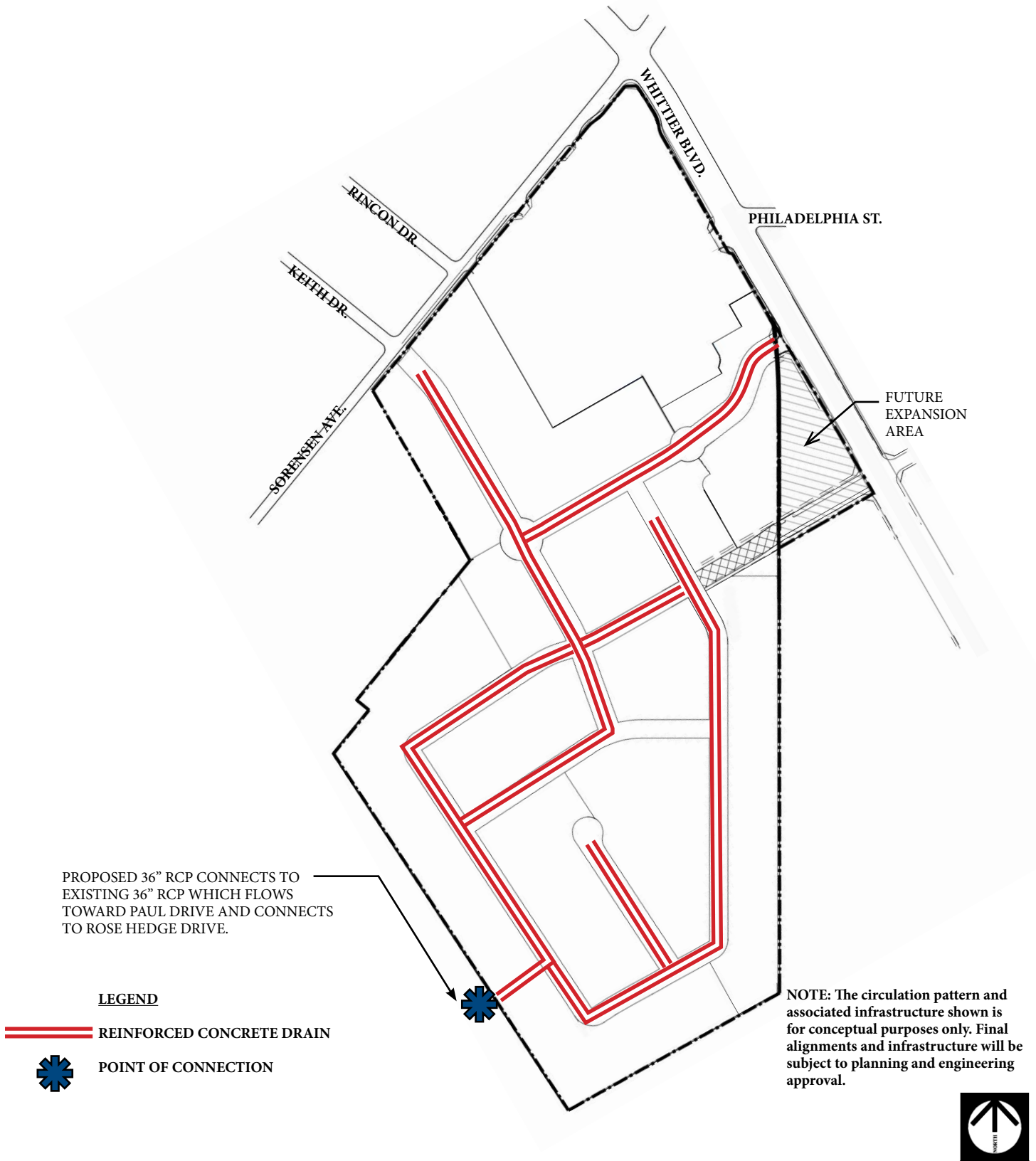
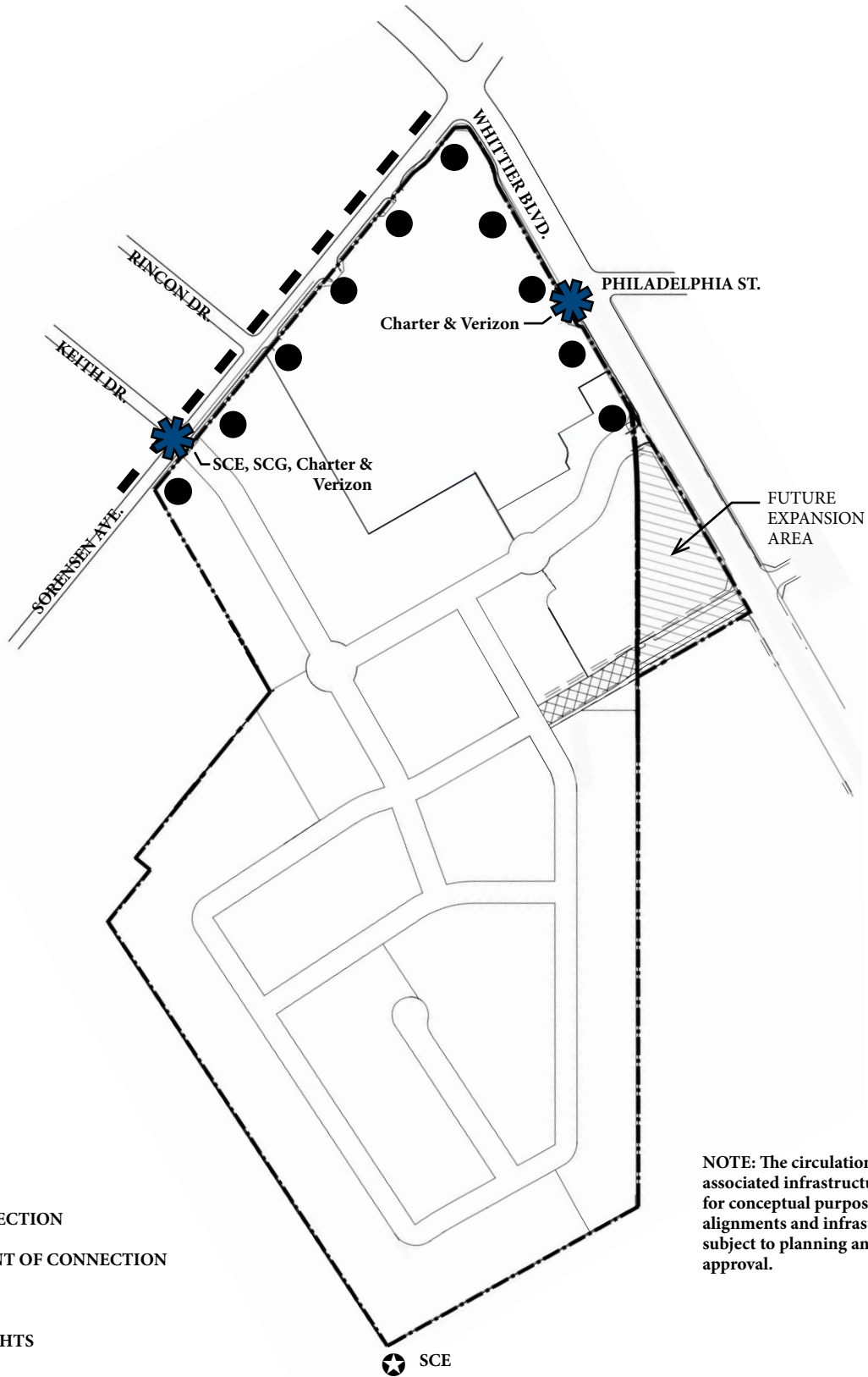


EXHIBIT 3-16

CONCEPTUAL STORMWATER MASTER PLAN



LEGEND:



POINT OF CONNECTION



POTENTIAL POINT OF CONNECTION



UTILITY LINE



NEW STREET LIGHTS

★ SCE

NOTE: The circulation pattern and associated infrastructure shown is for conceptual purposes only. Final alignments and infrastructure will be subject to planning and engineering approval.



EXHIBIT 3-17

CONCEPTUAL DRY UTILITIES PLAN

LINCOLN

SPECIFIC PLAN

3.2.6 Electric

Southern California Edison (SCE) will provide electrical supply to Lincoln via multiple points. These points will be via trench across Sorensen to the west side at Keith Drive where there is an existing overhead 12kv pole line, at other points along Sorensen Avenue between Keith Drive and Whittier Boulevard and potentially at the southeast corner of the project where it meets Presbyterian Intercommunity Hospital (PIH Health). There is an existing guy pole with sidewalk anchor on the east (project) side of Sorensen Avenue that will be protected in place or adjusted for improvements to the east side of Sorensen Avenue. All new extensions will be underground. Pole locations for risers will not be determined until the project is submitted to Edison for engineering and design.

New street lights will need to be installed on the south side of Whittier Boulevard along the project frontage and on the east side of Sorensen Avenue from Whittier Boulevard to just south of Keith Drive. Light fixture design will be in accordance with Section 5, Design Guidelines.

3.2.7 Telephone

Verizon will supply communications infrastructure to Lincoln via several points from an existing overhead Verizon line on the west side of Sorensen Avenue. Multiple points of connection will come via trench across Sorensen Avenue between Keith Drive and Whittier Boulevard with the extended facilities underground.

3.2.8 Cable Television

Charter Communications has overhead facilities on the west side of Sorensen Avenue at Keith Drive but has proposed a connection point approximately 900' north of Whittier Boulevard in front of 12130 Philadelphia Street. These new facilities will be located underground.

3.3 Community Services Plan

Development fees associated with the development of Lincoln will be paid by the developer, collected by the City of Whittier and will be used to support the following community services.

3.3.1 Schools

Elementary and Middle School service will be provided by Los Nietos School District and High School service will be provided by the Whittier Union High School District. New development pays mitigation fees to the school districts to fund new facilities to meet the demand from new residents.

3.3.2 Fire

Emergency services will be provided by Los Angeles County Fire Department.

3.3.3 Police

Police services will be provided by Whittier Police Department.

3.3.4 Library

Library services are provided by the City of Whittier. New development pays mitigation fees to districts to fund new facilities to meet the demand from new residents.

3.3.5 Other Public Facilities

Other Public Facilities, including the Aquatic Center, Senior Centers and Community Centers are provided by City of Whittier. New development such as Lincoln pay mitigation fees to the City to fund new facilities to meet the demand from new residents.

SECTION 4

DEVELOPMENT REGULATIONS

4.1 General Provisions

Development proposals within the Lincoln Specific Plan shall be subject to the implementation procedures established herein. Whenever the provisions and development standards contained herein conflict with those contained in the City of Whittier Development Code or Whittier Boulevard Specific Plan (WBSP), the provisions of The Lincoln Specific Plan shall take precedence. On issues where the Lincoln Specific Plan is silent, the WBSP shall prevail. On issues where the WBSP is silent, the City of Whittier Development Code shall prevail.

Severability

If any portion of these regulations is declared to be invalid or ineffective in whole or in part, such decision shall not affect the validity of the remaining portions thereof. The legislative body hereby declares that they would have enacted these regulations and each portion thereof irrespective of the fact that any one or more portions be declared invalid or ineffective.

Unless otherwise provided, any ambiguity concerning the content or application of the Lincoln Specific Plan shall be resolved by the Director of Community Development or his/her designee, hereinafter referred to as Director, in a manner consistent with the goals, policies, purpose and intent established in the Lincoln Specific Plan.

The meaning and construction of words, phrases, titles and terms shall be the same as those provided in the City of Whittier Zoning Code Chapter 18.06, "Definitions", unless otherwise specifically provided herein.

4.2 Applicability

The development regulations contained herein provide specific standards for land use development within the Lincoln Specific Plan area. Regulations address residential and commercial land uses. Application of the following regulations is intended to encourage the most appropriate use of land, ensure the highest quality of development and protect the public health, safety and general welfare. The adoption of the Lincoln Specific Plan by ordinance will supersede otherwise applicable regulations from both the City of Whittier zoning ordinance and the Whittier Boulevard Specific Plan.

4.3 Definitions

The following words define the various home types proposed within the Lincoln community. Additional definitions related to other portions of this Specific Plan are also included.

Dwelling Units:

Front Loaded - Detached: Single family detached residential dwelling units oriented toward a public street with automobile access from a public street.

Front Loaded Duplex - Attached: Two (2) dwelling units with the primary entries and garage accessing from the same building plane. The primary access and automobile access may be taken from public streets or alleys/private drives.

Garden Court - Attached: Attached dwelling units within a single building/structure that wraps to form an interior court. Primary entries face the interior court or public street. Automobile access is via alleys/private drives.

Linear Court - Detached: Single family detached dwelling units facing a green court with the primary entries and walks facing the green court.

Motor court, attached: Single family attached dwelling units oriented towards streets or motor courts.

Multi-family - Attached: A residential structure wherein the number of permitted dwelling units per building site is four (4) or more and may include a variety of types of ownership including rental units.

Rear Loaded Duplex - Attached: Two (2) dwelling units with the primary entries oriented toward a public street or green court and automobile access taken from alleys/private drives.

Rowtowns - Attached: Attached dwelling units that face a public street or green court with automobile access via alleys/private drives.

Other Definitions:

Alley/Private Drive: A private access way used to serve as garage access and trash collection purposes.

Architectural features: Towers, gables, spires, chimneys, flagpoles and other architectural elements that are not habitable structures.

Bedroom: Any habitable room other than kitchen, bathroom, dining room or living room.

Berm: A small summit used for screening purposes.

Building: A structure having a roof supported by columns or walls.

Building height: The vertical distance measured from the ground level at finish grade at the primary entry to the top of the building, not including architectural features.

Building orientation: Refers to the placement of buildings on lots, in respect to street and the environment.

Density: The number of dwelling units per net residential acre.

Garage: A building, or a portion of a building, used primarily for the parking of four-wheeled motor vehicles. A garage may be attached to a residential building or a free standing structure.

Lot coverage: The area of land covered by structures (excluding the area under unenclosed eaves and unenclosed overhangs, patios, courtyards, arcades and swimming pools) and including covered off-street parking facilities. This number is expressed as a percentage derived by dividing the covered land by the total building site area.

Front: A building's front is the facade containing the front door. For buildings in which the front doors to multiple units are located within an interior corridor, the front of the building will be considered as any facade facing a public street or paseo.

Mixed Use - Horizontal: A site or block containing distinct land uses within separate, single use buildings.

Mixed Use - Vertical: A single building that contains more than one distinct land use.

Open space: Any parcel or area of land or water that is devoted to an open space use such as recreation, preserving natural resources and providing relief in the urban structure of the environment.

Parking space: A paved space designated for parking a motor vehicle. The space may be enclosed or open.

Planning Area: Parcels within the Specific Plan characterized by particular land uses.

Recreational vehicles: A camper, camp trailer, travel trailer, motor home, trailer bus, trailer coach, boat, watercraft or similar vehicle, including trailers, with or without power, designed for human habitation.

Setback: The area/distance between the building line or garage face and the property line. The property line is the ultimate right-of-way line when abutting a public street or the or back of curb when abutting an alley/private drive.

4.4 Permitted and Conditionally Permitted Uses

The following list of uses are intended as guides and are not intended to be, nor could be, all encompassing. The listed uses are intended to convey the general character envisioned for the residential areas, the Market and Heritage Court. Residential land uses may take the form of single family detached, attached and multi-family dwelling units with a maximum density of 35 units per acre. Commercial uses in the Market generally include dining, retail and other services. Certain uses identified with an asterisk (*) are permitted by Specific Condition as defined in Table 4-1B, Uses Permitted by Specific Condition. Uses complying with these specific conditions and general provisions shall be permitted in the identified areas by the Lincoln Specific Plan. The vision for Heritage Court is to allow smaller, more pedestrian scale retail uses. In the event that the Future Expansion Area changes from an industrial to a commercial use, this area will be subject to the criteria set forth for the Market, including permitted and conditionally permitted uses.

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TABLE 4-1A PERMITTED AND CONDITIONALLY PERMITTED USES

Land Use	The Market	Heritage Court	Residential Areas
Residential Uses			
Single Family Detached Dwelling Units	X	X	P
Single Family Attached Dwelling Units, including Townhomes and Multiplex buildings	X	X	P
Multi-family Buildings, including Condominiums and Apartments	X	X	P
Age Restricted/Senior Housing and Apartments, including Active Adult Residences.	X	X	P
Public or Private Parks	X	P	P
Child Day Care - Small Home, Up to 8 children	X	X	P
Recreational Buildings and Recreation Areas including swimming pools	X	X	P
Residential Care Facilities serving six (6) or fewer persons (as defined in Section 18.06.369 of the Whittier Zoning Ordinance)	X	X	P
Residential Care facilities serving seven (7) or more persons (as defined in Section 18.06.369 of the Whittier Zoning Ordinance)	C	C	C
Mixed Use - Vertical	C	X	X
Accessory uses including the following: Free standing garages, home occupations, swimming pools, hot tubs, sport courts, patio covers, small storage sheds, garden structures and cabanas.	X	X	P
Non-Residential Uses			
Administrative, Professional, and Other Offices	P	P	X
Advertising Agency	P	P	X
Antennas and Satellite Dishes	P	P	P
Antique Store	P	P	X
Art, Dance, Martial Art, Music, and Photography Studios	P	P	X
Art Gallery or Art Supply Store	P	P	X
Automotive Parts and Accessory Stores (Retail Sales Only)	P	X	X
Bakery, Cafe	P	P	X
Bank, Credit Union and other Depository Institutions	P	P	X
Barber Shops, Beauty, Nail, and Tanning Salons and similar uses	P	P	X
Bars and Cocktail Lounges (serving alcohol)	C	C	X
Beauty Supply Store	P	P	X
Bicycle and Pedestrian Trails	P	P	P
Book Store	P	P	X
Boutique or Specialty Wine & Liquor Stores – with beer, wine or champagne tasting	C	C	X
Car Wash and Auto Detailing	C	X	X
Camera and Photographic Supply Store	P	P	X
Catering establishment	C	C	X
Charitable, Philanthropic, Service and other Non-Profit Organization Offices	P	P	X
Child Day Care Facilities and Preschools	C	C	X
P - Permitted Use; C - Conditional Use; X - Prohibited Use, (*) Use Permitted by Specific Conditions			

Land Use	The Market	Heritage Court	Residential Areas
Churches, Synagogues and Places of Worship	C	C	C
Clothing and Accessory Store	P	P	X
Coffee Shops	P	P	X
Computer, Home Electronics, and Small Home Appliances	P	X	X
Convenience Store	P*	P*	X
Dancing or Live Entertainment as an Accessory Use	P	P	X
Dancing or Live Entertainment as Principal Use	C	C	X
Delicatessen	P	P	X
Discount Variety Store	P	X	X
Dry cleaner (no on-site cleaning)	P	P	X
Educational Facility	C	C	X
Fast Food (excluding drive through)	P	X	X
Fast Food (with drive through)	P*	X	X
Florist	P	P	X
General Merchandise Store	P	P	X
Grocery Store/Supermarket*	P*	P*	X
Hardware and/or Home Improvement Superstore	P	X	X
Health and Fitness Clubs*	P*	P*	X
Hobby, Toy and Game Store	P	P	X
Jewelry and Watch/Clock store	P	P	X
Liquor Store (with no consumption of alcohol on premises)*	P*	P*	X
Locksmith/Key Shop	P	P	X
Luggage and Leather Goods	P	P	X
Music or Video Store	P	P	X
Office: Business/Professional	P	P	X
Office: Medical, Dental, Optometrist, Chiropractor or similar practitioners	P	P	X
Parking Lot or Garage	P	P	P
Pet Store	P	P	X
Pet Grooming	P	P	X
Pharmacies and Drug Stores without drive through facilities*	P*	X	X
Photocopying Service	P	P	X
Photography Studio	P	P	X
Postal Annex (Private)	P	P	X
Real Estate Sales Office, Temporary	P	P	P
Restaurant / Microbrewery / Beer Garden with an alcohol beverage license*	P*	P*	X
Shoe Repair	P	P	X
Shoe Store	P	X	X
Specialty Food Store	P	P	X

P - Permitted Use; C - Conditional Use; X - Prohibited Use, (*) Use Permitted by Specific Conditions

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Land Use	The Market	Heritage Court	Residential Areas
Specialty Retail	P	P	X
Sporting Goods	P	P	X
Tailor	P	P	X
Theater, Auditorium or Performing Arts Center	C	C	X
Thrift and Second Hand Store	P	P	X
Travel Agency	P	P	X
Vehicle Rental (office only)	P	P	X
Veterinary Clinics/Animal Hospitals/Pet Boarding*	P*	P*	X
Wedding Chapel/Facility	C	C	X
Yoga/Pilates Studio	P	P	X

P - Permitted Use; C - Conditional Use; X - Prohibited Use, (*) Use Permitted by Specific Conditions

TABLE 4-1B USES PERMITTED BY SPECIFIC CONDITIONS

Food Markets and Convenience Stores and Liquor Stores (with no consumption of Alcohol on Premises)	1. Measures shall be taken by tenant to secure adequate lighting inside the business, around the business and in the parking lot.
	2. The tenant shall submit to the Police Department a robbery/burglary alarm system for review. The tenant shall be required to install a surveillance camera system which monitors the front of the store as well as the parking lot area. Should the Police Department find that the surveillance camera system is inadequate, the tenant shall be required to modify the system as the Police Department sees appropriate.
	3. The Police Department reserves the right to review the business owner's compliance with the terms and conditions set forth by this Specific Plan at any time. If any security and/or public safety concerns develop, the tenant shall work cooperatively with the Police Department to resolve these issues in a mutually accepted manner in accordance with the law.
	4. Food Markets and Convenience Stores may operate up to twenty-four (24) hours a day; Liquor Stores shall operate between the hours of 8:00 a.m. and 11:00 p.m.
Restaurants (with or without on-sale liquor license)	1. Primary use of the restaurant shall be food sale. No alcohol shall be sold for consumption off the premises and no alcohol consumption allowed in the parking lot
	2. The Police Department reserves the right to review the business owner's compliance with the terms and conditions set forth by this Specific Plan at any time. If any security and/or public safety concerns develop the tenant shall work cooperatively with the Police Department to resolve these issues in a mutually accepted manner in accordance with the law.
	3. it shall be unlawful for any person who is intoxicated or under the influence of any drug, chemical or substance to enter, be at or remain upon the licensed premises as set forth in Section 25602 of the Business and Professions Code.
	4. The tenant shall insure that noise mitigation measures shall be taken to the fullest extent possible to prevent noise from adversely impacting the surrounding area.

Restaurants (with or without on- sale liquor license)	5. The solicitation of alcoholic beverages by an employee of the licensed premises is prohibited.
	6. The person holding the business license for the premises shall be responsible for reimbursing the City of Whittier for costs associated with the provisions of extraordinary Police services required to ensure the safety of the community and/or patrons resulting from incidents related to the establishment.
	7. Permitted hours of alcohol service for Restaurants shall be from 11:00 a.m. to 1:00 a.m. No "after hours" operations shall be permitted.
	8. The tenant operator shall be responsible for maintaining free of litter, the area adjacent to the premises over which they have control.
	9. Minors are expressly forbidden from possessing, consuming, serving, or selling alcoholic beverages.
	10. If pay phones are to be located on-site, they shall be located inside the building to prevent loitering.
	11. The establishment shall comply with all laws relating to the sale and on-site consumption of alcoholic beverages, and shall operate only under a license issued by the California Department of Alcoholic Beverage Control (ABC).
Fast food restaurants with drive- through	12. Adherence to all California Department of Alcoholic Beverage Control regulations prohibiting the sale of alcohol to person under the age of 21 years shall be strictly enforced. It shall be unlawful for any person who is intoxicated or under the influence of any drug, chemical, or substance, to enter, be at, or remain upon the licensed premises set forth in Section 25602 (a) of the Business and Professions Code.
	1. The tenant shall install security cameras to monitor the drive-thru aisle, cash register area(s), and entrances/exits, as a deterrent to criminal should problems ever occur.
	2. The Police Department reserves the right to review the business owner's compliance with the terms and conditions set forth by this Specific Plan at any time. If any security and/or public safety concerns develop, the tenant shall work cooperatively with the Police Department to resolve these issues in a mutually accepted manner in accordance with the law.
	3. No drive-thru service shall be permitted within 300 feet of a residential area unless a sound study determines that the noise impacts to the residential areas have been mitigated to an acceptable level as reasonably determined by the Director of Community Development.
	4. The drive-thru service window shall only provide service to customers in vehicles and cueing space shall be provided for a minimum of six (6) vehicles or 150 linear feet, whichever is greater.
	5. Alcoholic beverages shall be strictly prohibited from the premises.
	6. The loud speaker associated with the drive-thru lane shall be operated in compliance with the City's Noise Ordinance.
	7. No noise generating compressors or other such equipment shall be placed on or near the property line adjoining any residential district or any property used for residential use
	8. Tenants shall collect on-site and off-site litter including food wrappers, containers, and packaging from restaurant products generated by customers within a radius of 150 feet of the property at all times.
9. The drive-thru service isle shall not provide immediate egress to Whittier Boulevard.	
Health & Fitness Clubs	1. The tenant shall submit to the Police Department, a robbery/burglary alarm system for review. The tenant shall be required to install a surveillance camera system, which monitors the front of the club as well as the parking lot area. Should the Police Department find that the surveillance camera system is inadequate, the tenant shall be required to modify the system as the Police Department sees appropriate.
	2. Measures shall be taken by tenant to secure adequate lighting inside the business, around the business, and in the parking lot.
	3. The Police Department reserves the right to review the business owner's compliance with the terms and conditions set forth by this Specific Plan at any time. If any security and/or public safety concerns develop, the tenant shall work cooperatively with the Police Department to resolve these issues in a mutually accepted manner in accordance with the law.
	4. Health and Fitness Clubs may operate up to twenty-four (24) hours a day.
	5. A minimum of three (3) employees, including a manager, shall be on-site between the hours of 12:00 A.M. and 6:00 A.M.
	6. Alcoholic beverages shall be strictly prohibited from the premises.

