5.0 Design Guidelines

This Chapter contains design guidance for all properties throughout the Whittier Boulevard Specific Plan area, including guidelines for site planning, building design, public space amenities, and signage. Provisions outlined in Chapter 4, Section 4.1 also apply to these Design Guidelines. Compliance with the Design Guidelines shall be required for all new buildings within the Specific Plan area; compliance is also required for exterior alterations of existing structures other than minor repairs as determined by the Director of Community Development. In order to locate and review the community's requirements for new and renovated buildings and site treatments, begin by locating the property in question on Illustration 25: Corridor Plan Areas. Note which Corridor Plan Area the property falls within and then turn to the section for that Plan Area. For an overview of the broad principles that form the basis of the policies for that Plan Area, review the Plan Area Revitalization Strategy. In order to ensure that the property or building on the parcel meets the standard of design quality desired by the City, review the recommendations contained in the Design Guidelines.

a. How to Use the Design Guidelines for the Corridor

Design Guidelines provide guidance for new development in terms of aesthetic and other considerations, such as segment character or design details. They also serve as criteria for design review by City Staff and Planning Commission. They are intended to direct building design to be of the style and quality appropriate to the City of Whittier. While no particular architectural style is prescribed, a review of the existing building styles and architectural context of the City of Whittier is necessary in determining the type of design that will best exemplify the character envisioned for the City's primary Corridor and the development that lines its length.

The recommendations contained within the Design Guidelines set up the structure for buildings that contribute to a distinctive sense of place for Whittier Boulevard, rather than ones that recede as anonymous boxes on its edges. The Design Guidelines are based on the City's architectural heritage, drawing from the specific forms, color and materials that characterize the City's most valued buildings and landscapes, and new construction is directed to take cues from regional and local tradition. New construction and renovations are required to provide well-crafted architectural details, and to be made of quality construction with durable and long-lasting materials. They must relate to their context in terms of material, color, proportion and overall composition. They will be sited and designed to assist in creating a strong pedestrian realm, and to reinforce the street as a pedestrian space.

Corridor-wide standards for street lighting

The Design Guidelines also require that buildings within each segment contribute to that segment's identity as a part of Whittier. Office buildings in the Workplace District (except for existing hospital complexes) must work together to create an identifiable character drawn from the Spanish Colonial and Mediterranean traditions in Whittier, appropriate to its role as a business center. Retail buildings in the Shopping Cluster must contribute to a lively and active streetscape that is uniquely Whittier, combining its various styles of commercial development (including Quaker, eclectic Spanish and Mediterranean, Deco and Googie) to create a shopping destination for its community. Residential buildings along the Gateway Segment and in the Neighborhood Spine must contribute to the City's impression as a welcoming community of quality, building upon its roots in Quaker/Craftsman and Spanish influenced architecture. By drawing from what is best in the City of Whittier, the Design Guidelines will ensure that new buildings support the Revitalization Strategy for the Corridor.

Design Guidelines are organized by Plan Area, and apply to all permitted uses in each Plan Area. Specific guidelines have been formulated for each Plan Area in order to achieve the type and character of design envisioned for that area. For example, buildings within the Workplace District are directed to be designed to achieve an identifiable character and sense of unity, drawn from a variety of styles appropriate to its role as a business center. Buildings within the Shopping Cluster are directed to reflect a hybrid style of retail development, oriented to the pedestrian, but still accessible to and visible from the automobile. Buildings within the Neighborhood Spine, whether functioning in residential, office or other capacities, are directed to contribute to the "neighborhood atmosphere" intended for the area. Additionally, the design of new construction in all Plan Areas is directed to be compatible and respectful of the historic significance of its context and surroundings- please refer to the Historic Resources Ordinance of the City of Whittier. There are also Corridor-Wide Design Guidelines which are to be applied to design within all Plan

Areas, such as those pertaining to Site Improvements, Furnishings, Landscape, Lighting, Cellular Antennae & Equipment, Projecting Signs and Drive-Through and Drive-In Facilities, as follows.

5.1 Gateway Segment and Neighborhood Spine

5.1.1 Building Mass and Increment

a. Orientation

1. Buildings should be located on their parcels to reinforce continuous public street and pathway spaces.

2. Active frontages with doors and windows should face upon streets and pathways. Frontages should be of a substantial scale and character.