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Pharmacy / Drug Store	1. The tenant shall submit to the Police Department, a robbery/burglary alarm system for review. The tenant shall be required to install a surveillance camera system, which monitors the front of the store as well as the parking lot area. Should the Police Department find that the surveillance camera system is inadequate, the tenant shall be required to modify the system as the Police Department sees appropriate.
	2. Measures shall be taken by tenant to secure adequate lighting inside the business, around the business, and in the parking lot.
	3. The Police Department reserves the right to review the business owner's compliance with the terms and conditions set forth by this Specific Plan at any time. If any security and/or public safety concerns develop, the tenant shall work cooperatively with the Police Department to resolve these issues in a mutually accepted manner in accordance with the law.
	4. Pharmacies and Drug Stores may operate up to twenty-four (24) hours a day.
	5. A minimum of three (3) employees, including a manager, shall be on-site between the hours of 12:00 A.M. and 6:00 A.M.
	6. No alcohol shall be sold for consumption on the premises and no alcohol consumption shall be allowed in the parking area.
Overnight Boarding of Animals	1. Must be conducted as an ancillary use of the primary business.
	2. Animals must be kept indoors overnight.
Veterinary Clinics	1. Must be conducted as an ancillary use of the primary business.

4.5 Development Regulations

The following sections describe the development standards for the types of uses envisioned for the Lincoln Specific Plan site. These Development Regulations address general provisions, permitted uses and development standards. Development Regulations are measurable standards and specifications for site development and building design, such as parking requirements, building height and setbacks. Where possible, diagrams are included to convey the application of standards shown in the text and tables. Upon adoption of the Lincoln Specific Plan by ordinance it will serve as the implementation tool for the General Plan as well as the zoning for the project.

4.5.1 General Site Development Standards

The following general site development criteria shall apply to all land development proposed within the Lincoln Specific Plan area.

Gross Acres

Except as otherwise indicated, gross acres for all development areas are measured to the centerline of streets within the project boundary.

Temporary Uses

Temporary Uses shall be consistent with the Whittier Zoning Code requirements of Chapter 18.54.

Uses Not Specifically Listed

For uses not specifically mentioned as permitted and easily identified as belonging to one or more of the permitted use categories, the Director of Community Development may find that the use is permitted if it is deemed compatible with the uses permitted in the Lincoln Specific Plan. The Specific Plan does not prohibit outright any uses not explicitly described in the plan.

Recreational Vehicle Storage

No recreational vehicle (RV) storage in front or corner side yards and no RV street parking for a period of more than 72 hours.

Public On-Street Parking

Public on-street parking shall be credited toward the residential guest parking requirement in all Planning Areas, excluding multi-family home types, subject to an additional parking study and approval by the Director of Community Development.

4.5.2 Residential Development Standards

The development standards for the home types within the Lincoln Specific Plan area are shown in Exhibits 4-1 through 4-7 and Tables 4-2 through 4-8 within Section 4.5.2, Residential Development Standards. Building separation is measured from living space to living space. There is a 15' minimum setback required from any residential use to any commercial use. There is also a 15' minimum setback between residential uses and the perimeter property line. Setbacks are measured from the property line which may be either the perimeter property line, an interior lot line, the ultimate right-of-way for a public street (back of sidewalk or Freedom Trail) or back of curb for alleys/private drives. A 2' encroachment is permitted for eaves, roof overhangs, fireplaces and architectural pop-outs such as wing walls. Architectural projections such as chimneys, towers and cupolas, may extend six (6) feet beyond the maximum height for any home type.

Single Family Detached Homes - Driveways less than 18'

For single family detached homes with front entry garages, driveways less than 18' feet to a public street or alley/private drive may be permitted by the Director of Community Development if such driveways are deemed compatible with the Lincoln Specific Plan, subject to an additional parking study.

Planning Area 4 - Special Height Limit

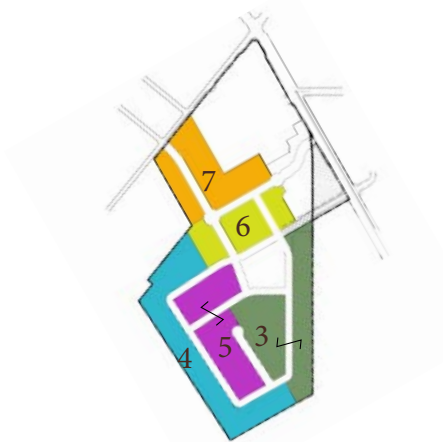
Residential uses within Planning Area 4 have a special height limit of 25 feet, 2 stories. Architectural projections, as previously noted in 4.5.2, may extend 6' beyond the maximum height.

TABLE 4-2

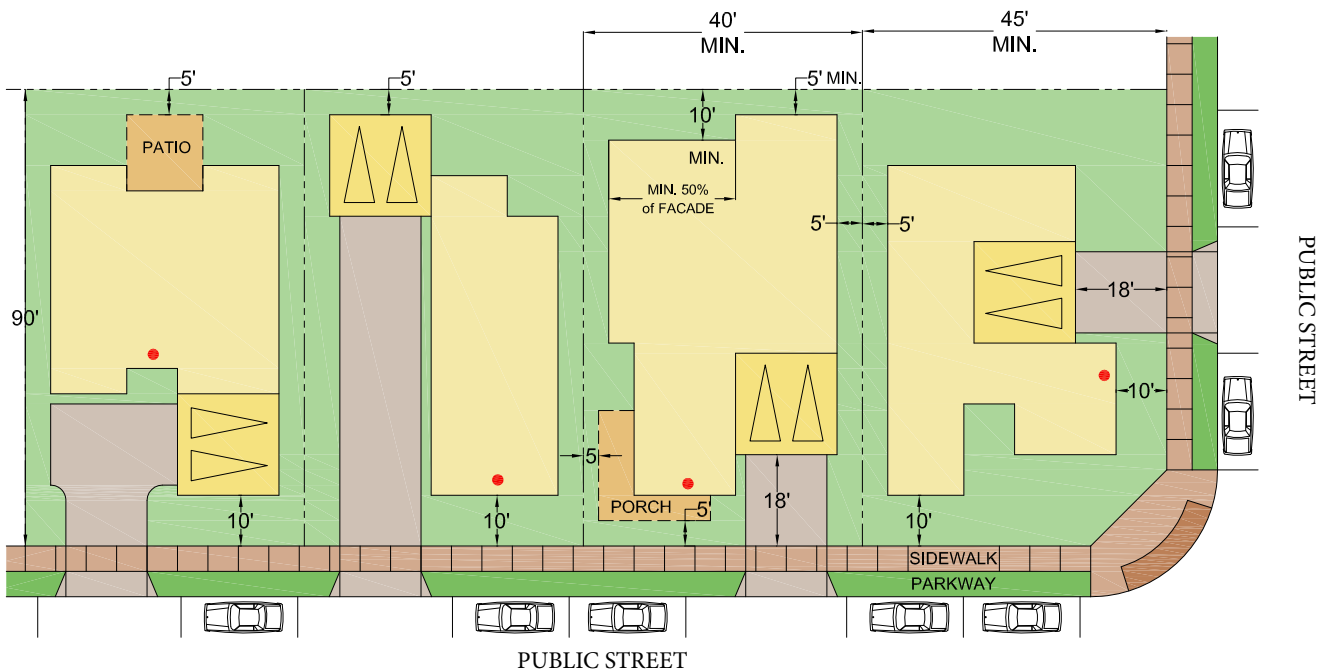
FRONT LOADED - DETACHED DEVELOPMENT STANDARDS

Density Range 2-7 DU/AC
 Min lot size is 40' x 80' (3,200 s.f.)
 55% Maximum Lot Coverage
 Maximum Building Height is 35'; Three stories
 Permitted in Planning Areas 3, 4, 5, 6 and 7.

<i>MINIMUM SETBACKS (Measured from Property Line)</i>					
FRONT		SIDE		REAR	
15'	To living space from project perimeter property line	15'	To living space from project perimeter property line	15'	To living space from project perimeter property line
10'	To living area from public street	5'	To building from internal property line	10'	To main structure (min. 50% of facade) from internal property Line; otherwise no less than 5'
5'	To porch from public street	10'	To living area from public street	5'	To garage from internal property line
18'	To front entry garage to public street	5'	To porch to public street	5'	To patio from internal property line
10'	To turn-in garage from public street	10'	Building separation	10'	Building separation



KEY MAP



LEGEND

● FRONT DOOR

NOTE: The homes depicted are for illustrative purposes only. Actual home plotting will be determined at the time of final Tract Map approval.

EXHIBIT 4-1

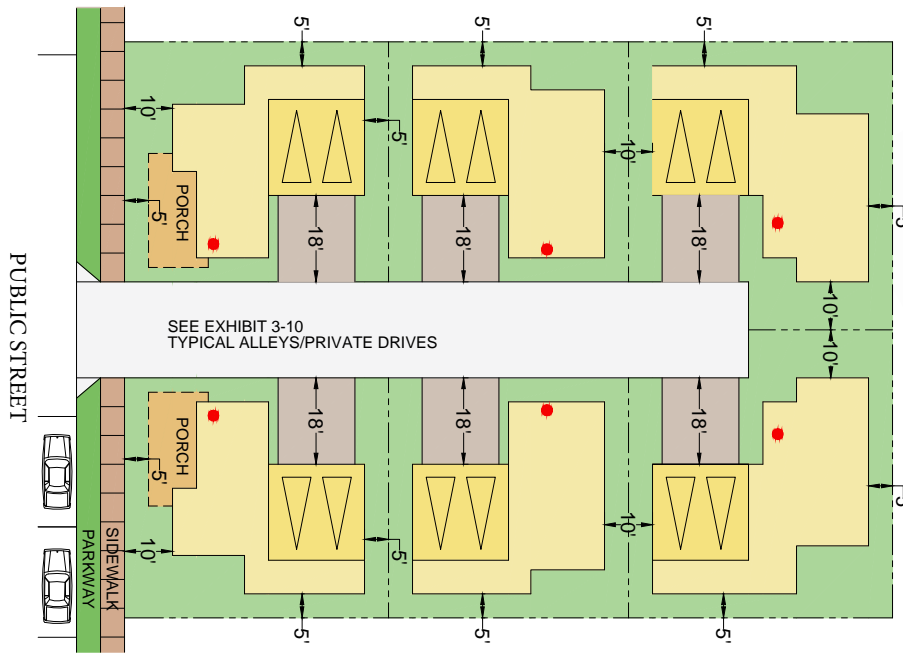
FRONT LOADED - DETACHED PROTOTYPE

TABLE 4-3

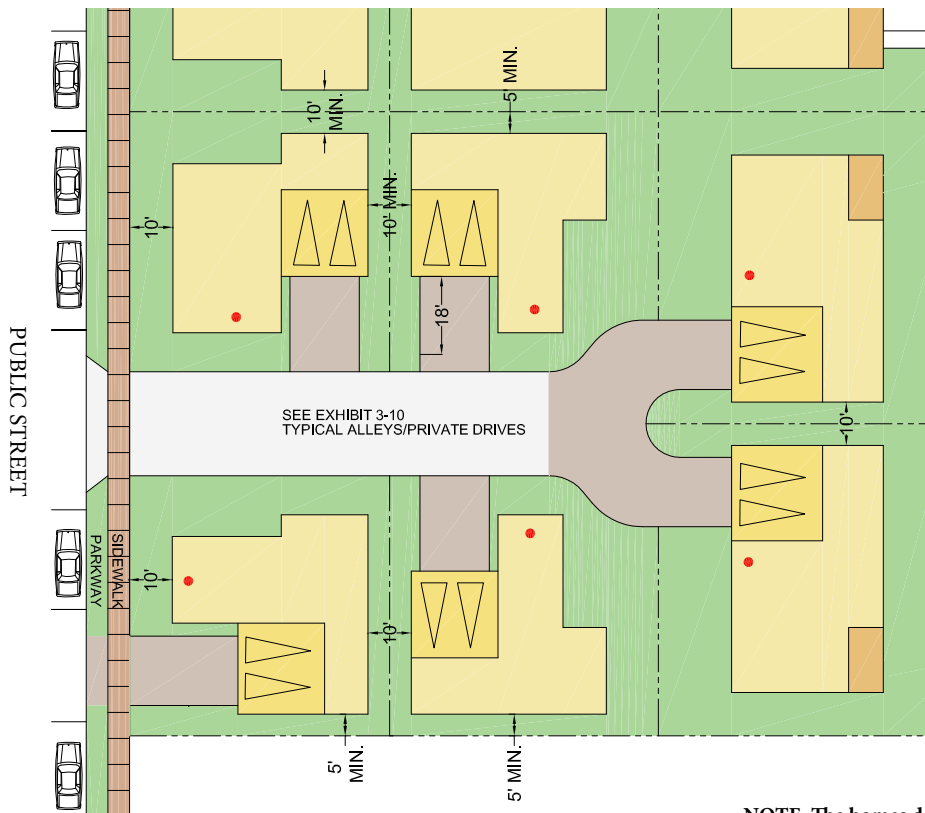
LINEAR COURT - DETACHED DEVELOPMENT STANDARDS

Density Range 7.1-15 DU/AC
 Minimum Lot Size is 50' x 50' (2,500 s.f.)
 65% Maximum Lot Coverage
 Maximum building height is 35'; Three stories
 Permitted in Planning Areas 3, 4, 5, 6 and 7.

<i>MINIMUM SETBACKS (Measured from Property Line)</i>					
FRONT		SIDE		REAR	
15'	To living space from project perimeter property line	15'	To living space from project perimeter property line	15'	To living space from project perimeter property line
10'	To living area from public street	5'	To living area from interior property line	5'	To living area from internal property line
5'	To living area from alley/ private drive	10'	To living area from public street	10'	Building separation
5'	To porch from public street or alley/private drive	10'	Building separation		
18'	To garage from to public street or alley/private drive				
30'	Building separation (across alley/private drive)				



LINEAR COURT "A"



LEGEND
 FRONT DOOR

LINEAR COURT "B"

NOTE: The homes depicted are for illustrative purposes only. Actual home plotting will be determined at the time of final Tract Map approval.

EXHIBIT 4-2

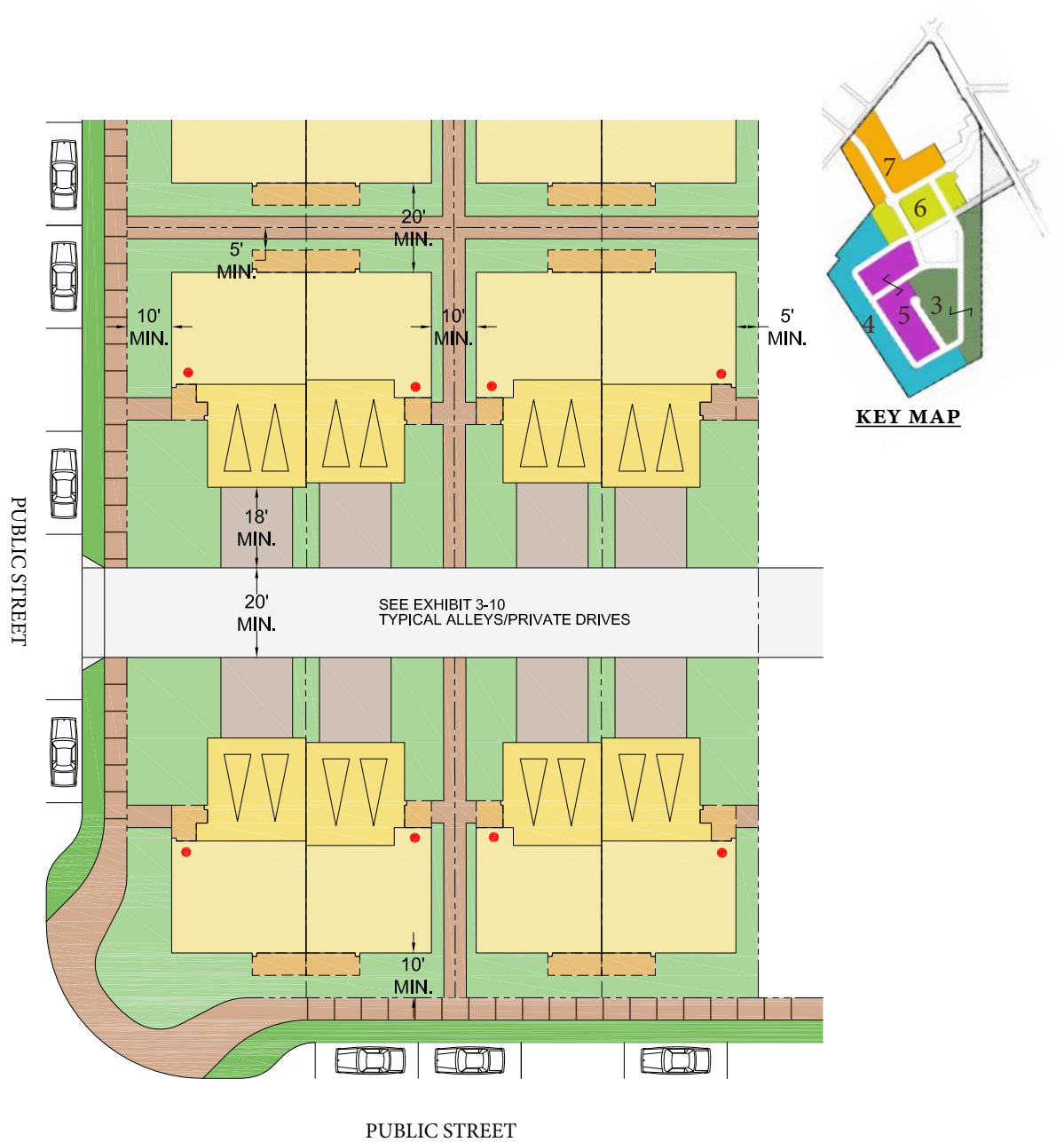
LINEAR COURT - DETACHED ALTERNATIVE PROTOTYPES

TABLE 4-4

FRONT LOADED DUPLEX - ATTACHED DEVELOPMENT STANDARDS

Density Range 7.1-15 DU/AC
 Minimum Lot Size is 35' x 70' (2,450 s.f.)
 65% Maximum Lot Coverage
 Maximum Building Height is 35'; Three stories
 Permitted in Planning Areas 3, 4, 5, 6 and 7.

<i>MINIMUM SETBACKS (Measured from Property Line)</i>					
FRONT		SIDE		REAR	
15'	To living space from project perimeter property line	15'	To living space from project perimeter property line	15'	To living space from project perimeter property line
10'	To living area from public street	5'	To building from internal property line	10'	To living area from public street or alley/private drive
5'	To porch from public street	10'	To living area from public street	5'	To patio from public street
3'-7' or 18'	To garage from alley/private drive	5'	To porch to public street	20'	Building separation
18'	To garage from public street	10'	Building separation		



LEGEND

● FRONT DOOR

NOTE: The homes depicted are for illustrative purposes only. Actual home plotting will be determined at the time of final Tract Map approval.

EXHIBIT 4-3

FRONT LOADED DUPLEX PROTOTYPE

TABLE 4-5

ROWTOWN - ATTACHED DEVELOPMENT STANDARDS

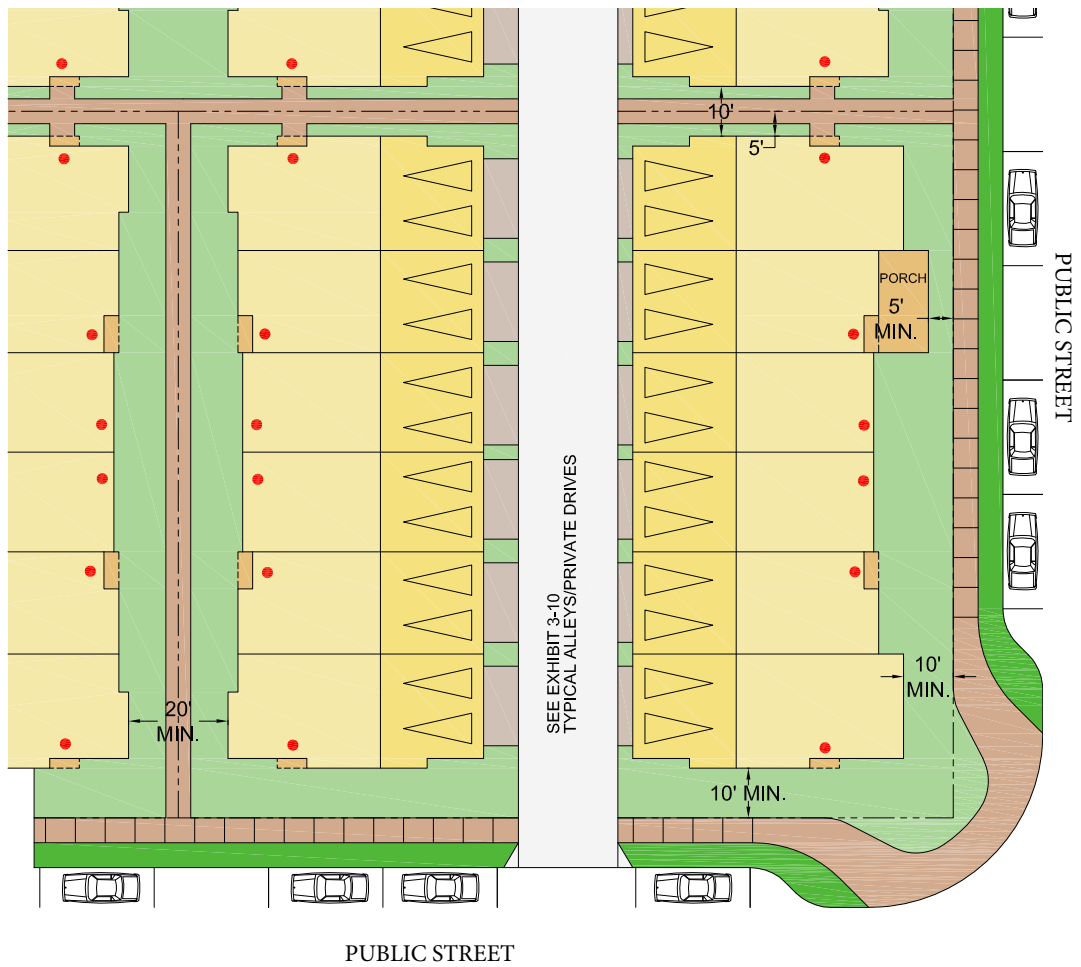
Density Range 7.1-15 DU/AC
 Minimum Lot Size is 0.5 acre
 65% Maximum Lot Coverage
 Maximum Building Height is 35'; Three stories
 Permitted in Planning Areas 3, 4, 5, 6 and 7.

<i>MINIMUM SETBACKS (Measured from Property Line)</i>					
FRONT		SIDE		REAR	
15'	To living space from project perimeter property line	15'	To living space from project perimeter property line	15'	To living space from project perimeter property line
10'	To living area from public street	5'	To building from interior property line	3'-7'	Garage to alley/private drive
5'	To porch from public street	10'	To living area from public street	30'	Building separation (across alley/private drive).
10'	To living area from interior property line	10'	Building separation		
20'	Building separation across a green court				

<i>OPEN SPACE REQUIREMENTS</i>	
Minimum Private Open Space	60 SF per DU, min. dimension 5'
Minimum Common Open Space	100 SF per DU, min. dimension 10'



KEY MAP



LEGEND

● FRONT DOOR

NOTE: The homes depicted are for illustrative purposes only. Actual home plotting will be determined at the time of final Tract Map approval.