3. Street façades should avoid being angled in plan relative to front right-of-way lines, particularly where side yard property lines do not meet the front yard property line at a 90-degree angle.

4. New buildings should respect the setbacks of adjacent existing structures. However, variation in setback is encouraged, and long rows of units should be staggered to avoid a monotonous building wall (see Horizontal Mass, below).

5. Individual buildings should not be rotated or angled with respect to existing streets, except at landmark or gateway locations (subject to review). Above the ground floor, angled and curved facades that break the pattern of uniform street corridor walls should be used sparingly for special accent and emphasis

Buildings should not be rotated against streets

Height/Width proportion

b. Overall Building Massing

1. Proportion and form of buildings should contribute to the visual effect of "grand buildings on display".

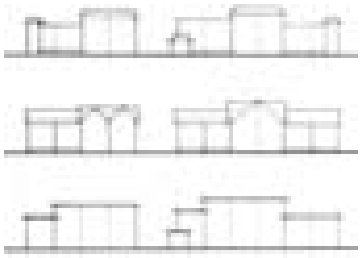
2. New buildings should be designed to present a strong, formal presence along the thoroughfare.

3. Buildings in the Neighborhood Spine should be of a length and mass appropriate to a "Grand Boulevard". Individual units should work together to create a more substantial building mass punctuated by strong building elements or portions of greater height.

4. The height of a major building mass should be roughly two-thirds its width.

c. Horizontal Mass

1. Buildings with facades exceeding 50 feet in length should be architecturally subdivided into shorter segments.



Individual façade units should be represented within a larger building mass

2. Facade Module for Multi-Unit Buildings:

   a) Building facades shall be designed so as to give individual identity to each vertical module of units. Each module of units should incorporate architectural features that help individually distinguish them, such as wall breaks, projections, distinct color schemes and individual roof treatments.

   b) Long facades should be divided into shorter segments a maximum of 50 feet wide with an optimal average width of thirty 30 feet. Modules should be separated by the methods of Façade Sub-division listed below.

3. Façade Module for Attached Single Family Units: Each building facades should represent a single unit, with a main entrance and primary façade. Where possible, individual facades should vary from unit to unit while maintaining a common language throughout each development.

4. Methods of Façade Sub-division:

   a) Apply a vertical slot or recess between facades with a six-inch minimum recess depth and a 15-inch minimum width.

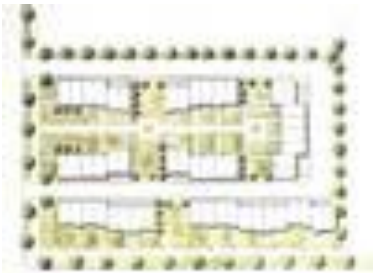
b) Apply a vertical pilaster between facades with a three-inch minimum protrusion and a 15-inch minimum width. The maximum horizontal protrusion of pilasters into the public right-of-way should be six inches.

c) Project a part of the building volume that from the façade; as a horizontal mass that punches out horizontally or a vertical tower that holds several stacked rooms.

d) Vary the setbacks of building walls, or alternate portions of the building wall from the main façade.

e) Insert a tower with a roof extending above the main building volume, into the facade.

f) Attached units that are part of the same building should vary in setback where possible. Setbacks may range within a maximum of five feet from unit to unit.



Varied setbacks reduce the impression of a long building mass

5. Individualized Roof Forms

a) Use individual roofs to break up the form. For example, a single building could be roofed by several separate gables, or by a single roof gable with a series of smaller gabled dormers.

b) Flat roofs should be provided with decorative shaped parapets or cornice treatments at street facades; these can be subdivided into recognizable segments with shifts in height and design.

c) Roof forms should help to create buildings appropriate for a wide road such as Whittier Boulevard. Individual units should maintain separate, identifiable roof forms where appropriate in scale.

Individual roof forms break up larger buildings

6. Window/Façade Composition

From one façade segment to the next, use different window sizes, orientations (e.g. horizontal or vertical proportions), and/or operating types (e.g. single-hung, multi-pane, etc.) to create variety. Windows should maintain consistency in shape and in location across the faced; while variation is recommended, the overall effect should still create a harmonious pattern across the facade.

7. Wall Color and Material

From one façade to the next, combine a change in plane with a change in color or material; for example, a townhouse unit clad in wood siding adjacent to a brick or stucco unit. Care should be taken so that relationships between adjacent facades are maintained. Abrupt changes in the primary façade material are not recommended.