EXHIBIT 4-4

ROWTOWN PROTOTYPE

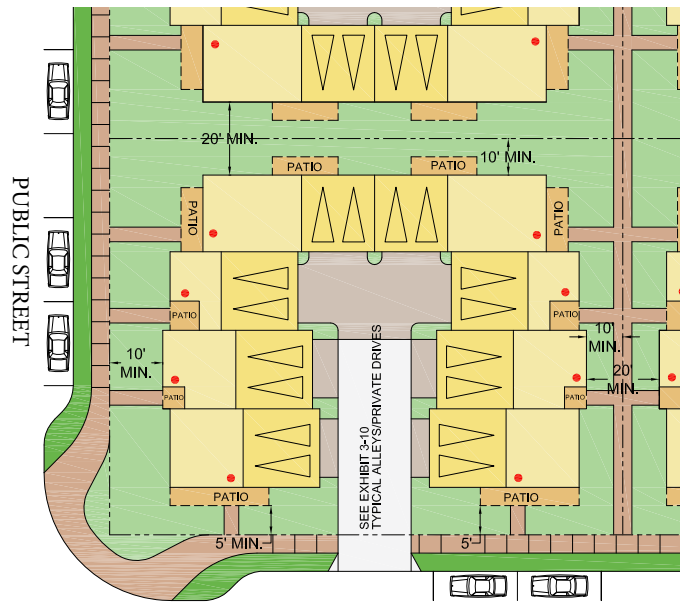
TABLE 4-6

MOTOR COURT - ATTACHED DEVELOPMENT STANDARDS

Density Range 7.1-15 DU/AC
 Minimum Lot Size is 0.5 acre.
 65% Maximum Lot Coverage
 Maximum dwelling units per building is 20.
 Maximum Building Height is 35'; Three stories
 Permitted in Planning Areas 3, 4, 5, 6 and 7.

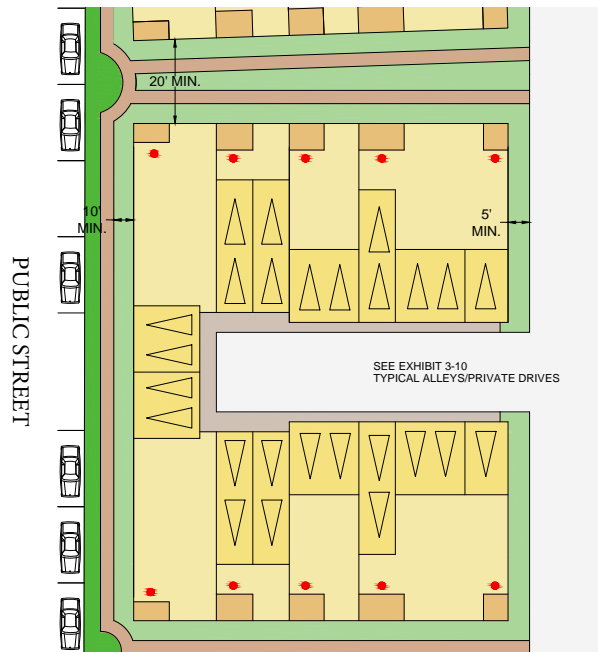
<i>MINIMUM SETBACKS (Measured from Property Line)</i>					
FRONT		SIDE		REAR (Interior/Garage side of Build.)	
15'	To living space from project perimeter property line	15'	To living space from project perimeter property line	15'	To living space from project perimeter property line
10'	To living area from interior property line or public street	10'	To living area from interior property line or public street	5'-7'	To garage from alley/private drive
5'	To porch from interior property line or public street	5'	To living area from alley/private drive	30'	Building separation or garage face to garage face (across alley/private drive)
20'	Building separation	20'	Building separation		

<i>OPEN SPACE REQUIREMENTS</i>	
Minimum Private Open Space	60 SF per DU, min. dimension 5'
Minimum Common Open Space	100 SF per DU, min. dimension 10'



KEY MAP

PUBLIC STREET
PUBLIC STREET
MOTORCOURT ATTACHED "A"



MOTORCOURT ATTACHED "B"

LEGEND

● FRONT DOOR

NOTE: The homes depicted are for illustrative purposes only. Actual home plotting will be determined at the time of final Tract Map approval.

EXHIBIT 4-5

MOTOR COURT - ATTACHED PROTOTYPE ALTERNATIVES

TABLE 4-7

GARDEN COURT - ATTACHED DEVELOPMENT STANDARDS

Density Range 15.1-25 DU/AC

Minimum Lot Size is 0.5 acre.

65% Maximum Lot Coverage

Maximum dwelling units per building is 30.

Maximum Building Height is 35'; Three stories

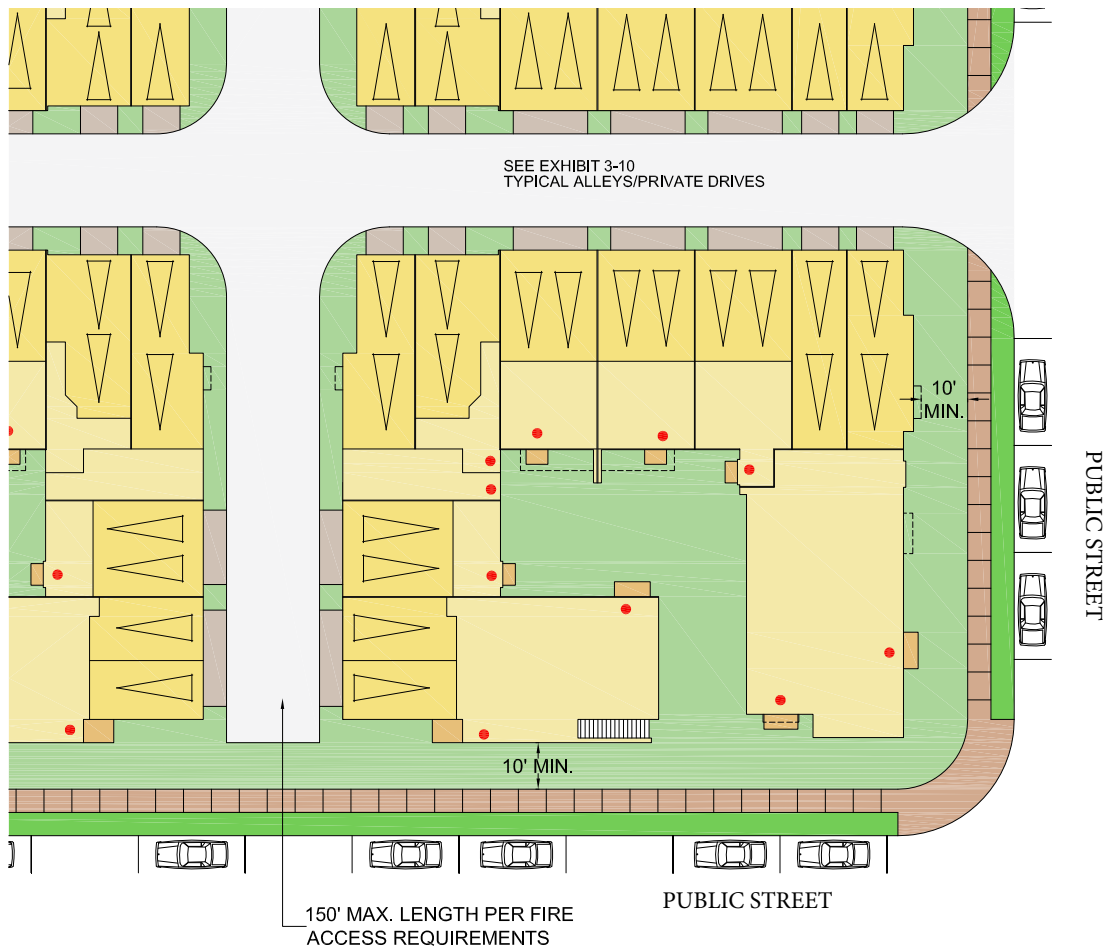
Permitted in Planning Areas 6 and 7.

<i>MINIMUM SETBACKS (Measured from Property Line)</i>					
FRONT		SIDE		REAR	
15'	To living space from project perimeter property line	15'	To living space from project perimeter property line	15'	To living space from project perimeter property line
10'	To living area from interior property line or public street	10'	To living area from public street	5'	To living area from alley/private drive
5'	To patio from interior property line or public street	5'	To living area from alley/private drive	5'	To garage from alley/private drive
		20'	Building separation	30'	Building separation (across alley/private drive)

<i>OPEN SPACE REQUIREMENTS</i>	
Minimum Private Open Space	60 SF per DU, min. dimension 5'
Minimum Common Open Space	100 SF per DU, min. dimension 10'



KEY MAP



LEGEND

● FRONT DOOR

NOTE: The homes depicted are for illustrative purposes only. Actual home plotting will be determined at the time of final Tract Map approval.

EXHIBIT 4-6

GARDEN COURT - ATTACHED PROTOTYPE

TABLE 4-8

MULTI-FAMILY - DEVELOPMENT STANDARDS

Density Range 25.1-35 DU/AC

Minimum Lot Size is one (1) acre.

65%. Maximum Lot Coverage

No maximum number of dwelling units per building.

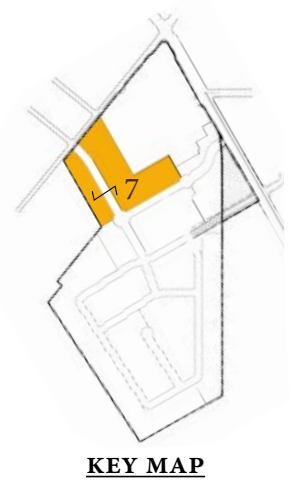
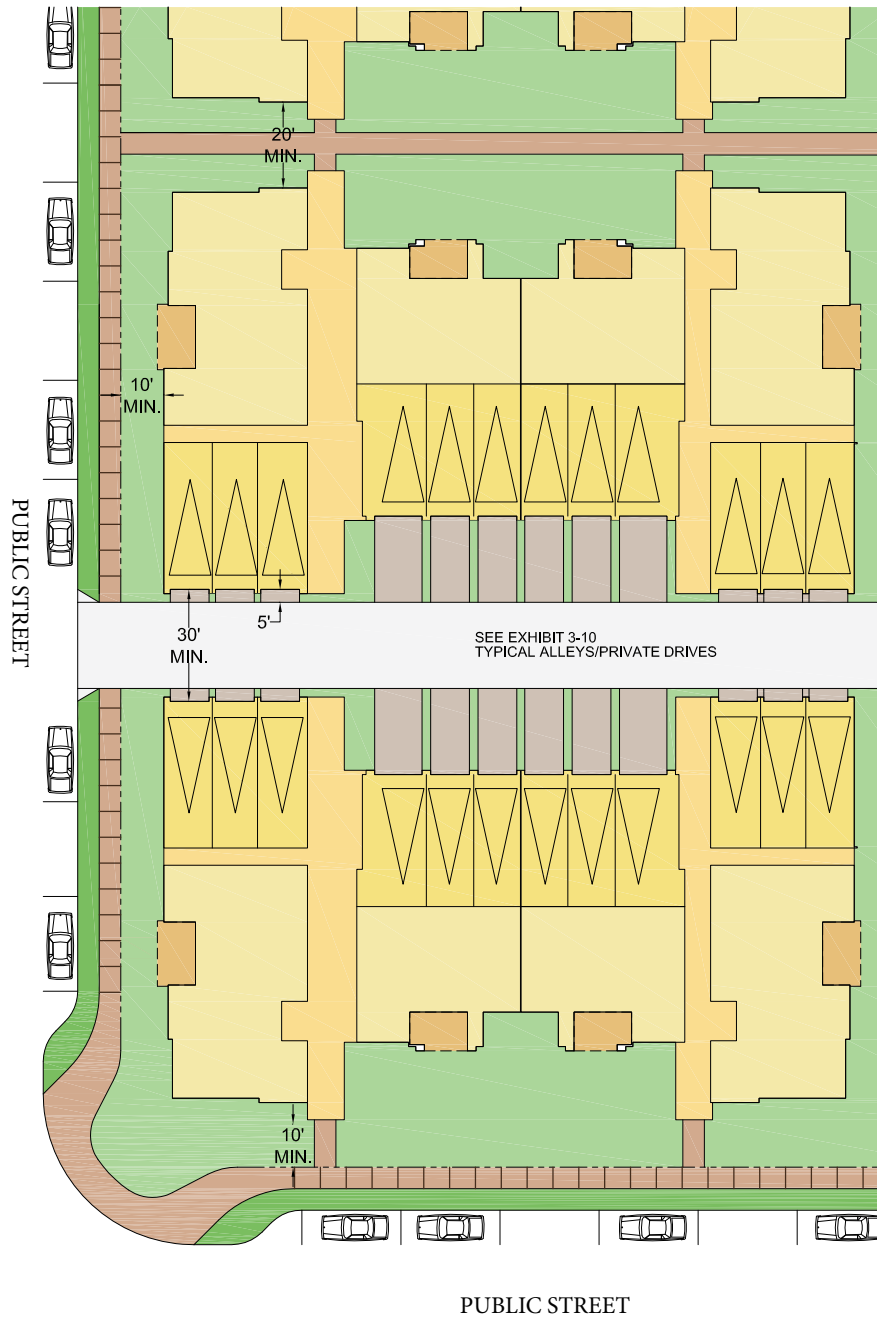
Maximum Building Height is 45'; Four stories

Permitted in Planning Area 7.

<i>MINIMUM SETBACKS (Measured from Property Line)</i>					
FRONT		SIDE		REAR	
15'	To living space from project perimeter property line	15'	To living space from project perimeter property line	15'	To living space from project perimeter property line
10'	To building from interior property line or public street	10'	To building from interior property line or public street	5'	To building from alley/private drive
10'	To patio with single story plate line	20'	Building separation	30'	Building separation (across alley/private drive)

<i>OPEN SPACE REQUIREMENTS</i>	
Minimum Private Open Space	60 SF per DU, min. dimension 5'
Minimum Common Open Space	100 SF per DU, min. dimension 10'

<i>MINIMUM STORAGE REQUIRED PER UNIT</i>	
1 BR/Studio	50 ft ³
2 BR	60 ft ³
3 BR+	70 ft ³



NOTE: The homes depicted are for illustrative purposes only. Actual home plotting will be determined at the time of final Tract Map approval.

EXHIBIT 4-7

MULTI-FAMILY PROTOTYPE

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4.5.3 Commercial Development Standards - The Market and Heritage Court

The following Development Standards apply to the commercial uses planned for The Market and Heritage Court. The following standards will also apply in the event the Future Expansion Area wishes to change from its current industrial use to commercial.

Minimum Lot Area Maximum Floor Area Ratio

Minimum lot size shall be large enough to accommodate the proposed use and meet all Development Standards as specified within the Specific Plan. Minimum site area shall be 1 acre however, the site area may be less when developed as part of an integrated commercial center.

Maximum Floor Area Ratio

The maximum Floor Area Ratio (FAR) shall be 0.35.

Maximum Building Height

Maximum height shall be 50 feet. The maximum height for architectural projections, such as towers and cupolas, shall be 55 feet.

Building Setbacks

Building setbacks shall be determined by the hierarchy of streets (major arterial and local streets) and measured from the property line for local streets and right-of-way for Major Arterials. All building setback areas are to have landscaped buffer zones as follows:

Location	Setback
From Whittier Blvd. Right-of-Way	15 Feet
From Sorensen Ave. Right-of-Way	15 Feet
From Private or Local Street	10 Feet
From Interior Property Line	10 Feet
From Interior Property Line adjacent to Residential Land Use	20 Feet 30 Feet for loading areas

Parking Setbacks

All parking setback areas are to have landscaped buffer zones as follows:

Location	Setback
From Whittier Blvd. Right-of-Way	10 feet
From Sorensen Ave. Right-of-Way	10 feet
From Local Street	5 feet
From Interior Property Line	5 feet
From Interior Property Line Adjacent to Residential Land Use	5 feet

Outdoor Seating

Restaurants in the Market and Heritage Court are permitted to provide outdoor seating areas. Maximum capacity, design and other criteria will be determined during the development review process. Uncovered outdoor seating areas may encroach up to 50% of the required setback except when adjacent to residential uses.

Parking Areas

The parking field between commercial buildings 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.

Adequate pedestrian access to buildings shall be provided through parking fields. A walkway from Whittier Boulevard should provide a clear route to the main building entrance and be designed to be a minimum five-foot width on both sides of the entry, separated from vehicle areas by curbing, landscape and trees. Additionally:

- Surface parking areas shall be planted with 24" box shade trees at a ratio of at least one tree for every six spaces. A 5' wide pedestrian walkway is required in each direction (north and south) between the primary building mass in the southerly portion of the commercial area and Whittier Boulevard to facilitate the pedestrian connection between the primary commercial building(s) and Philadelphia Street/Uptown Whittier. The perimeter of parking areas and driveways adjacent to buildings shall be separated by a minimum five foot landscape strip.
- The perimeter of parking areas and driveways adjacent to streets and sidewalks shall be screened by a landscaped buffer that contains trees planted at no more than 40 feet on center and within ten feet of the front property line.
- Parking areas shall be accessed from the street so that circulation to parking areas does not interfere with other site activities.
- Surface parking trees and other plantings 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).

Service and Loading Areas

- All loading areas shall be screened from adjacent public streets, residential uses and open spaces through the use of landscaping, earthen berms, and/or decorative walls or fencing.
- Loading areas must be located in the rear of buildings, away from streets and open space areas.
- All storage, including cartons, containers, materials or trash shall be shielded from view within a building or area enclosed by a solid fence or wall not less than six feet in height.

Landscape and Screening

- Front setback areas must be planted and landscaped per 5.3.2 Plant Palette and Exhibit 5-1 Conceptual Landscape Framework Plan.
- Screening walls must be provided when adjacent to residential uses.
- A minimum five foot planting area must occur adjacent to the fence or wall with trees at a minimum spacing of twenty feet on center.
- Trash/recycling, utilities, mechanical equipment, storage and service equipment must be located away from streets and open space areas.

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4.5.4 Parking Requirements

The following parking requirements contain the minimum parking required for residential and non-residential uses. Public on-street parking shall be credited toward the residential guest parking requirement, excluding multi-family home types, subject to an additional parking study and approval by the Director of Community Development. Parking dimensions and ratios for uses not identified are held to the parking requirements of the City of Whittier Zoning Ordinance, Section 18.48, Off Street Parking.

TABLE 4-9 PARKING REQUIREMENTS

MINIMUM PARKING SPACES		
Residential Uses		
Front Loaded - Detached; Rear Loaded - Detached; Linear Court - Detached; Motor Court - Detached; Garden Court - Detached; Front Loaded Duplex - Attached;		
	2	Garage spaces
	2	Uncovered spaces per unit (May be located in driveway)
Rowtown - Attached; Rear Loaded Duplex - Attached; Motor Court - Attached; Garden Court - Attached		
Studio/1 BR units	1	Garage or carport space
	0.5	Uncovered space
2 +BR units	1	Garage or carport space
	1	Uncovered space
Guest spaces	0.25	Uncovered space per unit
Multi-Family		
Studio/1 BR units	1	Garage or carport space
	0.5	Uncovered space
2 BR units	1	Garage or carport space
	1	Uncovered space
3+ BR units	1	Garage or carport space
	1.5	Uncovered spaces
Guest spaces	0.25	Uncovered space per unit
Senior Housing (restricted to age 55 and over)		
	0.75	Garage or carport space
<i>Note: The resident parking requirement for attached and multi-family homes may be met within tandem spaces within garages that have a minimum dimension of 10' x 36'.</i>		
Non-Residential and Recreational Uses		
Assembly uses (The Market and Heritage Court)	1 per 3 seats and 1 per 100 sq. ft. of area devoted to assembly purposes without fixed seats such as banquet, waiting, and reception rooms.	
Banks, Credit Unions and other Depository Institutions	1 per 300 sq. ft.	
General Retail	1 per 250 sq. ft.	
General office	1 per 300 sq. ft.	
Health and Exercise	1 per 50 sq. ft.	
Medical/Dental office	1 per 200 sq. ft.	
Private park and recreation facilities or community clubhouse facilities	1 per 1,000 sq. ft. (1 per 500 sq. ft. pool surface area)	
Restaurants	1 per 100 sq. ft. of gross floor area.	
Bicycle Parking	The Market: Provide parking for 1 bicycle for every 10,000 s.f. of gross floor area. Heritage Court: Provide parking for 1 bicycle for every 5,000 s.f. of gross floor area.	

SECTION 5

DESIGN GUIDELINES

5.1 General Design Guidelines

These Design Guidelines are intended to provide the overall design integrity envisioned for both residential and non-residential uses at Lincoln. These guidelines address the design elements and expressions necessary to achieve quality environments at Lincoln. They provide guidance to establish the envisioned character through thoughtful site planning, meticulous architecture design and responsible landscape design.

5.1.1 General Design Guidelines - Residential

Site Planning and Design

- Careful consideration should be given to the relationship of each building to the property lines, street frontages and adjacent buildings.
- Buildings should be oriented for optimal visibility of the street.
- Neighborhoods should be designed to orient buildings to streets and parks.
- Planning areas should include a variety of housing types and architectural styles.
- Corner lots should have thoughtful architectural detailing or porches for elevations facing public streets.
- New residential buildings in the immediate vicinity of preserved buildings should be architecturally compatible with preserved buildings.
- Special consideration should be made for the privacy of existing neighbors adjacent to Planning Area 4. Techniques to be considered include:
 - Staggered second story windows
 - Provide appropriate landscape screening along the project perimeter (please see Exhibit 5-1, Conceptual Landscape Framework Plan, for buffer tree specimen).
 - Buildings should be oriented to minimize windows facing existing residential uses.
 - The use of balconies should be minimized or eliminated to maximize the privacy of existing residential uses.

Building Massing

- Buildings massing should always correspond to the scale of an individual lot. This may be accomplished through incorporating single story elements into two-story buildings and providing wrap around, four sided elevations through articulation and detailing.
- Buildings should be appropriately scaled for a comfortable, visually pleasing environment.
- Large buildings should be broken up through use of stepped buildings, and varied heights and setbacks.
- Upper story setbacks such as balconies or insets are encouraged.

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Garage Placement

- The residential street scene should not be dominated by garages.
- Garages should be de-emphasized by placing living area forward and by varying garage configurations.

Facade Design

- Building elevations should be designed with detailing to appropriately convey the architectural style.
- Blank walls are prohibited.
- The color palette for walls should include light, soft, earth tones, yellows, browns and terra cottas.
- Accent colors should be dark in contrast with wall colors.

Windows

- Window frames should not be flush with walls. Window glass should be inset a minimum of four inches from the wall, depending on the building architecture.
- Shaped frames and sills should be used to enhanced openings.
- Dark accent colors should be used for frames, sills and dividers to emphasize openings in a facade.
- Decorative treatments consistent with the architectural style are encouraged.
- Clear glass is recommended, but lighter tinted glass is also acceptable. Reflective glazing is prohibited.

Entry Design

- Building entries should be prominent and easily identified.

Doors

- Doors should be designed appropriate to the architectural style.
- Materials and colors should be compatible with the style.

Walls

- Wall cladding should be composed of stucco, synthetic stucco or cement plaster that compliment the architectural style.
- Wall textures should be smooth or minimally texturized.
- Veneers and/or siding should compliment the style.
- Materials changes should not occur at external corners. However, material changes may occur at interior and “reverse” corners.
- Columns, piers, pilasters and other similar features may be made of precast concrete, poured in place concrete or concrete block.
- Accent materials may include ceramic tiles and stone provided that such use reflects the character of the architectural style.

Roofs

- Roof pitches and intersections should be consistent with the building’s architectural style.
- Roof forms should be varied and articulated.
- Variation in roof lines should be used to minimize the scale of large structures.

- Low pitched, sloping hipped and gabled roofs should be used.
- Flat roofs may be used provided that they are designed with a parapet wall treated with either a cornice or parapet cap.
- Mansard roofs are permitted when designed appropriate to the architectural style.
- Roof overhangs should not exceed eighteen inches, unless using a Craftsman style, in which the overhang may be greater.
- Roof overhangs are encouraged over loggias and covered porches.

Screening

- Roof mounted equipment must be screened from the public view.
- Ground mounted mechanical equipment and refuse/recycling must be screened by a wall or enclosure that is architecturally compatible to the building's style, materials and colors.
- Drainage equipment should be discreetly incorporated into a building's facade and roof.

5.1.2 General Design Guidelines - Commercial

The buildings in Heritage Court should be compatible with Spanish Colonial and Tudor Revival architectural styles. The Tudor Revival style is referenced in an effort to provide continuity with Lincoln's existing historical buildings. More specific information regarding elements of these styles can be found in section 5.2 Architectural Styles.

Site Planning

- Buildings should be oriented for optimal visibility of the street.
- Entries and windows should face Lincoln's public streets, pedestrian areas and walkways.
- Building entries and storefronts should be close to one another to minimize walking distance. However, entrances should be no closer together than 25 feet.
- Building facades should be parallel to streets.
- Site design should reinforce pedestrian connectivity by implementing one or more of the following methods:
 - Clearly delineated pedestrian paths,
 - Wayfinding signage,
 - Enhanced paving at intersections
 - Bollards at intersections
 - Covered outdoor spaces
 - Appropriate lighting along pedestrian paths
 - Buildings should be oriented to create plazas and usable gathering spaces.
 - Consider designating areas for periodic farmers' markets or other pedestrian events.

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Iconic Architecture at Whittier Boulevard and Philadelphia Street Gateway

The project entry at the Whittier Boulevard and Philadelphia Street intersection has been recognized as a significant gateway not only to the Lincoln site, but to Whittier's historic Uptown district as well. Buildings at this intersection should reflect significance and incorporate design features, which may include, but are not limited to:

- Tower/ Clocktower element
- Enhanced gateway monumentation
- Public art displays
- Enhanced lighting

Building Massing

- Buildings should be appropriately scaled for a comfortable, visually pleasing environment.
- Large buildings should be broken up through the use of stepped buildings and varied heights and setbacks.
- Long facades should be architecturally divided into shorter segments, with a maximum facade expanse of 150 feet. Methods for division include:
 - Projecting building volumes
 - Tower elements
 - Setbacks or breaks in large wall expanses
 - Varying setbacks for buildings levels
- Buildings should have a greater width than height. The height of a major building mass should not exceed two thirds its width.
- Large scale retail buildings should contain architectural design elements that reduce overall massing.
 - At least 40 percent of the facade should include arcades, loggias, colonnades, display windows, awnings or similar architectural features to break up the massing.
- Upper story setbacks such as balconies or insets are encouraged.

Facade Design

- Elevations of a building should be designed with detailing to appropriately convey the architectural style.
- Blank walls are prohibited.
- The color palette for walls should include light, soft, earth tones, yellows, browns and terra cottas.
- Accent colors should be dark in contrast with wall colors.

Entry Design

- Building entries should be prominent and easily identified.
- A highly visible main entrance should be located on the front facade of a building facing a public street.
- A single entrance on a larger building should be designed with a width and height that is appropriate to the overall scale of the building.

- Entries should be architecturally enhanced with tower elements, awnings, canopies, overhangs, porticos recesses, materials and/or colors.
- Awnings, canopies, overhangs and other entry enhancements should not interfere with the pedestrian circulation.

Windows

- Window frames should not be flush with walls. Window glass should be inset a minimum of four inches from the wall.
- Shaped frames and sills should be used to enhanced openings.
- Dark accent colors should be used for frames, sills and dividers to emphasize openings in a facade.
- Decorative treatments consistent with the Spanish Colonial and /or Tudor Revival styles are encouraged.
- Clear glass is recommended, but lighter tinted glass is also acceptable. Reflective glazing is prohibited.
- Curtain wall systems should be avoided.

Doors

- Doors should be designed appropriate to the architectural style.
- Materials and colors should be compatible with the style.

Walls

- Wall cladding should be composed of stucco, synthetic stucco, cement plaster or other materials that are appropriate to the style.
- Wall textures should be smooth or minimally texturized.
- Veneers and/or siding should compliment the style.
- Materials changes should not occur at external corners. However, material changes may occur at interior and “reverse” corners.
- Pre-fabricated steel panels, tilt-up concrete and smooth faced concrete block are discouraged.
- Columns, piers, pilasters and other similar features may be made of precast concrete, poured in place concrete or concrete block.
- Accent materials may include tiles, stone, wood, composite or other materials provided that such use reflects the style.

Roofs

- Roof pitches and intersections should be consistent with the building’s architectural style.
- Variation in roof lines should be used to minimize the scale of large structures.
- Low pitched, sloping hipped and gabled roofs should be used.
- Flat roofs may be used provided that they are designed with a parapet wall treated with either a cornice or parapet cap.

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- Mansard roofs are discouraged.
- Roof overhangs should not exceed eighteen inches, unless using a Craftsman style, in which the overhang may be greater.
- Roof overhangs are encouraged over arcades, loggias and colonnades.

Screening

- Roof mounted equipment must be screened from the public view.
- Ground mounted mechanical equipment and refuse/recycling must be screened by a wall or enclosure that is architecturally compatible to the building's style, materials and colors.
- Drainage equipment should be discreetly incorporated into a building's facade and roof.

Harmony with Existing Buildings - Heritage Court

New buildings should be designed to add character to the existing Superintendent's residence and Administration Building. The scale of Heritage Court should generally be small and intimate. Heritage court should be themed with a Tudor Revival architectural style or other complimentary style to keep in harmony with the existing buildings. Elements of the Spanish Colonial style may also be included within Heritage Court provided that the scale and detail is harmonious with the existing buildings.

5.1.3 General Design Guidelines - Site Wide

Grading

- Cross slopes should not exceed two percent in landscape areas and sidewalks.
- Graded slopes must be landscaped.

Common Open Space and Public Plazas

- Common open spaces should include shade, seating areas and night lighting.
- Open spaces should include both landscaped and hardscaped surfaces.
- Common open spaces should be easily accessible.
- Common, usable open spaces should maintain a minimum dimension of 15 feet in any direction.

Sustainability

- The Project shall comply with the current California Green Building Code and Title 24 regulations.
- Optional sustainable home features shall include solar photovoltaic (PV) roof panels and electric Vehicle (EV) charging conduit in garages for plug in electric vehicles.
- For-sale residential uses will implement LED as standard interior lighting.

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5.2 Architectural Styles

The design criteria in these guidelines are crafted to encourage high quality architecture through the appropriate use of elements allowing for the true spirit of each style to be conveyed. The styles chosen for the residential portions of Lincoln are Craftsman, Spanish, American Cottage, Monterey, American Traditional and Tudor Revival. These styles are inspired by some of Whittier's older established neighborhoods, as they offer the unique, small town charm for which Lincoln strives. The ultimate goal of these guidelines is to promote homes that exude quality, tradition, value and charm. Below are examples of home styles from existing Whittier neighborhoods.

This chapter will also describe design guidelines for Lincoln's commercial areas, The Market and Heritage Court. Spanish Colonial will provide a unifying theme for the two areas, however Tudor Revival will be incorporated to promote consistency with the existing Superintendent's Residence and Administration Building.

Typically, Lincoln's neighborhoods will consist of 60-100 homes. To help achieve dynamic street scenes the following architectural style, plan and color scheme requirements must be met:

- A minimum of two (2) plans, three (3) elevations and three (3) color schemes for neighborhoods up to 70 homes; and
- A minimum of three (3) plans and three (3) elevations and four (4) color schemes for neighborhoods up to 150 homes.



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EXAMPLES OF ARCHITECTURE IN WHITTIER

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5.2.1 Craftsman

The Craftsman style was influenced by the English Arts and Crafts movement of the late 19th century and most notably stylized and promoted in California by the Greene brothers in Pasadena. The style combines hip and gable roof forms with broad overhanging eaves and deep porches. Exposed rafter tails emphasize the horizontal massing of this style.

Building Mass and Scale

- One and two story massing with covered porches
- Porch support bases extending to the ground level
- Squared porch supports

Roof Form and Materials

- 4:12 to 5:12 roof pitch
- 16" to 24" overhangs
- Flat concrete tile - shingle appearance
- Basic gabled roof - side to side with cross gables
- Varied porch roofs: shed or gabled with 18" to 36" overhangs

Architectural Elements

- Porches
- Unique lighting fixtures
- Wood beams, brackets and rafter tails,
- Tapered square composite wood posts

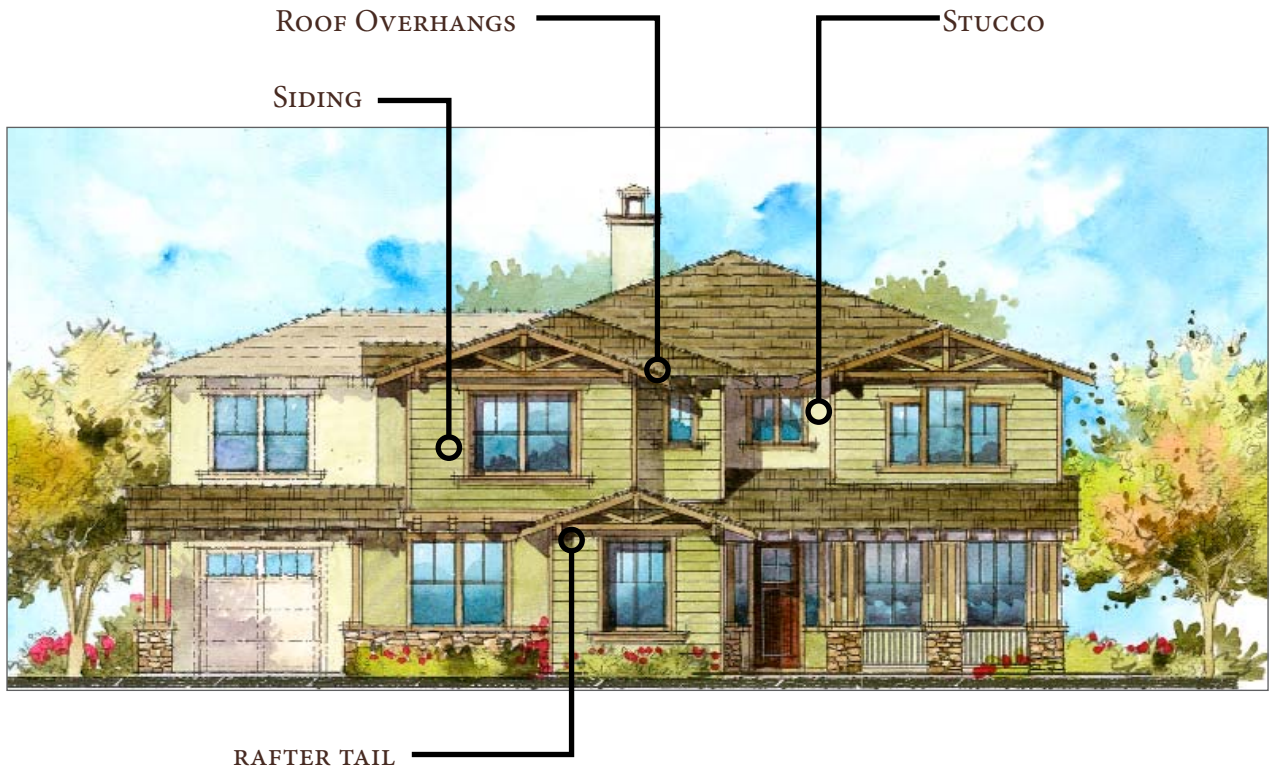
Materials and Colors

- Stucco--medium sand finish
- Siding
- Colors ranging from white, creams, light beiges and browns
- Contrasting colors for trim, fascia, porch posts and exposed support beams
- Wood or composite wood posts, beams, rafter tails and door trims
- Stone or masonry piers



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5.2.2 Spanish

Following the colonization of California in the late eighteenth and early nineteenth centuries, the king of Spain in ordered his people to build Missions. These Missions exhibited the qualities of buildings found in Spain, as well as details influenced by Moorish, Gothic and Renaissance styles. In California, the Spanish style evolved over time, resulting in various stylizations such as Mission and Santa Barbara. In the Los Angeles region, the Spanish style is characterized by stucco walls, low pitched tile roofs and recessed openings.

Building Mass and Scale

- Low, long one and two story buildings.
- “L” or “U” shaped configurations
- Covered porches in the front and rear
- Enclosed courtyards
- Substantial chimney elements

Roof Form and Materials

- Low pitched roof with traditional European framing
- Typical pitch is 4:12 or lower
- Predominately shed or gabled forms
- Tight rakes and 18” eave projections
- Decorative gable end vents
- Exposed rafter tails (optional)

Architectural Elements

- Arch, square, rectangular and round shaped windows
- Colonnaded arcade porches
- Cantilevered second floor porches and/or balconies on two story homes
- Recessed doors and windows giving the effect of thick walls
- Decorative iron details over windows
- Decorative iron lanterns, sconces, hinges and hardware

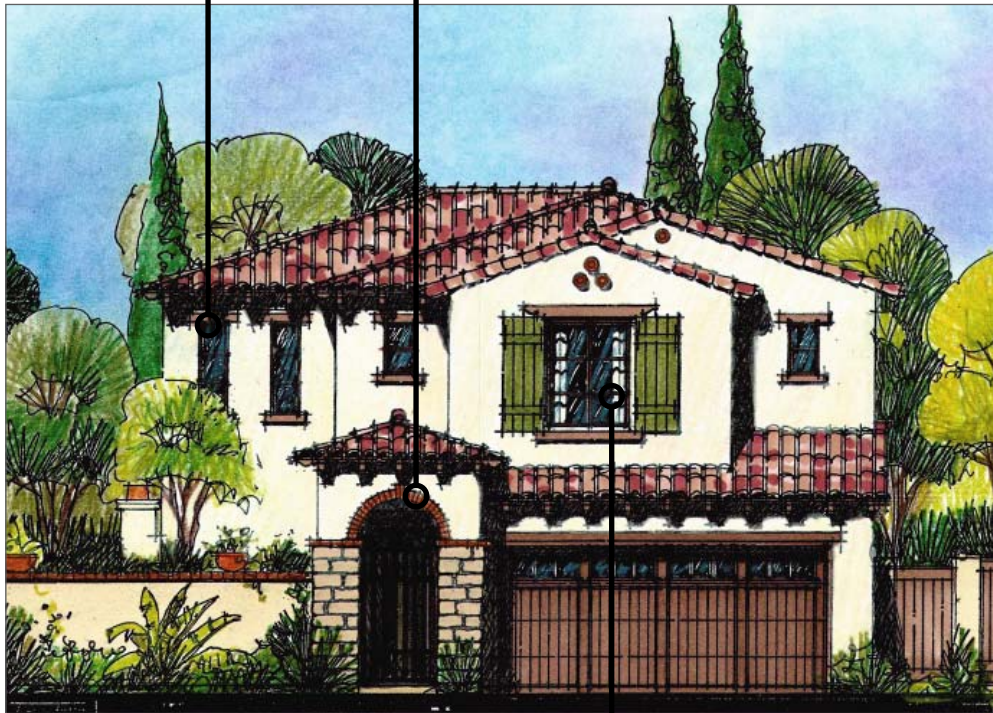
Materials and Colors

- Stucco walls
- Light earth tone colors
- Darker accent colors for shutters, trim, fascia, balcony rails, stucco recesses, inlaid tile bands or cornice bands
- Decorative tiles
- Ornate black wrought iron railings, gates, grilles and fences



RECTANGULAR WINDOW

COLONNADED ARCADE PORCH



DECORATIVE IRON
DETAILS OVER WINDOWS



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5.2.3 American Cottage

The American Cottage style pulls elements from medieval Norman and Tudor domestic architecture. The implementation of stone and brick veneer techniques in the 1920s resulted in the nationally popular English and French inspired American Cottage. The American Cottage is recognized as one of the most popular styles in suburban America. Several Southern California neighborhoods boast homes Cottage home.

Building Mass and Scale

- Rectangular plan form massing with Recessed second floor
- Irregular plan massing with recessed second floor

Roof Form and Materials

- Main roof is hip or gable with intersecting gable roofs
- Roof pitch varies from 6:12 to 12:12
- Overhangs are 0” to 12” (tight overhangs should be limited)
- Asphalt shingles or smooth, flat concrete tiles
- Second story roof has steep break over 1st story elements
- Curved slope at roofline

Architectural Elements

- Vertical multi-paned windows at front elevation
- Multi-paned windows or inserts on side and rear elevations in high visibility public view areas
- Bay windows
- Vinyl wrapped windows

- Curved or round top accent windows
- Single hung windows at front
- Shutters
- Garage door patterns to complement style
- Stone veneer chimney or false chimney
- Wrought iron or wood balconies and wood pot shelves

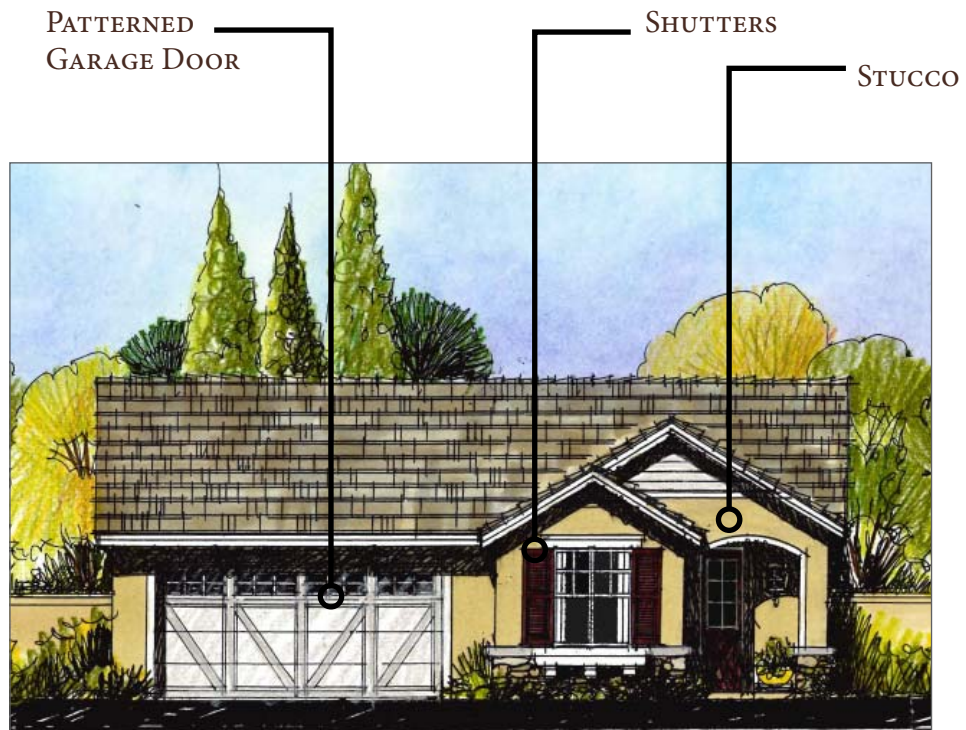
Materials and Colors

- Stucco
- Stucco with wood siding or stone accents
- Entry accents with natural or manufactured stone
- Simple wood window and door trim wood on stone or siding, foam on stucco
- Field colors ranging in soft, muted mid-tones of beige, tan, blue, yellow, grey or green
- Trim colors in light or similar mid-shades complementary to the field color
- Accents colors in light or dark shades in contrast with the field color



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5.2.4 Monterey

The Monterey style is an interpretation of the English influenced Spanish Colonial architectural style. The style is characterized by two story structures with low pitched gable roofs and a second story cantilevered balcony covered by the principal roof. Paired windows with shutters are common and typically set flush to the outside wall. The first and second stories frequently have different cladding materials, most commonly wood over brick. Stucco is also often used on the exterior and may be mixed with other materials.

Building Mass and Scale

- Rectilinear building form
- Simple volumes, many times with a gable wing facing the street.

Roof Form and Materials

- Shallow sloped gable roofs with either shake shingles or barrel tile
- Maximum roof pitch of 4:12.

Architectural Elements

- Shallow slope gable roofs with either shake shingles or barrel tile.
- Multi-paned windows, usually with 4 over 6 or 6 over 6 panes.
- Second story cantilevered balcony covered by principal roof.
- Paired windows and shutters.
- Detailing on balconies and cornice are extremely simple, with rafters often exposed.

Materials and Colors

- Exterior cladding materials are typically stucco, brick with weeping mortar and horizontal wood siding, or combination of these materials.
- Roof tiles are half-round clay or cement or “S” cement
- Stucco colors are typically light
- Wood trim is painted in dark browns



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LOUVERED SHUTTERS

BALCONY

MULTI-PANED WINDOW



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5.2.5 American Traditional

The American Traditional style is a mixture of several themes including American Colonial styles such as Georgian Revival, Cape Cod, New England Colonial and Farmhouse. Essential elements of the American Traditional style are windows featuring wood shutters, the use of brick veneer and/or wood siding and heavy trim above doors and windows. Combined one and two-story massing with single story wings and gabled roofs with dormered windows are classic variations of the American Traditional style.

Building Mass and Scale

- Asymmetrical massing with a vertical and a horizontal break
- Substantially recessed second floor
- Multiple breaks in massing

Roof Form and Materials

- Roof pitch ranging from 5:12 to 12:12
- Overhangs ranging from 12” to 16”
- Concrete roof tile with a flat or shake appearance
- Front to back gable or hip roof with intersecting hip or gable roofs
- Multiple intersecting hip or gable roofs at first and second floors

Architectural Elements

- Simple volumes with one-story wings and porches to create more intricate shapes.
- Symmetrical composition of doors and windows.
- Wide multi-lite windows, usually with 6 over 6 pane patterns.
- Multiple dormers with multi-lite windows.

Materials and Colors

- Colors are lighter tones of white, beige, yellow and brown or muted darker colors
- Darker colors are used for shutters and entry doors.
- White or contrasting color for trim
- Accents color is white, light or dark in contrast or harmony with field color



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RECESSED 2ND FLOOR

MULTIPLE DORMERS



WOOD SHUTTERS



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SPECIFIC PLAN

5.2.6 Tudor Revival

The following description of the Tudor Revival architectural style pertains primarily to residential design, but can be translated to portions of the non-residential architecture within Lincoln. It is strongly encouraged that details of this style, as portrayed in the existing Superintendent's Residence and Administration Building, be found within elements of other commercial buildings, especially Heritage Court.

The Tudor style became popular in the early 20th century. The style borrows many elements from late Medieval English prototypes combined with American eclectic expressions. High pitched gabled roofs, large chimneys and half timbered walls of this style are from medieval origin and the decorative detailing draw from Renaissance or even the modern craftsman traditions.

Building Mass and Scale

- One and two story volumes
- Facade dominated by one or more prominent cross gables, sometime with half timbering.

Roof Form and Materials

- Very high steeply pitched roofs usually side gabled.
- Roof pitch greater than 6:12.
- Overlapping gables with eave lines of varying height.
- Tight eaves and shallow overhangs 12" and less.
- Slate or flat roof tiles.
- Plain or decorated verge boards

Architectural Elements

- Multiple windows
- Decorative half-timbering

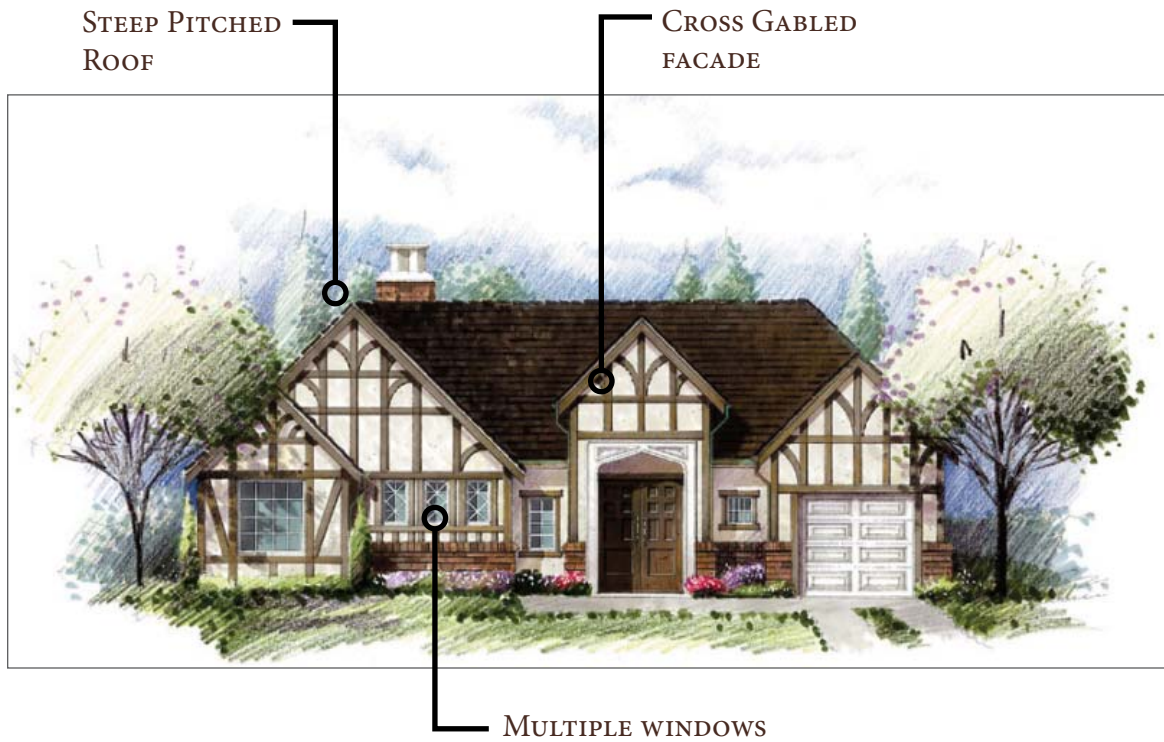
Materials and Colors

- Stucco, brick, stone or wood wall cladding.
- Light colors with dark trim and accent colors.