8. Storefronts at Neighborhood Retail Clusters should maintain the increment and character of individual storefronts for each establishment.

a) Ground floor storefronts should maintain a horizontal increment of approximately 30 feet typical and 50 feet maximum.

b) Each storefront should have a distinct façade with a unique character, and should not be a "rubber stamp" repetition of those adjacent to it.

c) Storefronts longer than 50 feet should be architecturally subdivided using the methods described above.

d. Vertical Mass

1. Setbacks and/or architectural subdivision are recommended means for reducing the appearance of building height and bulk. Methods of breaking down vertical mass include:

a) Building volumes and additions at the first floor, including entry porticos and front porches.

b) Architectural elements can be used to accentuate the horizontal layers of a building. Ground level emphasis and horizontal detailing, such as moldings or cornices, can accentuate the floors of a building.

c) Upper story setbacks are recommended, either as full-length "stepbacks" of upper floor setbacks, or partial indentations for upper story balconies, outdoor decks, and/or aesthetic setbacks.

e. Corner Buildings

1. Buildings located on corner parcels should acknowledge both street frontages, with facades articulation on each. A modest

articulation of the building mass is recommended to join the two street facades. Treatments would include:

a) A building base that extends beyond the building face toward both street facades.

b) An "embedded" corner tower (formed with architectural trim and ornament, not with volume protrusion).

c) A building protrusion or bay that "wraps" the corner.

Corner towers allow buildings to acknowledge both street frontages

f. Main Entrance

1. Primary entrances to multi-unit buildings should front onto the street, and interior entrances should front onto common open spaces, and interior pedestrian paths. Entrances should be used to break down the scale and create the impression of individualized units.

2. Location and Number

   Individual entrances for each unit are strongly encouraged. At multi-unit buildings, one main entrance for every six units is required. This entrance shall be located on the front façade.

   a) Exception: In shallow lot situations, attached residences may have individual entrances fronting onto a linear outdoor hardscape courtyard or green courtyard space that provides access to the street. In such instances, the front street façade of the building should maintain a strong presence that is highly detailed and dominated by window or façade openings, and a courtyard gateway treatment or other common entrance indication for the entry space should creates a common architectural gateway for the project.

   b) Exception: Courtyard multi-family buildings, a form of housing typical to southern California where individual entrances front onto a central common space, may maintain a single facade entrance. This entrance must be designed to be prominent, indicating that several residences exist beyond it.

3. Grade Separation: A change in grade from street level to entrance is recommended to protect the privacy of residential units.

Street entrance to courtyard units should be designed to be grand and prominent

Residential entrances along the Boulevard should be raised and above street level

a) Along Whittier Boulevard, it is recommended that the ground floor of the residential building be raised to no less than three feet above grade.

b) Stairs, stoops and porches are recommended to increase the privacy threshold between street and residence.

c) The privacy threshold may be further increased by using landscaped slopes or changes in grade, low walls, or gates to separate private front yards from the public sidewalk.

4. Design of Residential Entrances

Main entrances should be prominent and easy to identify. Each entrance shall have articulation indicated by a clear entry sequence, leading from the sidewalk to the front door, and should include entry elements consistent with their building style, as detailed below:

Individual entries are recommended for residential units

a) Stoops, Open Porches, and Entrance Vestibules should face the street at varied intervals which correspond to the vertical modules of attached building units. These should be wide enough for people to sit on and make entries inviting.

b) At least two of the following three items shall be incorporated at each entry point: address sign, doorbell, and mailbox.

c) Open porches should have attractive bulkheads or balustrade railings and a roof that complements the pitch and materials of the main roof.

d) Low Hedges, Fences and/or Entry Gates may be used to define the edge between the public street and private property. Chain link fences should not be used.

e) Ornamental lighting of porches, walks, yards and driveways highlights entrances and enhances security.

f) Freestanding landscape elements such as trellises, arbors, and special landscape materials can add character to yard spaces and/or accent the entry sequence.

5. Design of Office Entrances

Adjacent to residential uses, office building entrances should maintain entrances that are compatible with a residential character. Doorways and entries should be highly detailed and scaled to the individual; and several smaller individual entrances can be used. In all cases, the entrance feature should be designed as an easily noticeable change from the typical facade treatment. Recommendations include:

Within neighborhoods, office entrances should be compatible with a residential character

a) Project a portion of the building from building façade above the facade. Such an entrance feature may be covered by means of a portico (formal porch) projecting from or set into the building face.

b) Punctuate the entry by means of a small roof overhang over the entrance.

c) Use a single arch or series of arches to indicate entry. Arcaded entry porches or passageways are also encouraged.

6. Design of Storefront Entrances at Retail Clusters

Main entrances should typically be at the front (street) façade of the building and should maintain a clear entry sequence from the sidewalk to the front door. Entries to contiguous shops in the cluster should be spaced a maximum of 30 feet apart at street frontages.

g. Additions and Accessory Buildings

1. Additions and accessory structures should be constructed as an integral part of the development of which they are a part.

2. Additions and accessory structures should be consistent with the prevailing architectural style of the primary structure and should incorporate the following guidelines:

a) The existing siding should be carried onto the addition or building.

b) The windows should be of the same style as the main house, including opening mechanisms and trim.

c) The existing roof line should be carried onto the addition. Shed-roof additions are not permitted, unless integral to the style of the house. For detached structures, the roof style should be the same as that of the main building.

d) Overall proportion should be maintained.

e) Integrate substantial design elements (i.e. columns, beams, roof design) into carport structures to convey a more permanent concept.

h. Garage and Vehicular Entrances

1. Whenever possible, garage entrances within the main building should have entrances located to the rear or side of the property to minimize visual impact to the street.

2. For residential buildings, single-car garage doors are strongly recommended to avoid a car-dominant appearance to the street or alley. Where double car widths are used, doors may not exceed a width of 20 feet maximum, and elements such as trellises should be used to break up the length of the door.

3. Garage doors should not be located at front facades. Where garage doors must front the street, the garage door should be recessed at least two feet into the wall of the unit in which it is located, and no more two garages may be lined consecutively on a front façade. The garage shall not constitute greater than 60 percent of the front or street-facing wall of any unit

4. Detached garages should be located at the rear of the property or along the interior side lot lines behind the front unit.

5. Garage or studio doors at live-work facades should be compatible with a residential character. They should be treated with windows, surface panels, and other forms of architectural detailing to reduce their impact and scale. Large featureless doors should be avoided. Glazed multi-panel doors are recommended to create a residential scale.

6. Roll-up doors should be detailed to conceal door housings and tracks, and provide an attractive and finished appearance for all exposed components.

7. Garage entrances for commercial buildings should be located to the side or rear of the building. Roll-up security doors at storefronts should be detailed to conceal door housings and tracks, and provide an attractive and finished appearance for all exposed components.

8. Alleys

Alley access is required where available. Alleyways leading to residential garages must be located to the rear of buildings and should maintain a high level of quality and safety.

a) To maximize open space, garages and carports should face onto the alley and be located no further from the alley than is required for adequate vehicle access.

b) Alleys are required to be well-lit. Lighting elements may be freestanding or attached to buildings, and will be required to be lit during evening hours.

c) Alleys should be planted with trees, at a minimum of every 75 feet.

d) Exterior driveway surfaces should be paved with non-slip, attractive surfaces such as interlocking unit pavers, or scored and colored concrete. Garage aprons and individual entryways should be differentiated from the alley by special paving or other treatments.

Alleys should be improved with special pacing and landscaping

i. Entrances to Parking Podiums

1. Vehicle entrances to parking podiums should be treated with architectural articulation to "mark" a frequently used common entrance for residents and guests. Treatments should include architectural frames or pergolas consistent with the architectural style of the building, attractive design and color of metal door grillework, decorative doorframe ornament, ornamental lighting, etc.

2. Exterior driveway surfaces should be paved with non-slip, attractive surfaces such as interlocking unit pavers, or scored and colored concrete

5.1.2 Architectural Style

a. Building Style

1. Residential homes in Whittier range in style; however, the most prominent styles are reminiscent of the City's Quaker/Craftsman, Spanish Colonial, Mission Revival and Mediterranean traditions. New residential buildings should build upon these roots in Quaker/Craftsman and Spanish-influenced architecture. They may also include elements of other styles found in Whittier such as Queen Anne Victorian, Tudor, and Ranch styles.