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Source: Mairemont.com

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5.2.7 Spanish Colonial

Spanish Colonial, also known as Spanish Eclectic, is an adaptation of the Mission Revival style enriched with additional Latin American details and elements. The style is typically characterized with simple courtyards and distinctive use of key details such as roof tiles, stucco walls, detailed wooden doors and ornamental ironwork. Walls convey a thick appearance with recessed door and window openings set back into smooth finished plane walls. The use of arches, courtyards, patios and colonnades enhance the theme. Balconies with wood details or canvas awnings may enhance the elevations along with classic shutters and pot shelves. A variety of gabled end details are encouraged along with the use of scalloped finishes to add a different feel to the elevation.

Building Mass and Scale

- One and two story volumes.
- Outdoor spaces including open courtyards, covered patios, porches and arched loggias.

Roof Form and Materials

- Shallow sloped, terra cotta barrel tile roofs.
- Low pitched or hipped roofs.
- Flat roofs with parapets.
- Red roof tiles, wood shingles or clay tiles.

Architectural Elements

- Stucco walls with a hand made appearance, preferably a smooth finish.
- Thick walls with deep recessed openings, with an arched form.
- Spiral and twisted columns, large square pillars and pilasters.
- Detailing is located primarily at openings.
- Decorative iron work.

Materials and Colors

- Colors can range from dark to light earth tones.
- Patterned tile floors and wall surfaces.



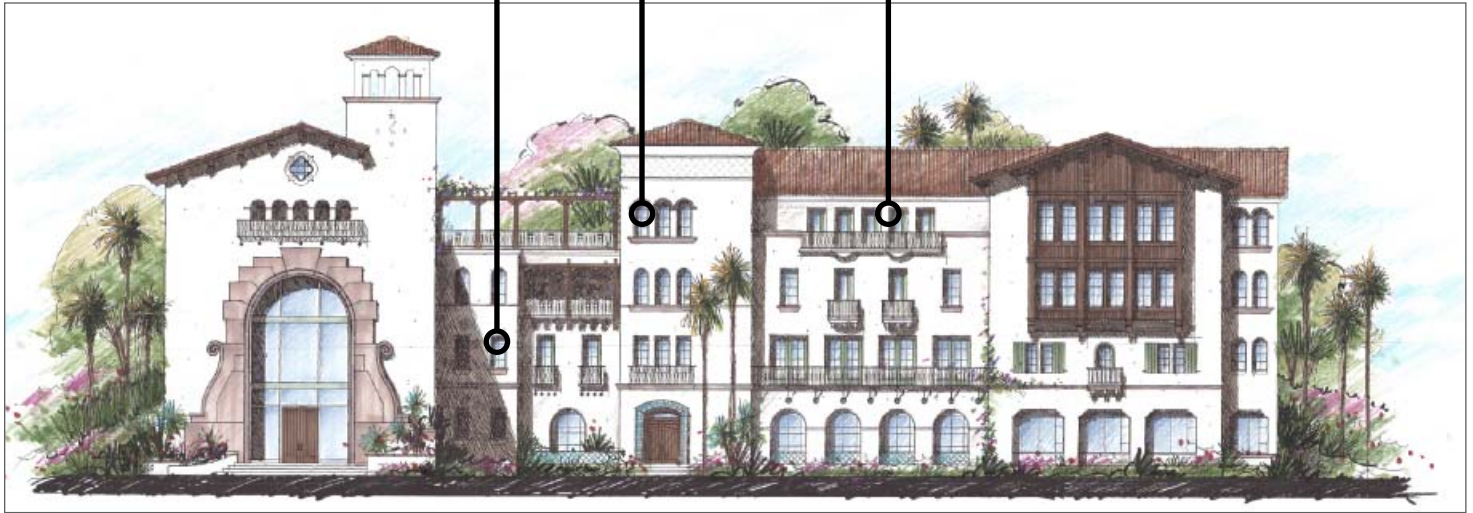
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SQUARE WINDOW

ARCHED WINDOW

BALCONY



5.3 Landscape Design Guidelines

5.3.1 General Landscape Guidelines

Planting

Tree Planting at all open spaces should consist of thirty-six inch box trees per Exhibit 5-1, Conceptual Landscape Framework Plan. Street tree planting is also described in Exhibit 5-1, Conceptual Landscape Framework Plan. Significant natural vegetation should be retained to the extent possible.

Tree Replacement and Relocation

A tree survey will be performed to identify specimens worthy of replacement or relocation. This survey will be the basis for any future replacement or relocation recommendations made by the City and/or appropriate Subcommittee. Compliance with these recommendations will be verified during development plan review.

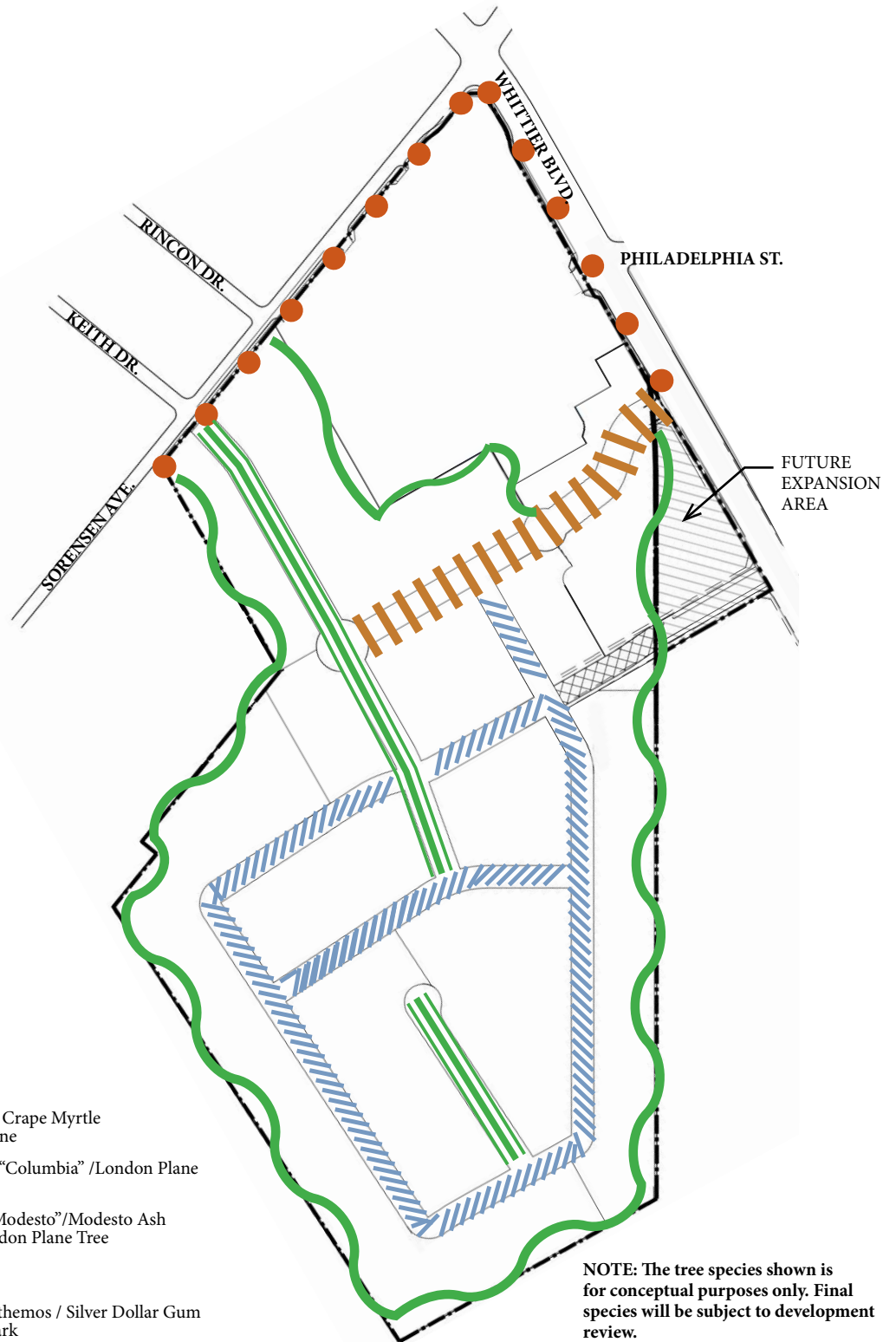
5.3.2 Landscape Concept

The landscape concept for Lincoln includes the reuse of some of the existing species on site as well as inclusion of existing species in the plant palette. The on site species that are also found in the plant palette include the Canary Island Date Palm, Jacaranda, Cypress, Eucalyptus and Wisteria. These species and others are conceptually shown at strategic locations throughout the plan such as edges, entries and backbone streets. The intent is to show consistency, a framework and a legible, cohesive pattern as you travel throughout Lincoln to provide a unique identity and sense of place. Final landscape submittals for developments within Lincoln will be reviewed for consistency with this vision for a cohesive landscape.

5.3.3 Plant Palette

Existing Trees

Some specimen trees are to be preserved or relocated on the site. For selecting which trees to be preserved and relocated, an arborist shall be consulted to evaluate their health and viability. Selected trees that exist on the proposed park and landscape area may be preserved by incorporating them within the proposed grading plan. Trees that will be transplanted or preserved at the current location will require special care during construction. Preserved trees may not appear on the Plant Palette.



LEGEND

- ● ● **HIGHWAY** - *lagerstroemia indica* / Crape Myrtle
Pinus canariensis / Canary Island Pine
- ||||| **ENTRY ROAD** - *Platanus acerfolia* "Columbia" / London Plane Tree
Pyrus spp. / Pear Tree
- ==== **SPINE ROAD** - *Fraxinus velutina* "Modesto" / Modesto Ash
Platanus acerfolia "Columbia" / London Plane Tree
Citrus spp. / Lemon, Lime, Orange
Olea europaea / Olive
- ~~~~ **BUFFER TREE** - *Eucalyptus polyanthemos* / Silver Dollar Gum
Eucalyptus sideroxylon / Red Ironbark
Pinus halepensis / Aleppo Pine
- //// **CIRCULAR ROAD** - *Koaelreuteria paniculata* / Goldenrain Tree
Pistacia chinensis / Chinese Pistache

NOTE: The tree species shown is for conceptual purposes only. Final species will be subject to development review.

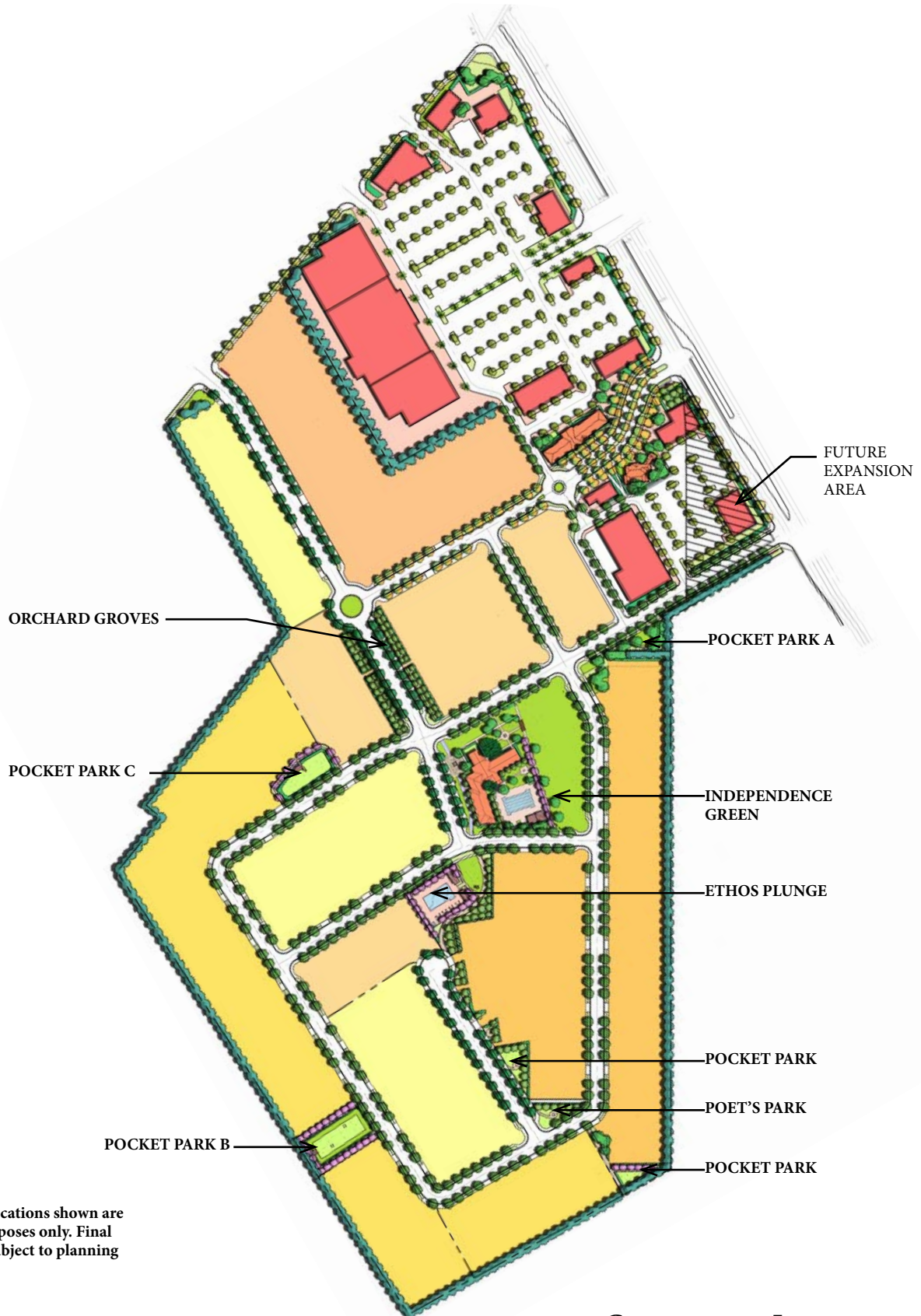


EXHIBIT 5-1

CONCEPTUAL LANDSCAPE FRAMEWORK PLAN

LINCOLN

SPECIFIC PLAN



NOTE: The park locations shown are for conceptual purposes only. Final locations will be subject to planning approval.

EXHIBIT 5-2

CONCEPTUAL LANDSCAPE PLAN

TABLE 5-1 PLANT LIST

BOTANICAL NAME	COMMON NAME
TREES	
<i>Acacia melanoxylon</i>	Blackwood Acacia
<i>Agonis flexuosa</i>	Peppermint Tree
<i>Alnus rhombifolia</i>	Alder
<i>Arbutus unedo</i>	Strawberry Tree
<i>Arbutus unedo 'Marina'</i>	Marina Strawberry Tree
<i>Bauhinia purpurea</i>	Purple Orchid Tree
<i>Cassia leptophylla</i>	Gold Medallion Tree
<i>Cedrus deodara</i>	Deodar Cedar
<i>Cercis occidentalis</i>	Western Red Bud
<i>Chilopsis linearis</i>	Desert Willow
<i>Chitalpa tashkentensis 'Pink Dawn'</i>	Chitalpa
<i>Citrus spp.</i>	Lemon, Lime, Orange
<i>Cupressus sempervirens</i>	Italian Cypress
<i>Eucalyptus grandis*</i>	Rose Gum
<i>Eucalyptus polyanthemos</i>	Silver Dollar Gum
<i>Fraxinus spp.</i>	Ash Tree
<i>Geijera parviflora</i>	Australian Willow
<i>Gleditsia triacanthos</i>	Honey Locust
<i>Grevillea robusta</i>	Silk Oak
<i>Jacaranda mimosifolia</i>	Jacaranda
<i>Koelreuteria bipinnata</i>	Chinese Flame Tree
<i>Koelreuteria paniculata</i>	Goldenrain Tree
<i>Lagerstroemia indica 'Catawaba'</i>	Crape Myrtle
<i>Laurus nobilis 'Saratoga'</i>	Sweet Bay
<i>Liriodendron tulipifera</i>	Tulip Tree
<i>Magnolia "Blanchard"</i>	Blanchard Magnolia
<i>Magnolia grandiflora</i>	Southern Magnolia
<i>Olea europaea 'Swan Hill'</i>	Fruitless Olive
<i>Parkinsonia floridum 'Desert Museum'</i>	Desert Museum Blue Palo Verde
<i>Parkinsonia microphyllum (C. microphyllum)</i>	Little Leaf Palo Verde
<i>Parkinsonia praecox (Cercidum praecox)</i>	Sonoran Palo Verde
<i>Pinus canariensis</i>	Canary Island Pine
<i>Pinus halepensis</i>	Aleppo Pine
<i>Pistacia chinensis</i>	Chinese Pistache
<i>Platanus acerfolia 'Columbia'</i>	London Plane Tree
<i>Platanus racemosa</i>	California Sycamore
<i>Platanus wrightii</i>	Arizona Sycamore
<i>Podocarpus gracilior</i>	Fern Pine
<i>Populus nigra 'Italica'</i>	Lombardy Poplar
<i>Prunus cerasifera 'Atropurpurea'*</i>	Purple-Leaf Plum

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TABLE 5-1 PLANT LIST (CONT.)

BOTANICAL NAME	COMMON NAME
<i>Prunus serrulata</i> 'Rosea'	Flowering Cherry
<i>Pyrus calleryana</i> 'Aristocrat'	Aristocrat Pear
<i>Pyrus calleryana</i> 'Bradford'	Bradford Pear
<i>Pyrus kawakamii</i>	Evergreen Pear
<i>Pyrus calleryana</i> 'Red Spire'	Ornamental Pear
<i>Quercus ilex</i>	Holly Oak
<i>Quercus virginiana</i>	Southern Live Oak
<i>Rhus lancea</i>	African Sumac
<i>Robinia ambigua</i> 'Purple Robe'	Locust
<i>Schinus molle</i>	California Pepper
<i>Tabebuia impetiginosa</i>	Pink Trumpet Tree
PALMS	
<i>Phoenix dactylifera</i> 'Medjool'	Date Palm
<i>Phoenix canariensis</i>	Canary Island Palm
<i>Washingtonia filifera</i>	California Fan Palm
<i>Washingtonia robusta</i>	Mexican Fan Palm
SHRUBS	
<i>Acorus aurea</i>	Sweet Flag
<i>Agapanthus africanus</i>	Lily-of-the-Nile
<i>Agave victoriae-reginae</i> *	N.C.N.
<i>Agave vilmoriniana</i> *	Octopus Agave
<i>Alyogyne huegelii</i>	Blue Hibiscus
<i>Aloe species</i>	Aloe
<i>Anigozanthos cultivars (A. flavidus)</i>	Kangaroo Paw
<i>Aster chilensis</i>	California aster
<i>Baccharis</i> 'Centennial'	Centennial Baccharis
<i>Berberis thunbergii</i>	Japanese Barberry
<i>Bouteloua gracilis</i>	Blue Grama
<i>Buchloe dactyloides</i>	UC Verde' Buffalo grass
<i>Buxus m. japonica</i> 'Green Beauty'	Japanese Boxwood
<i>Carex pansa</i>	Sand Dune Sedge
<i>Carex praeegracilis</i>	Meadow sedge
<i>Carex tumulicola</i>	Berkeley Sedge
<i>Carpinteria californica</i>	Bush Anemone
<i>Calliandra haematocephala</i>	Pink Powder Puff
<i>Carissa grandiflora</i>	Natal Plum
<i>Ceanothus</i> 'Blue Jeans'	Ceanothus
<i>Cistus x pulverulentus</i> 'Sunset'	Magenta Rockrose
<i>Coleonema pulchrum</i>	Pink Breath of Heaven
<i>Cotoneaster adpressus praecox</i>	Creeping Cotoneaster
<i>Cotoneaster buxifolius</i>	N.C.N.
<i>Cotoneaster congestus</i>	Cotoneaster

TABLE 5-1 PLANT LIST (CONT.)

BOTANICAL NAME	COMMON NAME
<i>Cotoneaster dammeri</i>	Bearberry Cotoneaster
<i>Cotoneaster lacteus</i>	Red Cluster Berry
<i>Crassula multicava</i>	Crassula
<i>Cuphea hyssopifolia</i>	Mexican Heather
<i>Deschampsia caespitosa</i>	Tufted Hair Grass
<i>Dietes bicolor</i>	Fortnight Lily
<i>Echium fastuosum</i>	Pride of Madeira
<i>Escallonia rubra</i>	Red Escallonia
<i>Escallonia fradesii</i>	Frades Escallonia
<i>Eucomis comosa*</i>	Pinapple Flower
<i>Euonymus japonicus*</i>	Evergreen Euonymous
<i>Euonymus japonicus 'Silver King'</i>	Silver Euonymous
<i>Feijoa sellowiana</i>	Pineapple Guava
<i>Festuca californica</i>	California Fescue
<i>Festuca idahoensis</i>	Fescue
<i>Festuca mairei</i>	Atlas Fescue
<i>Ficus nitida 'Green Gem'*</i>	Columnar Ficus
<i>Hemerocallis spp.</i>	Daylily
<i>Hesperaloe parviflora*</i>	Red Yucca
<i>Heteromeles arbutifolia</i>	Toyon
<i>Ilex 'Nellie R. Stevens'</i>	Holly
<i>Iris douglasiana Hybrids</i>	Pacific Coast Iris
<i>Jasminum officinale</i>	Common White Jasmine
<i>Jasminum humile 'Revolutum'</i>	Italian Jasmine
<i>Juniperus sabina</i>	Savin Juniper
<i>Juniperus sabina 'Arcadia'</i>	Arcadia Juniper
<i>Juniperus sabina 'Armstrong'</i>	Armstrong Juniper
<i>Juniperus sabina 'Buffalo'</i>	Buffalo Juniper
<i>Juniperus chinensis 'Sea Green'</i>	N.C.N.
<i>Juniperus sabina 'Tamariscifolia'</i>	Tamaiscifolia Juniper
<i>Juniperus sabina 'Old Gold'</i>	Old Gold Juniper
<i>Justicia californica</i>	Chuparosa
<i>Justicia spicigera</i>	Mexican Honeysuckle
<i>Kniphofia uvaria</i>	Red Hot Poker
<i>Lantana camara</i>	Lantana
<i>Lantana montevidensis</i>	Trailing Lantana
<i>Lantana montevidensis 'Radiation'</i>	N.C.N.
<i>Lantana 'New Gold'</i>	New Gold lantana
<i>Lavandula angustifolia</i>	English Lavender
<i>Lavandula stoechas</i>	Spanish Lavender
<i>Leymus arenarius glauca</i>	Blue Wildrye
<i>Leymus condensatus</i>	Giant Wild Rye
<i>Leymus triticoides</i>	Creeping Wild Rye

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TABLE 5-1 PLANT LIST (CONT.)

BOTANICAL NAME	COMMON NAME
<i>Ligustrum japonica</i> 'Texanum'	Privet
<i>Miscanthus sinensis</i>	Japanese Silver Grass
<i>Muhlenbergia</i> spp.	Pink Muhly (Hairy awn muhly)
<i>Myrtus communis</i>	Myrtle
<i>Pennisetum setaceum</i> 'Cupreum'	Purple Fountain Grass
<i>Pennisetum setaceum</i> 'Rubrum'	Red Fountain Grass
<i>Pennisetum setaceum</i> 'Olive Green'	Green Fountain Grass
<i>Phormium tenax</i>	New Zealand Flax
<i>Pittosporum tobira</i> 'Variegata'	Variegated Mock Orange
<i>Pittosporum undulatum</i>	Victorian Box
<i>Rhamnus californica</i>	Coffee Berry
<i>Rhaphiolepis indica</i> 'Jack Evans'	Indian Hawthorn
<i>Rhaphiolepis indica</i> 'Springtime'	Indian Hawthorn
<i>Rhus integrifolia</i>	Lemonade Berry
<i>Ribes viburnifolium</i>	Catalina Perfume
<i>Rosa floribunda</i> 'Iceberg'	Iceberg Shrub Rose
<i>Rosemarinus officinalis</i> 'Prostratus'	Trailing Rosemary
<i>Rosemarinus officinalis</i> 'Tuscan Blue'	Tuscan Blue Rosemary
<i>Rosmaninus officinalis</i> 'Collingwood Ingram'	N.C.N.
<i>Salvia clevelandii</i>	N.C.N.
<i>Salvia luecantha</i>	Mexican Bush Sage
<i>Sedum</i> spp.	Various Sedum
<i>Senecio</i> spp.	Groundsel
<i>Sesleria autumnalis</i>	Autumn moor grass
<i>Strelitzia reginae</i>	Bird of Paradise
<i>Teucrium chamaedrys</i>	Germander
<i>Typha</i> spp.	Cattail
<i>Viburnum opulus</i>	European Cranberry
<i>Westringia fruticosa</i> (rosmariniformis)	Coast Rosemary
<i>Westringia longifolia</i>	Coast Rosemary
<i>Xylosma congestum</i>	Xylosma
VINES & GROUNDCOVERS	
<i>Antigonon leptopus</i>	San Miguel Coral Vine
<i>Baccharis pilularis</i>	Dwarf Coyote Bush
<i>Bougainvillea brasiliensis</i>	N.C.N.
<i>Bougainvillea</i> 'Barbara Karst'	N.C.N.
<i>Bougainvillea</i> 'Rosenka'	Bougainvillea
<i>Campsis radicans</i>	Common Trumpet Creeper
<i>Cissus antartica</i>	Kangaroo Vine
<i>Cissus rhombifolia</i>	Grape Ivy
<i>Cistanthe grandiflora</i> 'Jazz Time'	Rock Purslane/ Calandrinia
<i>Coprosma</i> spp.	Coprosma

BOTANICAL NAME	COMMON NAME
<i>Dalea capitata</i> 'Sierra Gold'	Sierra Gold Dalea
<i>Dalea greggii</i>	Trailing Indigo Bush
<i>Erigeron karvinskianus</i>	Santa Barbara daisy
<i>Ficus pumila</i>	Creeping Fig
<i>Grewia occidentalis</i>	Lavender Star Flower
<i>Hardenbergia violacea</i>	N.C.N.
<i>Hedera helix</i>	English Ivy
<i>Jasminum polyanthum</i>	Pink Jasmine
<i>Lonicera hildebrandiana</i>	Burmese Honeysuckle
<i>Lonicera japonica</i> 'Halliana'	Hall's Honeysuckle
<i>Macfadyena uniguis-cati</i>	Cat's Claw Vine
<i>Myoporum</i> 'Pacificum'	NCN
<i>Pandorea jasminoides</i>	Bower Vine
<i>Parthenocissus quinquefolia</i>	Virginia Creeper
<i>Parthenocissus tricuspidata</i>	Boston Ivy
<i>Rosa banksiae</i> 'Lutea'	Lady Banks' Rose
<i>Solanum jasminoides</i>	Potatoe Vine
<i>Tecomaria capensis</i>	Cape Honeysuckle
<i>Trachelospermum jasminoides</i>	Star Jasmine
<i>Thymus praecox</i>	Creeping Tyme
<i>Thymus spp</i>	Thyme
<i>Verbena spp</i>	Verbena
<i>Westringia fruticosa</i>	Coast Rosemary
<i>Wisteria sinensis</i>	Chinese Wisteria
<i>Zauschneria californica</i> (<i>Epilobium calif.</i>)	California Fuchsia
TURF	
<i>Agrostis pallens</i>	Bent Grass
<i>Festuca arundinacea</i> 'Marathon'	Tall Fescue
<i>Paspalum vaginatum</i>	Seashore Paspalum

* These plants should not be used in public rights-of-way, public parks or common maintenance areas.

5.3.4 Monumentation and Signage

Monumentation occurs at prominent entry points to Lincoln and are designed to establish a theme that references historic elements and signals a transition in to the community. Monuments will be treated with similar materials, colors and forms to contribute to a consistent and recognizable community character. Entry monuments will be located at key entries such as those shown on Whittier Boulevard. Monuments are proposed at the project entries at Heritage Court, Philadelphia Street and Keith Drive, as well as at the pedestrian connection to PIH (subject to PIH review and approval.)

The purpose is to establish conceptual designs and express the desire for inclusion of historic elements and/or materials for the monumentation and signage improvements. The monumentation is intended to serve as gateways into the site, way finding indicators and most importantly to further the goals and objectives of the community by implementing symbolic icons that have strong ties to the history of the site.

Elements of the architectural character of the Administration Building, considered for preservation, have been referenced in the conceptual design to create symbolic icons for Lincoln community. The design takes a structural element unique to the style, the pointed arch, seen both in the interior and exterior of the building. The key materials, brick and masonry, create a style of monumentation that evokes this historic architecture. Brick and the arch are two elements that the original, much larger Administration Building and current building have in common. The original building caught fire and was later demolished in late 1800s due to structural concerns.

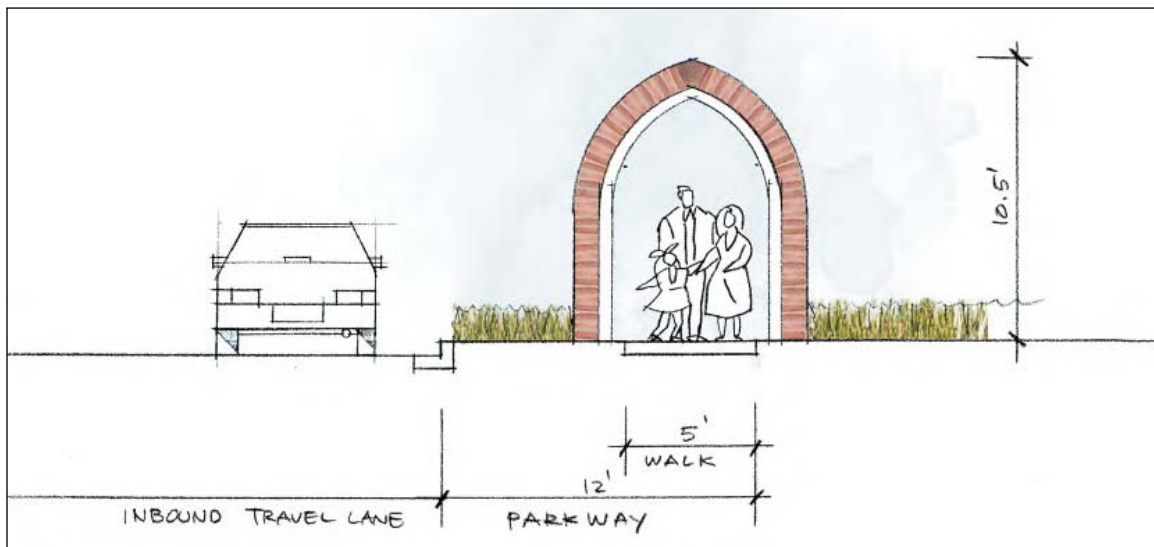
Signage

Separate sign programs will be required for The Market and Heritage Court per the Whittier Zoning Ordinance, Section 18.75.020 Master sign program—Multi-tenant properties. A Master sign program must be prepared by the Developer and approved by the Director of Community Development. Neighborhood level signage design should be cohesive with Lincoln's entry monumentation and harmonious with Lincoln's architectural styles. Wayfinding signage should be simple, clear and unobtrusive. Neighborhood level, in-tract signage will be determined at the development application level. Master marketing signage may include Welcome Signage, Kiosk/ Directional Signage, Project ID Signs, and Future Site Signs and will be installed to maintain a consistent image. Banners and flags may be used in such a way to complement the signage program and architectural design of Lincoln. All Master Marketing signage will be temporary and taken down at the end of sell out.

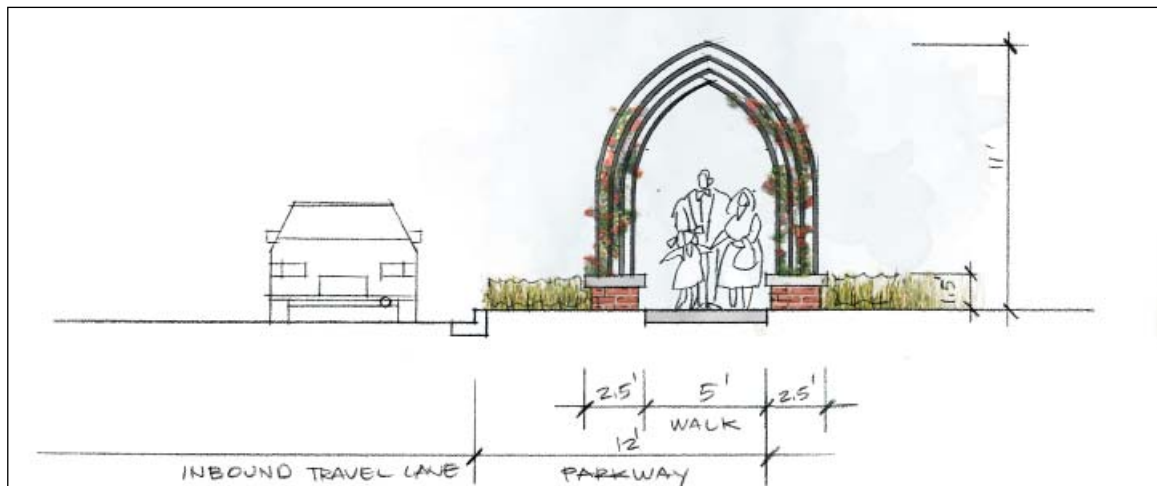
Single Arch Monument

The geometry and size of the monument makes the arch a functional pedestrian entry gateway that facilitates visual presence from a distance and conforms to ADA standards (minimizing overhead hazards and protruding objects). The design for Alternative A incorporates stacked brick, secured to an inner structural frame formed by concrete to reference the historical architectural style.

The design for Alternative B incorporates tubular steel to form a pointed arch.



SINGLE ARCH MONUMENT ALTERNATIVE A



Source: SWA

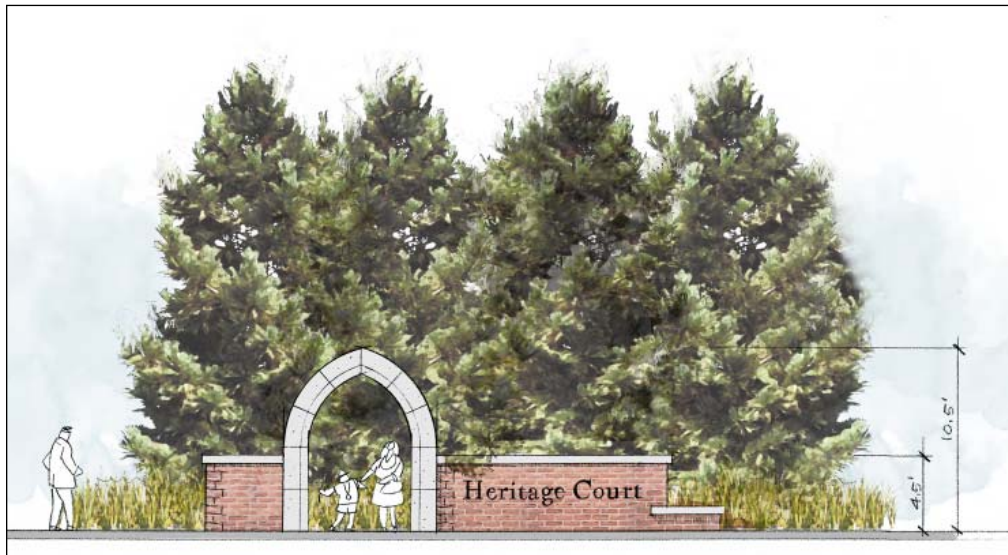
SINGLE ARCH MONUMENT ALTERNATIVE B

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Arch with Signage Wall

The entry wall monument, parallel to the entry roadway, again emphasizes the historic architectural elements of brick and pointed arch. The combination of arch and walls allows this monument to function both as a pedestrian entry gateway and signage for Heritage Court. Brick is used on the entry wall to reference the historic architecture. The signage attached on the wing of the wall reflects a classic taste through its font and style. The concrete, masonry or tubular steel arch as shown in the alternatives below creates contrast, both in color and texture, against the brick walls.

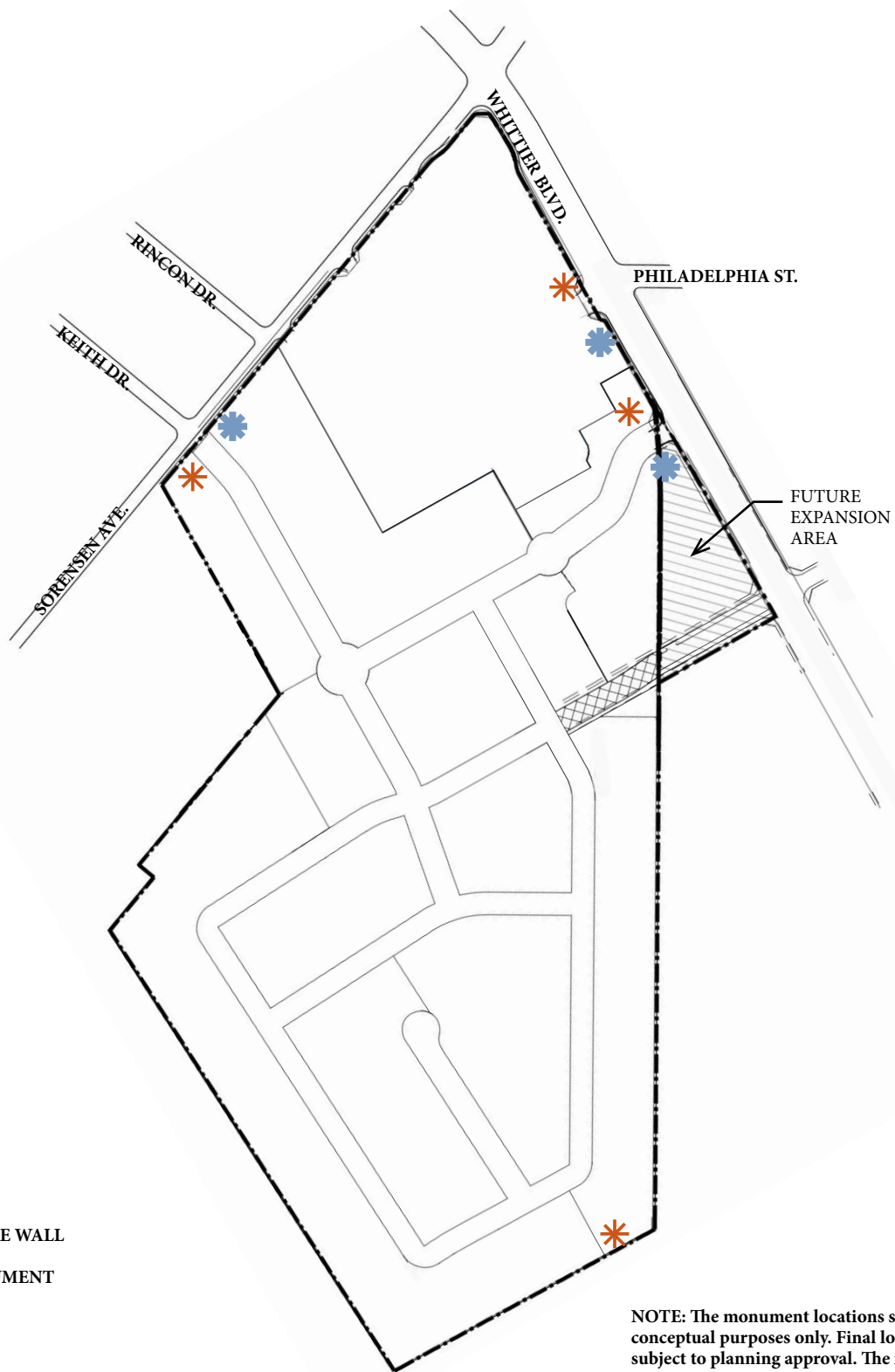


ARCH WITH SIGNAGE WALL ALTERNATIVE A





ARCH WITH SIGNAGE WALL ALTERNATIVE B

Source: SWA



LEGEND

-  ARCH WITH SIGNAGE WALL
-  SINGLE ARCH MONUMENT

NOTE: The monument locations shown are for conceptual purposes only. Final locations will be subject to planning approval. The monument sign at the PIH connection is subject to PIH approval.

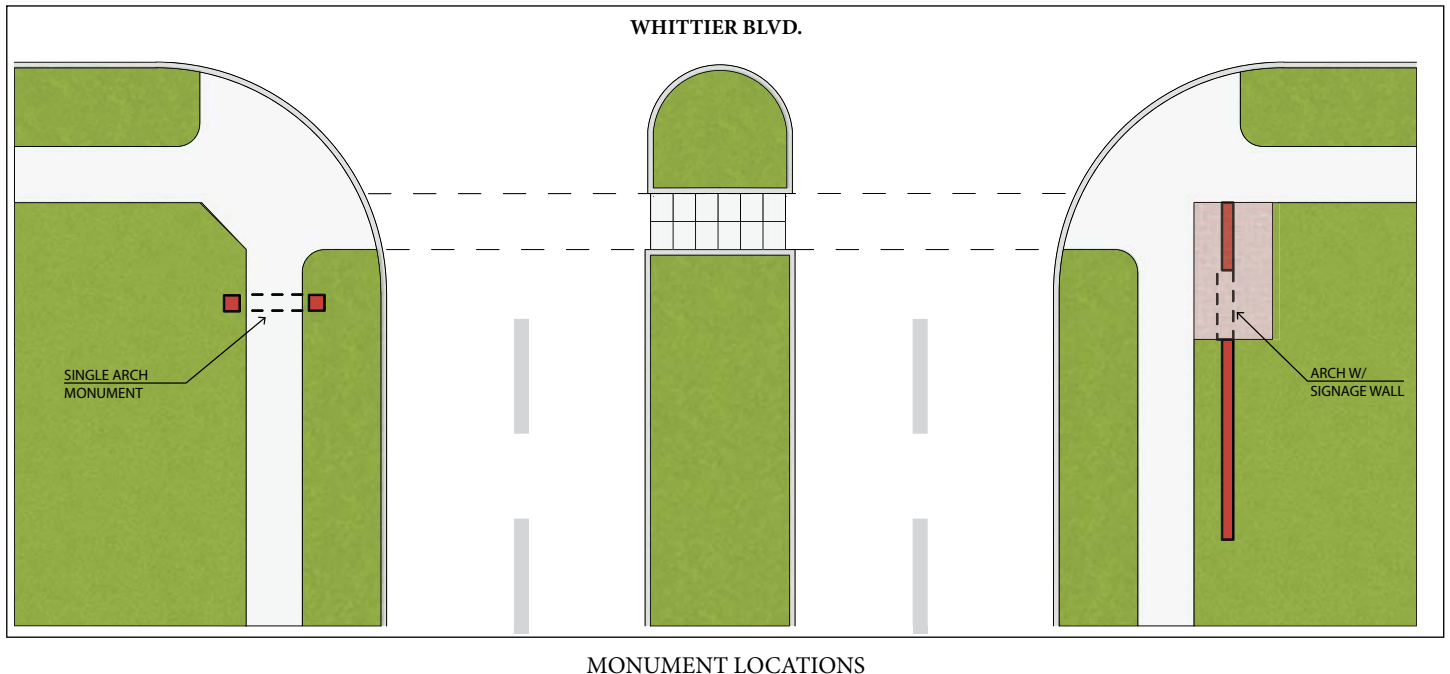
EXHIBIT 5-3

MONUMENTATION CONCEPT

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The incorporation of monumentation is proposed for both sides of the Heritage Court as shown in Exhibit 5-3, Monumentation Concept. These monuments will enhance and reinforce a sense of arrival as well as provide a strong visual sense of identification and presence along Whittier Boulevard. In addition, the monumentation provides the functional benefit of signage, way finding and serves as a historical reference that creates a sense of communal uniqueness and belonging.



EXISTING ADMINISTRATION BUILDING WITH POINTED ARCH

5.3.5 Freedom Trail

The Freedom Trail is the major pedestrian and biking path for Lincoln as discussed in the Land Use Section 2.1.4, Conceptual Parks and Open Space Plan. Materials for the Freedom Trail will include brick and concrete for the Heritage Court Entry and Main Residential Entry areas. The Trail will be composed of sandblasted asphalt in Lincoln's neighborhoods. Wayfinding signage within the Trail will be consistent with Lincoln's entry monuments and will contain elements celebrating the history of the site and the City of Whittier.

Other Freedom Trail design features may include the following, subject to City review and approval:

- Alternative materials,
- Unique signage,
- Plaques recognizing influential individuals,
- Artwork,
- Larger trees (36" and 42" box sizes) at key locations,
- Additional connections,
- Berms at key locations,
- Meandering paved walkways



CONCEPTS FOR CELEBRATING SITE HISTORY
ALONG THE FREEDOM TRAIL

LINCOLN

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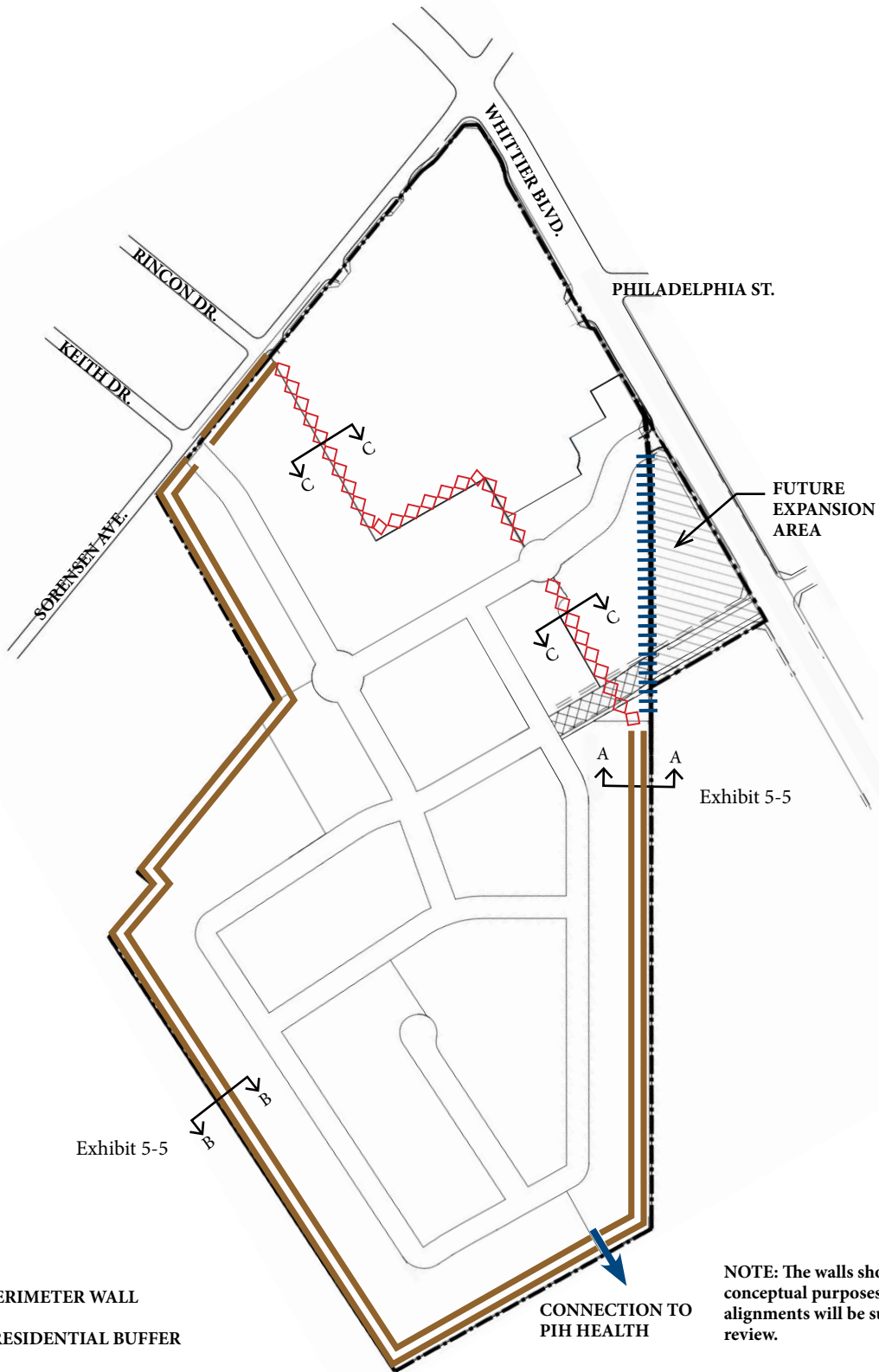
5.3.6 Community Walls Concept

Community walls will be located along the south, lower southwest and lower southeast perimeter where residential uses are present. There will be no walls other than low retaining walls or fences located along the north and north west perimeter at Sorensen Avenue and Whittier Boulevard adjacent to commercial uses, except for loading and/or trash area screening. Buffer walls up to 10 feet in height and retaining walls up to 10 feet in height may be located between commercial and residential uses within the Lincoln site, however the total combined height of a single wall may exceed 10'. The buffer wall must be setback or staggered from the retaining wall and separated by a landscaped slope.




Community walls, retaining walls or fences facing roadways will be built of decorative materials consistent with the entry monumentation, including masonry and/or concrete. Low walls or privacy fencing up to six feet in height will be constructed on residential lots. Retaining walls up to 5 feet in height may occur in conjunction with privacy walls between residential lots provided that the total combined wall height does not exceed 10 feet. Exposed walls and fences facing external roadways shall be no greater than six feet in height, except as necessary for acoustical purposes to satisfy the city's noise ordinance. Community walls up to ten feet in height may be located along the site perimeter to buffer Lincoln's residential land uses from adjacent industrial uses to the east. Perimeter retaining walls may be built up to 11 feet high. Slopes between retaining walls and the perimeter community wall must be landscaped with material from the plant list contained in Table 5-1, Plant Palette. The conceptual location of walls is shown in Exhibit 5-4, Community Walls Concept, and Exhibit 5-5, Typical Edge Conditions.



COMMUNITY WALL EXAMPLE
SLUMPSTONE WHITEWASH



LEGEND

-  RESIDENTIAL PERIMETER WALL
-  COMMERCIAL-RESIDENTIAL BUFFER WALL
-  HERITAGE COURT COMMERCIAL PERIMETER WALL

NOTE: The walls shown are for conceptual purposes only. Final alignments will be subject to design review.

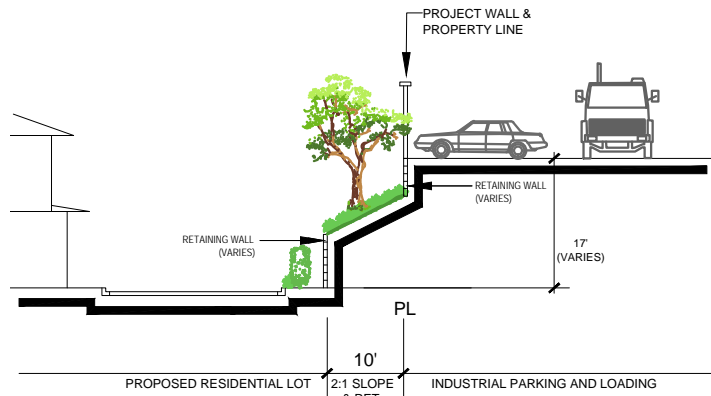


EXHIBIT 5-4

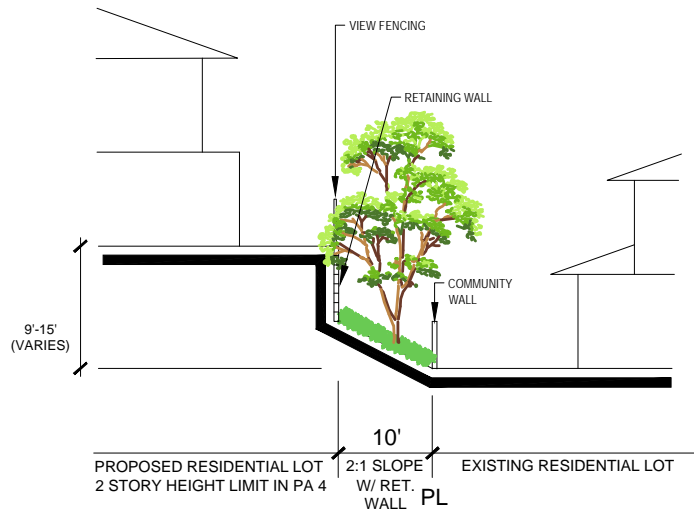
COMMUNITY WALLS CONCEPT

LINCOLN

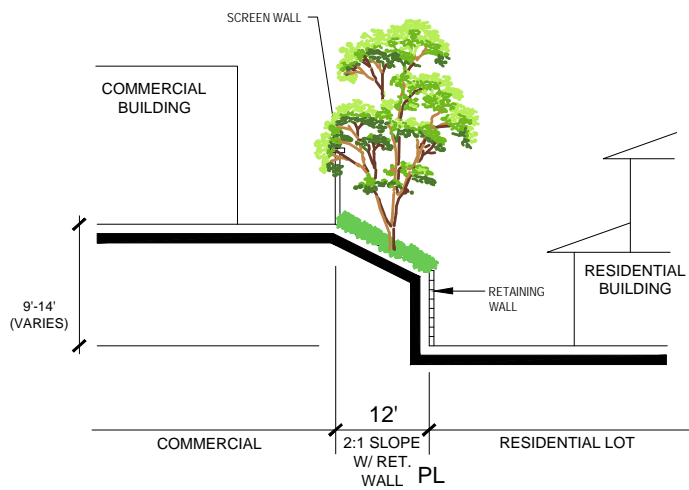
SPECIFIC PLAN



SECTION A-A
TYPICAL EDGE ALONG EASTERN PROJECT BOUNDARY



SECTION B-B
TYPICAL EDGE ALONG SOUTHWEST PROJECT BOUNDARY



SECTION C-C
TYPICAL EDGE BETWEEN COMMERCIAL AND
RESIDENTIAL PLANNING AREAS

TYPICAL EDGE CONDITIONS

EXHIBIT 5-5

5-40



Whittier Boulevard Frontage Lighting



Sorensen Avenue Frontage Lighting



Lincoln Interior Lighting



5.3.7 Lighting

- Street and parking lot lighting should be pedestrian scaled.
- Luminaries should not exceed sixteen feet.
- Street and parking lot lighting within Lincoln shall be of consistent style and themed appropriate to the architectural styles.
- Interior street light placement should be coordinated with tree planting.
- Excessive glare should be avoided.
- Fixtures should efficiently distribute light while reducing glare.
- Lights should be placed to avoid spill light to windows of homes and be shielded where necessary.

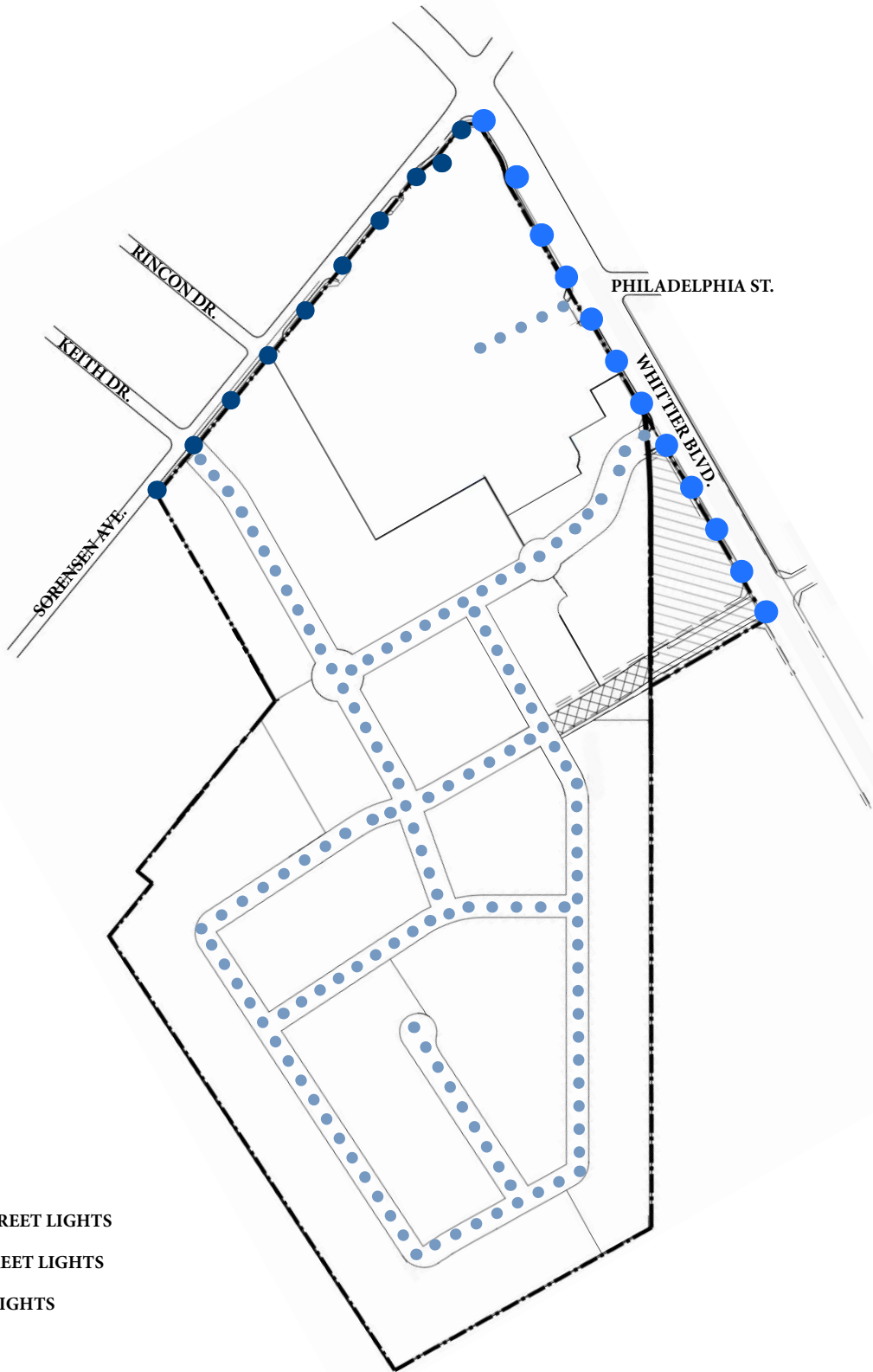
The examples above are intended to demonstrate the concept for lighting along Whittier Blvd, Sorensen Ave. and the interior streets. Street lights should be according to the provided examples, or similar. The location of Whittier Boulevard, Sorensen Avenue and interior project lighting is shown in Exhibit 5-6, Community Lighting Concept.

5.3.8 Site Furnishings

- Benches, seating, trash receptacles, play equipment, fountains, tables, drinking fountains, mail kiosks, freestanding planters, bicycle racks and other street furniture should be compatible with the architectural theme of Lincoln.
- The materials and colors of furnishings should be consistent with those found in Lincoln's buildings.
- Furnishings should be constructed of durable, high quality materials.

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LEGEND

- ● ● WHITTIER BLVD STREET LIGHTS
- ● ● SORENSEN AVE. STREET LIGHTS
- ● ● ● ● INTERIOR STREET LIGHTS

EXHIBIT 5-6

COMMUNITY LIGHTING CONCEPT

SECTION 6

IMPLEMENTATION

6.1 Development Review Process

All development projects within the Lincoln Specific Plan area shall be subject to the Development Plan Review Process described in this section. Adoption of the Lincoln Specific Plan by the City includes adoption of the General Site Development Standards contained within Section 4.

In the event another residential product type not identified herein is proposed for development, development standards for that product type will be subject to review by the Director of Community Development and Planning Commission. Development permits are approved with conditions of approval. All development applications shall include the following:

1. A completed application for development review containing the name, address and telephone number of the applicant, the owner and the person who prepares the plan, the authorized agent, if any; and
2. The street address and a brief legal description for the property involved, and the names of the streets which serve the subject property; and
3. The net and gross property size, the number of lots involved, if more than one, and all the lot dimensions and lot areas of each lot as these requirements apply to the specific development; and
4. The approximate square footage and location of all buildings and structures, including the location and striping of all off-street parking facilities and related parking lot landscaping; and
5. Conceptual landscape plans for the Freedom Trail and all proposed private parks, open spaces and landscaped areas; and
6. The proposed use or uses of the site and/or building(s); and
7. Detailed building elevations (front, rear and sides) and floor plans; and
8. Conceptual elevations of all adjacent buildings in sufficient detail, in the opinion of the director, to determine design compatibility; and
9. A property radius map, and the names and addresses of all surrounding property owners within 300 feet of the subject site. The names and addresses of the property owners must be from the latest equalized assessment roll of the County Assessor.
10. All commercial development applications will require a sign program.
11. Landscape plans will be required for all development submittals.
12. A tree survey will be required to identify specimens worthy of replacement or relocation.

6.1.1 Transfer of Dwelling Units

The Dwelling Unit Transfer Procedure, as set forth by this Specific Plan, allows for the transfer of dwelling units from one planning area to another without necessitating the preparation of a Specific Plan Amendment or Providing Substantial Conformance. The Dwelling Unit Transfer Procedure may be used if market conditions favor the development of one residential product type over another. A maximum of 20% of the units within a Planning Area may be transferred to another Planning Area without necessitating the preparation of a Specific Plan Amendment or Substantial Conformance provided that the maximum number of dwelling units for the entire Specific Plan is not exceeded.

6.1.2 Granting of Conditional Use Permit

Conditional use permits will be granted subject to the procedures stated in the Whittier Municipal Code, section 18.52.040 Prerequisites—Burden of proof.

6.1.3 Uses Permitted by Specific Conditions