The Bailey House, a historic Craftsman home in Whittier

2. Quaker/Craftsman features include:

   a) Sloping, pitched and gabled roofs
   b) Wide eaves with exposed beams and roof rafters
   c) Wood framing, often exposed supports
   d) Simple volumes and severe lines
   e) Decorative braces
   f) Porch with square columns
   g) Gabled dormers

A Mediterranean styled residence

3. Spanish Colonial/Mission Revival and Mediterranean features include:

   a) Low-pitched or hipped roofs, flat roofs with parapets
   b) Red roof tiles, wood shingles or clay tiles.
   c) Thick stucco walls, some brick, wood, or wood over brick
   d) Arcaded entry porch
   e) Arches, especially above doors, porch entries and main windows
   f) Second-story balconies
   g) Spiral and twisted columns, large square pillars and pilasters
   h) Decorative wrought iron railings and wood balustrades
   i) Ornamental effects including molded decoration, carved wood and stonework, or cast ornament
   j) Outdoor spaces including central fountains, open courtyards, and arched loggias.

5.1.3 *Façade Composition*

a. Building Base

1. All buildings should create a base treatment that assists in visually establishing a human scale for pedestrian users and passers-by.

2. Height: At least one base treatment should occur within the scale of an individual person, specifically, a base between nine inches to six feet in height.

3. Design: A building base may be created by any of the following treatments:

a) A visibly thicker and continuous base portion of the wall along the ground, where the wall above the base sets back.

b) A material and/or color change of the base wall relative to the building wall above. The base material should generally be heavier (e.g. of darker color and/or a stronger material) than portions of the building above.

c) A horizontal architectural feature at or below the first story mark, such as an intermediate cornice line or protruding horizontal band.

d) For storefronts at Neighborhood Retail Clusters, a ground level arcade with columns, one to two stories in height may be used. This arcade may be either recessed into the building volume or attached to the exterior, but all portions of the structure shall be located on private land. Arcades should be designed as follows:

- The line of columns should be flush with the façade above, and should not be recessed.
- Column spacing should be regular and related to the structural bay of the building.
- Columns should be sized to visually appear capable of supporting the building mass above. Generally, wood columns should be a minimum of eight inches thick. Stucco or masonry columns should be a minimum of one-foot in depth, and proportional in both width and depth to the column spacing.
- The arcade ceiling (soffit) should not be a flat, unarticulated surface. It should be treated as a visible surface and incorporated into the architectural composition. Light fixtures, expressed beams, and ornamental surface patterns such as coffers should be used to articulate the ceiling.

e) For storefronts at Neighborhood Retail Clusters, a continuous ground floor horizontal recess (similar to an arcade, but without columns) may also be used along any façade. Lower floor recess depth should be no greater than the one –fourth of the height of the recess - e.g., for a recess 12 feet high clear, a maximum depth of three feet. Deeper ground floor setbacks should be configured as an arcade with columns- see above. As stated above, the soffit or underside surface of the overhang should be architecturally treated with light fixtures and ornamental surface patterns such as coffers or trim.

Timber detailing is part of the Quaker/Craftsman tradition of Whittier

Stucco should create the appearance of thick wall with deeply inset openings

b. Walls

1. If the building mass and pattern of windows and doors is complex, simple wall surfaces are recommended (e.g. stucco). If the building volume and the pattern of wall openings are simple, additional wall texture and articulation should be employed.

2. Building Materials: New construction should take cues from regional and local tradition, such as Spanish and Mediterranean influences, and Quaker/Craftsman styles. Authentic materials and methods of construction should always be used; simulated finishes, e.g. artificial stone using concrete form liners simulating naturalistic lines and shapes such as rubblestone, should not be used.

3. Primary Materials: Materials to be used as the primary cladding on buildings include:

   a) Wood: Horizontal sidings such as clapboard and tongue-in-groove, vertical siding such as board and batten, and other horizontal sidings such as smaller wood shingles and shakes may be suitable. The larger, more rustic styles of shingles and shakes should not be used. Trim elements should be used, and traditional Craftsman styling such as timber detailing and exposed bracing are recommended.

   b) Stucco or EIFS: Stucco, cement plaster or stucco-like finishes such as EIFS are acceptable finishes. Attention should be paid to detail and trim elements for a high quality installation. Highly textured surface textures are not recommended. The pattern of joints should be architecturally coordinated with the overall facade composition, and sealant colors should be coordinated with surface and other building colors.

   c) Brick: Full size brick veneer is preferable to thin brick tile. Brick veneers should be mortared to give the appearance of structural brick. Brick veneer applications should use wrap-around corner and bullnose pieces to minimize a veneer appearance. An anti-graffiti coating is recommended.