Uses Permitted by Specific Conditions, are described in Tables 4-1B “Uses Permitted by Specific Conditions.” Uses complying with these specific conditions and general provisions shall be permitted in the identified areas.

6.2 Financing and Maintenance

6.2.1 Financing

The financing of construction, operation and maintenance of public improvements and facilities (“the facilities”), and public services will include funding through a combination of financing mechanisms. Final determination as to the facilities to be constructed and as maintenance responsibilities – whether publicly or privately maintained, will be made prior to recordation of the final maps. In order for the project to be fiscally self-sufficient, the following financing options can be considered for implementation:

Facilities and Services

- Private capital investment or other bonding mechanism for the construction of facilities.
- Community Facilities District (CFD) established pursuant to the Mello-Roos Community Facilities District Act of 1982, Infrastructure Finance District (IFD) or other special district, to provide funding for the construction of a variety of public facilities and the provision of public services.

Operation and Maintenance

- By individual private property owner
- By private, property owners or Homeowners Association
- By Community Facilities District (CFD) established pursuant to the Mello-Roos Community Facilities District Act of 1982, or other special district
- By the City of Whittier General Fund

6.2.2 Public Maintenance

The public and private improvements constructed within the Lincoln Specific Plan will be maintained through a combination of public and private entities as described below and in Table 6-1, “Maintenance Responsibility Matrix”.

1. Streets in all residential development areas will be dedicated as public streets (excluding alley ways/private lanes) to the City of Whittier and will be maintained by the City.
2. The City will maintain landscaping of peripheral streets and “curb-to-curb” on internal streets. Parkway improvements within the right-of-way of residential areas along interior streets and alleys shall be maintained by Homeowners Associations. Parkway improvements along interior streets and driveways within the retail and commercial area shall be maintained by the property owners.
3. Public storm drain, sewer and water easements shall be dedicated to the City and/or County as deemed necessary by the City.
4. All on-site water, sewer, and storm drains within public streets or easements dedicated to the City shall be constructed by the developer and, upon acceptance, shall be maintained by the City.
5. Off-site infrastructure improvements such as water, sewer and storm drain facilities, and the permanent on-site storm water pollution treatment detention basin or other water treatment facilities will be constructed / installed by developer and maintained by the City. Interim Detention Basins for flood control purposes will be constructed and maintained by the developer until such time Master Plan storm drain improvements are constructed.
6. During the course of maintenance of public utilities (including storm drain) within private and public streets, the City will pave the streets and restore landscaping per City standards. Restoration of any enhancements above and beyond City standards, including but not limited to architectural, hardscaping and landscaping enhancements shall be the responsibility of the HOA or other entity maintaining those enhancements. This applies to all areas where public utilities are located including but not limited to public and private streets, alleys, etc.

6.2.3 Private Maintenance

Residential Maintenance

A Master Homeowners Association will be established for the maintenance of common area landscape improvements within the residential portion of the Lincoln Specific Plan. Private improvements to be maintained by the homeowner’s association include:

- Private alleys and adjacent landscaping within the residential development areas
- Courts, parkways and landscaping within the residential areas
- Streets and landscape areas that have architectural enhancements
- Walkways and common areas distinct to individual residential types and neighborhoods
- Private Recreational facilities including the Plunge
- Internal slopes fronting streets and slope areas in the rear of homes
- All internal open spaces, parks and common areas at neighborhood entries

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TABLE 6-1 MAINTENANCE RESPONSIBILITY

	City and/ or Special District	Private Homeowners Association	Private Home- owners	Community Property Manage- ment	Utility Entity
Master Plan Roadways (Whittier Blvd., Sorensen Ave.)	●				
Interior Project Streets - Curb to Curb	●				
Traffic Signals and Street Lights in the public right- of-way	●				
Traffic Control Signs	●				
Alleys / Private Drives		●			
Interior project streets- behind the curb improvements (sidewalk, parkway Freedom Trail and monument signs)		●			
Off-site and on-site public water and sewer improvements	●				
Off-site and on-site storm drain improvements	●				
NPDES Facilities (On-site)/ W.Q.M.P	● ⁽¹⁾	● ⁽²⁾			
NPDES facilities/Interim Detention Basin		●			
Private Parks and Recreation Areas		●			
Front Yard/Corner Streetside Landscaping Areas		●	●		
Private Interior Yard Walls		●	●		
Landscaped slope area/ buffer area		●	●	●	
Exterior Community Theme Wall/Graffiti Removal		●			

TABLE 6-1 MAINTENANCE RESPONSIBILITY (CONT.)

	City and/ or Special District	Private Homeowners Association	Private Home- owners	Community Property Manage- ment	Utility Entity
Community Theme Walls on Interior Roadways		●			
Interior Tract Graffiti Removal		●			
Community/Neighborhood Entries		●			
Parkways of all Interior Project Streets (Including Landscaping, Medians, and Sidewalks)		●			
Alley Landscaping and Lighting		●			
Monument Signs within tract entry		●			
Electricity and Natural Gas					●
Commercial Area- Common seating areas/ Plazas				●	
Commercial parking lots including lights, landscaping and signage				●	
Communications Systems	●				●
Police and Fire	●				
Fiber Optic Conduit (in-tract streets)					●

(1) Only those facilities in public roads or easements

(2) Only those facilities on private property

Commercial Maintenance

Commercial areas will be maintained by separate commercial property owner and/or maintenance company. A Property Manager will be established for common areas within the commercial areas of the Lincoln Specific Plan area. The Property Manager will be responsible for maintaining common plazas, seating areas, parking lots, parking lot lighting, parking lot signage and other common features.

6.2.4 Maintenance Responsibilities

For an itemization of maintenance responsibilities, please see Table 4-12, Maintenance Responsibility Matrix.

6.3 Modifications and Plan Amendment Process

6.3.1 Minor Modifications

The following constitute minor modifications to The Lincoln Specific Plan, not requiring a Specific Plan Amendment, and are subject to review and approval by the City Manager or Designee. The Zoning Administrator shall have the discretion to refer any such request for modification to the Planning Commission or the City Council.

1. Change in utility and/or public service provider
2. Adjustment of a Planning Area boundary provided the total acreage of the affected area does not increase or decrease by more than 10% the total acreage stated in the approved The Lincoln Specific Plan.
3. Other modifications of a similar nature to those listed above, which are deemed minor by the Director, which are in keeping with the purpose and intent of the approved The Lincoln Specific Plan and which are in conformance with the General Plan.
4. Adjustments to the alignment, location and sizing of utilities and facilities or a change in utility and/or public service provider may be approved by the City's Engineering or Public Works Department so long as the adjustments or changes are found to be in compliance with applicable plans and standards of the agency

6.3.2 Specific Plan Amendments

Any amendments to the specific plan shall require Planning Commission review and City Council approval and shall be initiated in one of the following manners:

1. A resolution of intention by the Planning Commission.
2. A resolution of intention of the City Council directing the Planning Commission to initiate an amendment.
3. An application from a property owner. Any amendment shall be accompanied by a Specific Plan Amendment fee. Before recommending the specific plan or amendment to the City Council, the Planning Commission shall hold a minimum of one public hearing with appropriate public notice indicating the hearing time and place. Prior to adoption of any amendment to the specific plan, the City Council shall hold at least one public hearing, with appropriate public notice indicating the hearing time and place.

APPENDIX

General Plan Consistency

The Whittier General Plan was adopted in 1993 and contains the following Elements:

1. Land Use
2. Housing
3. Transportation
4. Environmental Resource Management
5. Air Quality
6. Public Safety
7. Noise
8. Historic Resources

The following pages contain the existing Whittier General Plan Policies from the aforementioned elements and their relationship/applicability to the Lincoln Specific Plan as required to address Lincoln consistency with the City's General Plan Policies.

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Lincoln Specific Plan – General Plan Consistency		
Land Use	Policies	Lincoln Consistency
Goals		
1. Establishment of Compatible Land Uses		
	1.1 Encourage desirable land uses.	Planned residential and commercial uses are desired uses for the site and identified as such in the Whittier Boulevard Specific Plan.
	1.2 Encourage development that is compatible with surrounding uses.	Planned residential and commercial uses are compatible with the surrounding residential and commercial uses.
	1.3 Conduct appropriate environmental review for new development.	As required by State law an environmental review will be conducted analyzing the new development.
	1.4 Establish guidelines for land use compatibility.	The Lincoln Specific Plan includes standards and guidelines to ensure compatibility between residential and commercial land uses.
	1.5 Promote compatibility between infill development and existing land uses.	As part of this infill development, commercial uses are concentrated in the north nearest existing commercial uses and residential uses are concentrated in the south nearest existing residential uses to promote compatibility between use types.
	1.6 Promote adaptive reuse of historic structures.	The Lincoln Specific Plan discusses potential for the adaptive reuse of the Superintendent's Residence and Administration Building.
2. Maintenance and Development of Residential Neighborhoods		

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	2.5 Encourage development of quality housing.	Quality housing will be ensured through the development standards in this document and the project review process.
	2.6 Encourage lot assembly.	Lot assembly is not necessary due to the large size of the parcel.
	2.7 Require new development to consider infrastructure capacity and demand on public services.	The EIR for the Lincoln Specific Plan will consider infrastructure capacity and demand on public services.
	2.8 Implement ongoing planning efforts.	The Lincoln Specific Plan implements the planning efforts as described in the Whittier Boulevard Specific Plan.
3. Maintenance and development of commercial and retail uses.		
	3.1 Promote convenient access and parking areas.	Convenient access and parking areas are described in the Development Standards.
	3.2 Encourage the grouping of commercial uses.	Commercial uses will be grouped in the northern portion of the site closest to Whittier Boulevard.
	3.3 Protect the aesthetic qualities of commercial areas.	NA, there are no commercial areas currently on the site to protect.
	3.4 Discourage large temporary and offsite signs.	Large, temporary signs and offsite signs are subject to review and discouraged by the City.
	3.5 Encourage a variety of commercial uses.	A variety of commercial uses, big and small are planned for the commercial area to complement existing commercial uses in the surrounding area.

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	3.6 Encourage attractive, safe, comfortable commercial developments.	An attractive, safe and comfortable commercial development will be promoted through the development standards contained in the Lincoln Specific Plan and the City's development review process.
	3.7 Encourage the use of buffers and landscaping.	Buffers and landscaping are part of the development concept and addressed in the development standards for their respective use.
	3.8 Promote energy conservation.	Energy conservation will be promoted by implementation of state of the art construction techniques, energy conserving appliances and products and offering the option of solar energy to homebuyers in accordance with current requirements of Title 24 of the State's building code.
	3.9 Require new development to consider infrastructure capacity and demand on public services.	Infrastructure capacity and demand on public services will be considered in the Environmental Impact Report for the Lincoln Specific Plan.
4. Continued improvement of industrial areas.		
	4.1 Encourage industrial developments to be compatible with adjacent uses.	NA, no industrial development is planned for the site.
	4.2 Encourage industrial diversification in Whittier.	NA, no industrial development is planned for the site.

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	4.3 Require high quality building design and promote the use of buffers.	High quality building design is ensured through the development standards herein as well as design guidelines that will accompany individual development submittals. Buffers are implemented per the setbacks required in the development standards and street right-of-way design as shown in the Street Sections Exhibits.
	4.4 Cooperate with other agencies in limiting adverse impacts of industrial development.	NA, no industrial development is planned for the site.
	4.5 Require industrial development to meet or exceed safety standards.	NA, no industrial development is planned for the site.
5. Provision of Parks and Recreational Opportunities		
	5.1 Encourage development and retention of parks and recreation areas.	Parks and recreation areas are an integral part of the Lincoln plan and are shown in the Parks and Open Space exhibits.
	5.2 Purchase new park sites whenever possible.	As part of the Lincoln development process, the Lincoln site will be purchased and parkland developed onsite and potentially offsite.
	5.3 Development of parks and recreation facilities to complement other community facilities.	The Parks and recreation facilities at Lincoln will be unique and specifically designed to complement other community facilities.
	5.4 Encourage park development to address deficiencies.	Lincoln will provide a new public park as described in the Parks and Open Space Plan.
	5.5 Discourage the destruction of existing parks	NA, there are no existing public parks on site.

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6. Retention and development of scenic areas and open space.		
	6.1 Encourage landscaped buffer zones.	Landscape buffer zones are part of the development concept and addressed in the development standards for their respective use.
	6.2 Maintain and develop sidewalks and parkways.	Lincoln will develop sidewalks and parkways and either the homeowners association or City will maintain them, depending on the location.
	6.3 Promote conversion of railroad rights-of-way to multi-use trails.	NA, this is a City directed function that has resulted in the Greenway Trail to which Lincoln will be facilitating a multi-use connection.
	6.4 Preserve ecological resources in planning area.	As a previously developed site there are limited ecological resources. Some of the trees on site will be retained and ecological resources addressed in the EIR.
	6.5 Work with involved individuals and agencies to promote preservation of Puente Hills.	NA, this is a City directed function.
7. Promote mixed-use development.		
	7.1 Encourage new housing in mixed-use districts.	New housing is an integral part of Lincoln.
	7.2 Encourage the development of mixed-use districts.	Lincoln includes a variety of types/mixes of residential, commercial and open space uses.
8. Preserve Institutional Uses.		
	8.1 Preserve and maintain institutional uses.	Since the Nelles facility has been closed by the State of California it is no longer an institutional use.

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	8.2 Work with Whittier College to preserve its campus	NA, this is a City directed function.
Housing		
Goals	Policies	Lincoln Consistency
1. Maintain housing supply		
	1.1 Identify substandard housing and correct these deficiencies.	NA, this is a City directed function for existing housing.
	1.2 Maintain residential neighborhoods.	NA, this is a City directed function for existing housing.
	1.3 Conserve existing residential areas.	NA, this is a City directed function for existing housing.
	1.4 Rehabilitate substandard dwelling units.	NA, this is a City directed function for existing housing.
	1.5 Promote housing rehabilitations.	NA, this is a City directed function for existing housing.
	1.6 Encourage the provision of public improvements and services to serve residential neighborhoods.	Public improvements and services will be provided to serve residential neighborhoods at Lincoln as described in the Infrastructure and Services section.
	1.7 Maintain amenities which provide beauty, identity & form to the City.	Select trees and/or buildings that can provide beauty and identity to Lincoln and the City will be maintained as part of the development.
	1.8 Provide parks & recreational facilities.	Parks and recreational facilities will be provided as described in the Parks and Open Space plan and shown in the Parks and Open Space exhibits.
	1.9 Discourage increases in noise levels.	Any potential increase in noise levels will be identified in the EIR.

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	1.10 Discourage through traffic in residential areas.	Through traffic is discouraged by limiting vehicular access to Lincoln via Whittier Boulevard and Sorensen Avenue.
	1.11 Preserve existing low-income housing projects.	NA, this is a City directed function for existing housing.
2. Opportunities for new housing to meet area needs.		
	2.1 Encourage housing development to meet regional housing needs.	New housing at Lincoln will help in meeting regional housing needs.
	2.2 Encourage a variety of housing to accommodate households with various income levels.	A variety of housing types and sizes will be provided as shown in Development Standards to address the needs of households with various income levels.
	2.3. Encourage a variety of housing arrangements.	A variety of housing arrangements is encouraged as described in the Home Types in the Development Standards.
	2.4 Encourage a balance of housing types.	A balance of housing types is encouraged as described in the Home Types in the Development Standards.
	2.5 Promote development density that is consistent with the environment and natural topography.	A variety of densities are promoted as described in the Home Types in the Development Standards.
	2.6 Encourage continued and new investment in Whittier.	The Lincoln project signifies new investment in the City of Whittier.
	2.7 Encourage lot assembly on high density areas.	Lot assembly is not necessary due to the large size of the parcel.
	2.8 Encourage the consolidation of land to improve development quality.	Consolidation of land is not necessary due to the large size of the parcel.
	2.9 Examine use of underutilized sites for residential uses.	The Lincoln site is underutilized and will contain residential uses.

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	2.10 Promote first time home buyer assistance programs.	NA, this is a City directed function.
	2.11 Use incentives to encourage lot assembly.	NA, this is a City directed function.
3. Maintenance of balanced housing stock and housing assistance.		
	3.1 Work towards meeting the City's regional housing needs.	While this is a City directed function, Lincoln will contribute towards meeting the City's regional housing needs.
	3.2 Encourage housing supply which is affordable to various income levels.	A variety of housing types and sizes will be provided at Lincoln to address the needs of households with various income levels.
4. Equal housing opportunities.		
	4.1 Promote equal access to housing.	NA, this is a City directed function.
	4.2 Encourage accessible housing for the disabled.	Per State law, accessible housing will be provided for the disabled.
	4.3 Encourage support services for residents with special needs.	NA, this is a City directed function.
Transportation		
Goals	Policies	Lincoln Consistency
1. Provide a comprehensive transportation system.		
	1.1 Eliminate or remove congestion at critical locations	NA onsite as the site has been closed since 2004. Onsite and offsite circulation analysis will be analyzed in the EIR.
	1.2 Emphasize creative traffic solutions.	Creative traffic solutions unique to the Lincoln site are proposed in the Traffic Calming section.

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2. Provide a safe and efficient road system.		
	2.1 Encourage through traffic to use non-residential streets.	By limiting vehicular ingress and egress to and from Lincoln to Whittier Boulevard and Sorensen Avenue, through traffic is directed to these non-residential/non-local streets.
	2.2 Designate through-truck routes.	NA, local/residential streets are not candidates for through truck routes. Lincoln only has local and residential streets.
	2.3 Provide off-street parking	Off-street parking will be provided at Lincoln as described in the residential development standards.
	2.4 Review current on-street parking requirements.	NA, this is a City directed function.
	2.5 Establish right-of-way easements where required.	NA, this is a City directed function.
	2.6 Encourage alternatives to road widening.	NA, this is a City directed function.
	2.7 Investigate reducing traffic speed and volume on residential streets.	NA, this is a City directed function.
	2.8 Implement Uptown Specific Plan.	NA, this is a City directed function.
3. Encourage a comprehensive public transportation system and alternative modes of transit.		
	3.1 Encourage usage of existing programs.	By creating jobs, commercial services and residences on a parcel that abuts the Whittier Boulevard corridor, the use of existing transportation system is encouraged.
	3.2 Promote alternate forms of transportation.	By creating jobs, commercial services and residences on a parcel that abuts the Whittier Boulevard corridor, alternate forms of transportation are promoted.

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	3.3 Promote carpools.	Residents or potential buyers at Lincoln will be provided with information about MTAs Southern California Ridematching service to promote carpools.
	3.4 Provide pedestrian and bicycle paths and lanes that link major city centers.	Pedestrian and bicycle paths will be provided within Lincoln to facilitate linkages to regional trails and major city centers beyond the project.
	3.5 Promote bicycle use.	Bicycle paths will be provided within Lincoln to promote bicycle use.