4. Accent Materials: Accent materials may be used as to add interest and variety at a more intimate scale, for example along architectural elements such as cornices, or on portions of buildings or walls. Accent materials include wood, stucco, and brick as listed above, and also include:

   a) Ceramic tile: Tile should be limited in use to a facade cladding or decorative wall accent material. Size options

include field tiles of various shapes, accent tiles, trim elements, edge and bullnose tiles; finish options include both unglazed and glazed tile finishes. Bright colors should be carefully reviewed with manufacturers for colorfastness of pigments. Grout color should be coordinated with tile and other building colors. An anti-graffiti coating is recommended for unglazed tiles.

b) Stone and stone veneers: Stone should be used only as a base or as a special decorative material for wall panels or sills in combination with stucco or EIFS materials.

c) Profile, Corrugated, and Other Sheet, Rolled and Extruded Metal Surfaces are not recommended.

5. Base Materials: Materials that may be used along the bases of buildings (and on portions of buildings, such as columns, pilasters, or piers) to impart a sense of permanence and solidity include:

a) Precast Concrete: Textures, pigments, and special aggregates should be used to create rich surfaces. Precast concrete copings and trim are recommended for use with other materials such as poured-in-place concrete, concrete block, brick, stone, stucco and EIFS. The location of joints between castings and expansion joints should be incorporated into the facade composition. Grout and sealant colors should be coordinated with castings and other building colors. An anti-graffiti coating is recommended.

b) Poured-in-Place Concrete: Concrete walls should generally be clad with stucco or other finish materials; poured concrete may be exposed as an architectural base or a sitework material. Where exposed, the location of formwork tie-holes, expansion joints and control joints should be incorporated into the facade composition. Textured form liners, pigments, stains, and special aggregates should be used to create rich surfaces. An anti-graffiti coating is recommended.

c) Concrete Block: Concrete blocks of various block sizes, surface textures, and colors should be used as an architectural base or a sitework material; plain stack bond concrete block walls are not recommended. Decorative treatments should be used, such as alternating courses of differing heights, different surface textures (precision face and split face) and patterns of colored blocks; and cap and trim pieces should be used. Grout colors should be coordinated with block and other building colors. An anti-graffiti coating is recommended.

c. Openings and Façade Elements

1. A mixture of order and variety in window and door opening composition is recommended. Attached residences should vary from unit to unit, but should maintain unifying elements such as a common window header line or sill line, and/or aligned vertical centerlines of windows and doors.

2. Elements that add human scale, such as bay windows, entrance vestibules, porches, balconies, dormers, etc. should be used. Buildings should not have large, blank or monotonous surfaces; designs should include sufficient detailing, texture, color differentiation and three-dimensional articulation to create appropriately scaled, interesting facades. Special architectural features that relieve flatness of facades, such as recessed windows with authentic muntins, architectural trim with substantial depth and detail, bay windows, window boxes, dormers, entry porches, etc., are recommended.

3. For storefronts at Neighborhood Retail Clusters, display windows should encompass a minimum of 60 percent of the storefront façade surface area. An even greater percentage of transparency is recommended for auto showrooms. Large glass areas should be relieved by piers and pilasters, columns, cornices, and other forms of surface relief that can add visual interest and scale. Where greater privacy is desired for restaurants or professional services, windows should be divided into smaller panes.

Balconies and porches can provide private space to units while giving interest to the facade

4. Balconies and Add-On Volumes (building bays):

   a) The depth of cantilever may not exceed five feet from the face of the building wall.

   b) No individual balcony, window bay or other protruding volume should not exceed 25 feet in width along a facade. The minimum spacing between adjacent balconies and/or window bays should be three feet.

d. Windows

1. Design and Configuration

a) All windows within a building, large or small, should be related in operating type, proportions, or trim. Other unifying architectural elements should be used, such as common sill or header lines.

b) Window frames should not be flush with walls. Built-up sills and trim should be used to frame openings. Projecting "lug" sills are recommended for a strong appearance. Glass should be inset a minimum of three inches from the exterior wall and/or frame surface to add relief to the wall surface; this is especially important for stucco buildings.

c) True divided light windows or sectional windows are recommended. Snap-in muntins and those located within double-paned glass should not be used.

d) Shaped Frames and Sills should be used to enhance openings and add additional relief. They should be proportional to the glass area framed, as where a larger window should have thicker framing members.

e) Special Windows – Individual elements such as bays or dormers should be used to add interest and a domestic character to the facade. Decorative treatments on windows or balconies, such as wood or metal grilles on windows or balconies, wood balcony columns and balustrades, and simple detailed trim are recommended.

f) Frames, sills and dividers should be designed in dark accent colors, to contrast with wall surfaces and make openings stand out from the façade.

g) If Aluminum Sliding Windows are used, select heavier window products with visually thicker (one and one-half inches or greater) extrusions and frame members. Other detailing recommendations include:

- Add built-up trim surrounds around the top, sides, and bottom of windows, including projecting lug sills
- Use window frame and extrusion colors and finishes to complement the overall color scheme. Avoid color combinations that call excessive attention to the window frame members, such as white or natural aluminum frames on tan stucco.

2. Glazing

a) Clear glass is recommended. Reflective glazing should not be used. Non-reflective films, coatings, low emissivity glass, and external and internal shade devices should be used for heat and glare control.

b) If tinted glazing is used, light tints and green, gray and blue hues are recommended to complement the waterfront character of the area.

c) Fritted glass, spandrel glass and other decorative treatments are recommended to add privacy and aesthetic variety to glass where desired.

e. Doors

1. Doors should match the materials, design and character of the display window framing. High quality materials such as crafted wood, stainless steel, bronze, and other ornamental metals are recommended.

2. Adjacent to residential uses, doorways and entries should be highly detailed and scaled to the individual; additional attention to detail is appropriate

f. Parking Podiums

1. Parking podiums should be designed to serve as an architectural base for the buildings mounted above them. Methods of establishing this relationship include:

a) Alignment of architectural elements and axes.

b) Extension of lines and rhythms between parking podium and the building above.

c) Use of complementary materials and colors.

2. Concrete Wall Treatments: Blank concrete walls are not recommended. Detailing and design elements should be used to break up a windowless or monotonous façade.

a) For poured-in-place walls, treatments such as protruding cornices, decorative courses, form liners to create surface texture, decorative scoring, and integral color and/or inset tiles are recommended to provide additional surface articulation. A flat, unarticulated concrete wall surface is not recommended for exposed exterior podium walls.

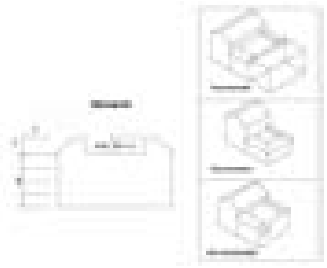
b) For concrete block walls, use of courses of different block heights, special surface textures (split-face block, combinations with precision face, etc.) and composition of different block colors are recommended to create variety.

c) Podium wall textures, colors, and dimensional modules should be coordinated with those of the residential architecture above the podium.

3. For parking podiums exposed for a full story or more, please refer to Whittier Municipal Code Chapter 18.99 "Parking Structure Development Standards and Design Guidelines."

5.1.4 Roofs

a. Roof Types



Guidelines for mansard roofs

1. Roof type selection should be made with consideration for the neighborhood context of building forms. Roof types should be selected with consideration for views from above.

2. All continuous sloping roof forms (i.e. without flat horizontal portions) are encouraged. These include pitched, gable, hip, and pyramidal, roofs.

3. Roof or cornice line variations may be used to mark main building entrances, groupings of units, and individual units. Special forms such as domes, conical roofs and pyramidal roofs are encouraged at entry towers.

4. Mansard roofs are acceptable in limited circumstances:

   a) The maximum slope should be three feet of run for every two feet of rise.

   b) The minimum height of mansard roofs (from eave to roof peak) should be one typical building story height or 25 percent of the building façade height as measured to the eave, whichever is smaller.

   c) Mansard roofs should fully enclose the perimeter of a building. Where a break in the horizontal run of mansard roof occurs, an architectural termination is recommended (e. g. the mansard roof intersects into a tower).