	3.6 Encourage and support the development of rail transit system through the City.	NA, this is a City directed function.
	3.7 Continue a local bus system.	NA, this is a City directed function.
	3.8 Use flexible fuel vehicles.	NA, this is a City directed function.
4. Encourage multi-use trails.		
	4.1 Pursue acquiring linear park space.	NA, this is a City directed function.
	4.2 Designate bicycle lanes and paths.	While this is a City directed function, Lincoln will designate bicycle paths to promote bicycle use.
	4.3 Encourage multi-use trails utilizing and linking parks and open spaces.	Multi-use trails link to the park as shown on the Pedestrian Plan.
	4.4 Encourage businesses to install facilities for those using alternate transportation.	Commercial uses at Lincoln will provide facilities for those using alternate transportation as described in the development standards for commercial uses.
	4.5 Prioritize bike lane construction.	While this is a City directed function, Lincoln will construct bicycle paths and routes in order to promote bicycle use.

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	4.6 Provide facilities for alternate modes of transportation.	Bicycle and pedestrian facilities are provided as described in Pedestrian Plan and commercial uses will provide facilities for those using alternate transportation as described in the Development Standards for commercial uses.
	4.7 Establish guidelines for the use of skateboards and other personal transportation.	NA, this is a City directed function.
	4.8 Work toward creative recycling of railroad easements.	While this is a City directed function, the developer is working toward creative recycling of a railroad easement.
5. Establish a comprehensive system of sidewalks and pedestrian walkways.		
	5.1 Provide pedestrian safety via sidewalks and crosswalks.	Sidewalks and crosswalks will be provided at Lincoln.
	5.2 Complete gaps in sidewalk system.	While this is a City directed function for gaps in the existing system, Lincoln will provide new sidewalks to support the existing system.
	5.3 Plant street trees and develop pedestrian rest areas.	Lincoln will plant trees and develop pedestrian rest areas as shown in the Street Section exhibits and as described in the development standards.
	5.4 Expand the existing sidewalk system, particularly near schools.	Lincoln will provide new sidewalks expanding the existing system.
6. Consider environmental and socio-economic impacts, along with the circulation benefits of street extensions and widening projects.		

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	6.1. Future extension of roadways should be sensitive to existing wildlife and their habitats.	While this is a City directed function for extending existing roadways, as an infill site, Lincoln has limited wildlife habitat and its potential will be considered in the EIR.
	6.2 Road widening and extension projects shall be evaluated for the disturbance to existing developments, loss of affordable housing and the economic impacts on abutting uses.	NA, this is a City directed function.
	6.3 Evaluate traffic impacts.	Traffic impacts will be evaluated by the Lincoln EIR.
Environmental Resource Management		
Goals		
1. Preservation of valuable natural & cultural resources.		
	1.1 Cooperate with other agencies in preserving water resources.	NA, this is a City directed function.
	1.2 Encourage soil conservation.	The Lincoln site has been previously been developed so has limited opportunity for soil conservation. Natural resources will be considered in the EIR.
	1.3 Preserve open space areas for wildlife & plant habitats.	The Lincoln site has previously been developed so has limited opportunity for preservation of open space areas for wildlife & plant habitats. Natural resources will be considered in the EIR.
	1.4 Work with other agencies in rehabilitation of oil fields.	NA, this is a City directed function.

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	1.5 Encourage preservation of areas with native vegetation wildlife habitats and visual beauty.	As a previously developed urban infill site, Lincoln has limited opportunity for native vegetation wildlife habitats but will be preserving some of its visual beauty by preserving select trees and/or buildings.
2. Promotion of Energy Conservation.		
	2.1 Encourage energy conservation measures.	Energy conservation will be promoted by implementation of state of the art construction techniques, energy conserving appliances and products and offering the option of solar energy to single family home buyers.
	2.2 Encourage the use of energy conservation programs offered by utility companies.	Utility customers at Lincoln will be encouraged to register for demand side management and other available utility energy conservation programs.
3. Preservation of Open Space Resources.		
	3.1 Protect unique examples of wildlife habitat.	As a previously developed urban infill site, Lincoln has limited opportunity for wildlife habitat. The EIR will consider any unique examples of wildlife habitat.
	3.2 Minimize development impacts on hills & natural vegetation.	As a previously developed urban infill site on gently sloping ground, the Lincoln site has no real hills & limited potential for natural vegetation. The EIR will consider natural vegetation should it exist.
	3.3 Participate with other agencies in open space planning within the City's sphere of influence.	NA, this is a City directed function.
	3.4 Enforce mitigation measures for development.	NA, this is a City directed function.

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4. Preservation of Open Spaces.			
	4.1 Encourage dedication of open space land.	Lincoln will be dedicating land for open space as described in the Parks and Open Space section.	
	4.2 Retain existing open space in public ownership.	NA, this is a City directed function.	
	4.3 Preserve private open space areas and consider public acquisition.	NA, this is a City directed function.	
	4.4 Pursue acquisition of open space areas.	NA, this is a City directed function.	
	4.5 Pursue the use of open space for multi-use trails.	NA, this is a City directed function.	
	4.6 Explore funding sources for acquisition of open space.	NA, this is a City directed function.	
	4.7 Pursue future expansion of Hellman Wilderness Park.	NA, this is a City directed function.	
5. Provision of Recreation Opportunities.			
	5.1 Identify possible locations for special recreational facilities.	Locations for special recreational facilities are identified and described in the Parks and Open Space Plan and exhibits.	
	5.2 Encourage cooperation in park planning.	Cooperation in regards to park planning has taken place during the conceptual planning phase and will continue as part of the review of the Lincoln SP and its components.	
	5.3 Integrate recreation planning with conservation, open space, & scenic highway programs.	While the City integrates recreation planning with conservation and scenic highway programs, recreation planning has been integrated with the open space program for Lincoln as described in the Parks Plan.	

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	5.4 Identify land that may be suitable for future park development.	Land has been identified for park development as described in the Parks and Open Space Plan and the Land Use Summary Table.
	5.5 Develop a system for bicycle, equestrian and hiking trails.	A system of bicycle trails is described in Section 3 and shown in the Pedestrian and Bicycle Plan. There is a system of equestrian and hiking trails in the natural open space areas of the Puente Hills east of urbanized Whittier.
	5.6 Cooperate with Los Angeles County in open space & park planning.	NA, this is a City directed function.
	5.7 Update Parks Needs Study to evaluate effective use of current parks and recreation programs.	NA, this is a City directed function.
	5.8 Translate recreational needs into park space requirements.	The recreational needs of the community will be programmed into the park space requirement as described in the Parks Plan and a part of the development review process.
	5.9 Promote handicap access at City parks.	Handicap access to the public park at Lincoln will conform to State and Local handicap access requirements.
	5.10 Coordinate use of parkland of other community concerns.	NA, this is a City directed function.
	5.11 Encourage full use of parks & recreational facilities.	NA, this is a City directed function.
	5.12 Encourage joint use/maintenance agreements with school districts.	NA, this is a City directed function.

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	5.13 Encourage landscaping of railroad rights-of-way & major arterials.	There are no railroad rights-of-way within the Lincoln boundary. However, there is an abandoned railroad right-of-way adjacent to the easterly boundary at Whittier Boulevard. Lincoln encourages landscape improvements in this area. The only major arterial, Whittier Boulevard, will include landscape improvements as described in the Infrastructure and Services section and Design Guidelines section.
	5.14 Provide recreation facilities in conjunction with existing facilities.	NA, there are no existing recreation facilities at the Lincoln site. New recreation facilities are planned as described in the Parks Plan.
	5.15 Preserve privately-owned residential open space land.	NA, this is a City directed function.
	5.16 Whittier Hills Park Plan.	NA, this is a City directed function.
6. Maintenance of some roadways & corridors.		
	6.1 Upgrade entryways & areas along major thoroughfares.	Entryways to the Lincoln site will be upgraded as described in the Circulation Plan.
	6.2 Protect scenic corridors.	NA, no designated scenic corridors through or adjacent to the site.
	6.3 Identify portions of street system which would benefit from scenic treatments.	The street system at Lincoln will include a Freedom Trail, which will receive scenic treatment. The Freedom Trail is shown in the Local Street with Freedom Trail exhibit.
	6.4 Cooperating with county and state agencies for scenic corridor plans.	NA, this is a City directed function.

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7. Work with property owners & governmental agencies in planning of Puente Hills.			
	7.1 Promote land use plans that are sensitive to environment & infrastructure capacity.	The land use plan at Lincoln is sensitive to the environment and infrastructure capacity and will be analyzed in the EIR.	
	7.2 Promote land use plans that consider topography, compatibility with existing development and viewsheds.	The Lincoln site has little topography to consider but considers compatibility with surrounding existing development and viewsheds as reflected in the Land Use Plan.	
	7.3 Work with other agencies in the review of development in the Puente Hills.	NA, this is a City directed function.	
	7.4 Promote the preservation of the Puente Hills within the planning area.	NA, this is a City directed function.	
	7.5 Continue to enforce hillside development ordinance.	NA, this is a City directed function.	
8. Promotion of source reduction, recycling & waste management.			
	8.1 Support existing recycling programs.	Lincoln supports existing recycling programs as described in the Solid Waste section.	
	8.2 Implement source reduction & waste recycling element.	NA, this is a City directed function.	
Air Quality			
Goals			
	Policies	Lincoln Consistency	
1. Reduce emissions associated with automobile use.			
	1.1 Enhance transit service.	NA, this is a City and/or transit provider directed function.	

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	1.2 Promote transit service & availability.	While this is a City and/or transit provider directed function, Lincoln will be promoting transit service by bringing riders (residents) and destinations (commercial services/employment) to Whittier Boulevard.
	1.3 Support development of a transit center.	NA, this is a City and/or transit provider directed function.
	1.4 Support trip-reduction programs.	NA, this is a City and/or transit provider directed function.
	1.5 Encourage participation in Transportation Management Associations/Organizations (TMA/TMO)	NA, this is a City and/or transit provider directed function.
	1.6 Encourage walking and bicycling.	Lincoln is encouraging walking and bicycling by developing walking and bicycling facilities as described in Section 3 and shown in the Pedestrian Plan.
	1.7 Encourage local merchants to offer incentives to customers who use transit or walk or bicycle to shop.	NA, this is a City and/or transit provider directed function.
2. Reduce truck emissions.		
	2.1 Encourage diversion of peak hour truck traffic.	NA, this is a City directed function.
	2.2. Work to improve roadway safety by designing roadways to accommodate trucks.	NA, this is a City directed function.
	2.3 Encourage trucks operating within the City to maintain safety equipment and operate at safe speeds.	NA, this is a City directed function.
3. Reduce directly emitted vehicle emissions.		
	3.1 Reduce idling emissions by improving traffic flow.	NA, this is a City directed function.

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	3.2 Encourage the use of alternative fuels in City vehicles.	NA, this is a City directed function.
4. Reduce vehicle emissions through parking design.		
	4.1 Promote parking facility designs.	Lincoln promotes progressive parking facility design in the Commercial Development Standards in Section 4.
	4.2 Support easing of parking requirements on a case-by-case basis.	NA, this is a City directed function.
	4.3 Support community activities where parking is temporarily restricted.	NA, this is a City directed function.
	4.4 Encourage centrally located parking in Uptown and other shopping areas.	While this is a City directed function, parking for the commercial uses at Lincoln will be centrally located.
	4.5 Encourage landscaping in parking areas.	Lincoln promotes landscaping in parking areas as required in the Commercial Development Standards in Section 4.
5. Reduce emissions associated with vehicle miles traveled.		
	5.1 Maintain the City of Whittier's existing favorable balance of job and housing opportunities.	The favorable balance of jobs and housing will be maintained at Lincoln with the development of both residential and commercial/employment generating uses.
	5.2 Work cooperatively with adjacent job-rich communities.	NA, this is a City directed function.
	5.3 Encourage mixed-use developments.	Lincoln is a mixed-use development containing both residential and commercial uses.
	5.4 Encourage residential growth to occur in and around commercial activity centers and transportation node corridors.	Lincoln implements growth both residential and commercial growth adjacent to a transportation corridor (Whittier Boulevard).

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	5.5 Promote telecommuting and teleconferencing activities.	Telecom infrastructure will be provided at Lincoln to promote telecommuting and teleconferencing activities.
6. Reduce emissions associated with energy consumption.		
	6.1 Support the use of energy-efficient equipment and design.	Energy conservation will be supported by implementation of state of the art construction techniques, energy-efficient equipment and design.
	6.2 Encourage energy conservation features in new developments.	Energy conservation features include of state of the art construction techniques, energy conserving appliances and products and offering the option of solar energy to single family home buyers.
	6.3 support passive solar design in new construction.	Passive solar design will include but not be limited to techniques such as of shading devices for windows, trees to provide shade to streets as shown in the Residential Development Standards and Street Sections.
	6.4 Support public participation in recycling programs.	Lincoln supports participation in recycling programs as described in Solid Waste in Section 3.
	6.5 Support use of drought-resistant vegetation.	Lincoln supports the use of drought resistant vegetation as described in the Landscape Design Guidelines in Section 5.
7. Reduce fugitive dust emissions.		
	7.1 Encourage feasible fugitive dust reduction techniques.	Per State law, Lincoln will implement fugitive dust reduction techniques during construction.

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	7.2 Support the use of efficient equipment and practices.	Lincoln will support the use of efficient equipment and practices in accordance with State and local laws.
	7.3 Support subdivision design which minimizes grading and maintains the natural topography.	Due to the minor slope and pre-existing developed condition of the Lincoln site, grading is minimized.
8. Reduce emissions through siting and building design standards.	8.1 Support the use of low polluting construction materials and coatings.	Lincoln will comply with AQMD rules regarding pollution during construction and supports the use of low or no volatile organic compound (VOC) materials and coatings in construction.
	8.2 Assess the air pollution impacts of all projects uniformly.	Air pollution impacts will be assessed in the Lincoln EIR.
	8.3 Actively encourage the separation of sensitive receptors from sources of toxic emissions.	While this is a City directed function, the EIR will consider potential toxic emissions.
	8.4 Actively encourage the separation of sensitive receptors from potential carbon monoxide hotspots.	NA, this is a City directed function.
	8.5 Encourage the provision of bus shelters, turn-out lanes, etc. in new developments.	As part of the Lincoln development, improvements will be made to Whittier Boulevard facilitating bus and vehicular movement as described in the Infrastructure and Services section.
9. Maximize the effectiveness of air quality control programs.	9.1 Participate in the SCAQMD rule development process.	NA, this is a City directed function.

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	9.2 Verify that new establishments obtain all necessary SCAQMD permits.	NA, this is a City directed function.
	9.3 Support state and federal legislation on air quality.	NA, this is a City directed function.
	9.4 Participate with neighboring cities.	NA, this is a City directed function.
Public Safety		
Goals		
1. Provision of a safe environment.		
	1.1 Continue to provide fire, police, and health protection.	Lincoln will have fire, police and health protection as described in the Community Services Plan.
	1.2 Cooperate with state and local agencies on emergency preparedness programs.	NA, this is a City directed function.
	1.3 Continue to provide assistance to disaster victims.	NA, this is a City directed function.
	1.4 Encourage public education and awareness programs on safety.	NA, this is a City directed function.
	1.5 Promote regulations for development in hazardous areas.	NA, this is a City directed function.
2. Minimize seismic hazards.		
	2.1 Develop land use regulations for development on hazardous areas.	NA, this is a City directed function.
	2.2 Provide abatement of structural hazards.	NA, this is a City directed function.
	2.3 Maintain contingency plans for earthquake disasters.	NA, this is a City directed function.
3. Maintenance of safety and emergency services.		
	3.1 Coordinate with the L.A. County Fire Department.	NA, this is a City directed function.

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	3.2 Maintain an adequate emergency response system.	NA, this is a City directed and/or emergency services function.
	3.3 Assist the police and fire departments in monitoring public safety.	NA, this is a City directed function.
	3.4 Maintain fire safety.	NA, this is a City directed function.
	3.5 Provide adequate fire and police services for new developments.	While this is a City directed function, the Lincoln SP and EIR describe provisions for fire and police services.
	3.6 Review emergency equipment and shelters for adequacy.	NA, this is a City directed function.
4. Protection from hazardous materials contamination.		
	4.1 Support state and federal environmental and pollution control laws.	The EIR will consider state and federal environmental and pollution control laws in the analysis of the Lincoln project.
	4.2 Promote the proper disposal of hazardous materials.	NA, this is a City directed function.
	4.3 Designate routes for trucks carrying hazardous materials.	NA, this is a City directed function.
	4.4 Work with the County Fire Department and adjacent cities on emergency response plans for hazardous material accidents.	NA, this is a City directed function.
5. Work towards the reduction of crime and violence in the City.		
	5.1 Regularly review police services to determine adequacy and quality of service.	NA, this is a City directed function.
	5.2 Continue to provide programs that deter crime and violence in Whittier and the surrounding area.	NA, this is a City directed function.

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	5.3 Encourage neighborhood groups to assist the police in crime prevention and law enforcement.	NA, this is a City directed function.
	5.4 Develop programs for discouraging crime and gang violence in the City.	NA, this is a City directed function.
	5.5 Work with other agencies and jurisdictions to promote safe driving to minimize traffic accidents.	NA, this is a City directed function.
Noise		
Goals		
1. Minimize Noise Levels		
	1.1 Work for separation of freeways and highways from noise-sensitive land uses.	Whittier Boulevard will be separated from residential uses by a parking area and commercial uses.
	1.2 Correct existing noise problems and avoid future noise problems.	NA, this is a City directed function.
2. Discourage Noise		
	2.1 Control noise at their sources.	NA, this is a City directed function.
	2.2 Evaluate and control noise impacts during review process.	Evaluation of noise impacts will be included in the Lincoln EIR.
	2.3 Encourage noise attenuation devices and limited hours of operation.	Need for noise attenuation devices and limited hours of operation will be included in the Lincoln EIR.
	2.4 Support the enforcement of noise control regulations.	NA, this is a City directed function.
	2.5 Establish acceptable noise standards.	NA, this is a City directed function.

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Historical Resources		Lincoln Consistency
Goals	Policies	
1. Nature of Whittier Cultural Heritage.		
	1.1 Identify buildings, sites, objects and neighborhoods with historic significance.	NA, this is a City directed function.
	1.2 Investigate the presence of archaeological and paleontological resources prior to development.	Investigation of the presence of archaeological and paleontological resources will be included in the Lincoln EIR.
2. Historic Resources Preservation		
	2.1 Historic Resources Ordinance	NA, this is a City directed function.
	2.2 Review feasibility of establishing Historic Districts.	NA, this is a City directed function.
	2.3 Encourage new development to be compatible with existing historic structures.	Compatibility of new development with existing historic structures will be considered in the Lincoln EIR.
	2.4 Encourage preservation of open areas around historic buildings.	The Lincoln Land Use Plan encourages open space around historic buildings as shown in the Commercial Concepts A and B.
3. Promote public awareness.		
	3.1 Promote efforts to educate the public of Whittier's history.	While this is a City directed function, the Lincoln plan includes elements to educate the public of Whittier's history.
	3.2 Provide information on tax incentives & financing for historic preservation.	NA, this is a City directed function.