5. Flat roofs with parapet walls should be treated with one or more of the following conditions:

   a) An architecturally profiled cornice and/or expressed parapet cap should be used to terminate the top of parapet wall.

   b) Surface mounted cornices, continuous shading elements, or trellises should be used to strengthen a parapet wall design.

   c) A single layer, flush sheet metal parapet cap (i.e. a simple inverted U of sheet metal over the top of a parapet wall) without a substantial built-up edge should not be used, as these installations often display warped sheet metal (oil-canning) and a low-quality appearance. If used, sheet metal parapet caps should provide a formed (compound folded) overhanging edge termination and a heavy gage sheet metal thickness selected to avoid oil-canning distortion.

6. Roof Overhangs: Roof overhangs are encouraged.

   a) At roof overhangs, vertical roof edge fascia over 18 inches in height is not encouraged, unless they are vertically subdivided by additional horizontal layers, stepbacks, trim, and other detailing.

   b) Brackets, corbels and other expressed roof overhang supports (whether structural or nonstructural) are encouraged to add richness to detailing. The spacing module of repeating supports should relate to the building's structural bay spacing or window mullion spacing.

   c) The soffit or underside surface of the roof overhang should be designed as a visible feature and incorporated into the overall architectural composition. Soffit beams, coffers, light fixtures and other design articulation are encouraged.

   d) In Spanish Colonial or Mediterranean styled residences, vertical roof edge fascia over 12 inches in height are not encouraged, unless they are broken down by additional horizontal layers, stepbacks, trim, and other detailing. Roof overhangs should be utilized to hide roof supports, brackets and timbering should not be expressed.

b. Roof Materials

1. Terra Cotta or Concrete Tile: Projects using Mediterranean or Spanish Mission Revival architectural style should use authentic terra cotta barrel tiles and avoid simulated products.

2. Metal Seam Roofing: Finishes should be anodized, fluorocoated or painted. Copper, zinc, and other exposable metal roofs should be natural or oxidized.

3. Corrugated Metal Roofing: The structural support detailing of corrugated metal roofing should insure that metal roof edges and panels will not sag, bend, or be vulnerable to impacts and denting. This is important at locations where undersides and edges of corrugated metal roofing are visible.

4. Tar and Gravel, Composition, or Elastomeric Roofs (flat roof locations): Use of these roof materials should be avoided at locations prominently viewable from nearby uphill residential neighborhoods. When used, these materials should be screened from view from adjacent buildings and sites by parapet walls.

5. Asphalt shingles: Projects using asphalt shingles should use the highest quality commercial grade materials, and be provided with adequate trim elements.

6. Wood shingles or shakes: These should only be used in limited circumstances and where appropriate, such as in Quaker/Craftsman styled residences.

Special detailing can add to the profile of red tile roofs

Wood shingles are acceptable when used with Quaker/Craftsman architecture

c. Equipment and Screening

1. Roof mounted equipment such as cooling and heating equipment, antennae and receiving dishes should be screened by architectural enclosures that are derived from or strongly related to the building's architectural expression, or enclosed within roof volumes.

2. In the design of screening enclosures, use dimensional increments of window spacing, mullion spacing, or structural bay spacing taken from the facade composition. Materials, architectural styles, colors and/or other elements from the facade composition should also be used to strongly relate the screening to the building's architecture.

d. Drainage

1. The location, spacing, materials, and colors of downspouts, gutters, scuppers, and other roof drainage components should be incorporated into the architectural composition of the facade and roof. Downspouts should be concealed within walls or located to harmonize with window spacing and facade composition.

5.1.5 Building Accessories

a. Awnings, Trellises, Canopies and Other Building-Mounted Accessories

1. Awnings: Fabric awnings using colored fabric mounted over a metal structural frame are encouraged. Internally illuminated fabric awnings with signage are not recommended.

2. Trellises and Canopies: Materials, colors, and form should be derived from the building architecture. For example, a white painted trellis used with a white building trim scheme is appropriate.

3. Height and Projection: Trellises, canopies and awnings that overhang sidewalks and public ways should provide a minimum of seven feet and six inches clear height above grade. Those above common building entrances should be a minimum of nine feet above grade. At retail clusters, trellises, canopies and awnings may extend horizontally up to six feet into the right-of-way or one-half of the sidewalk width from the building to the curb face, whichever is less.

5.1.6 Color

1. In keeping with the character of the City of Whittier, light muted and soft colors including earth tones or Tuscan influenced colors such as deep golds, and yellows, rich browns, and warm terra cottas, are recommended for wall surfaces. Large expanses of white should be avoided. Muted and soft colors are particularly recommended for wall surfaces (excluding trim). Accent colors, used for trim, awnings, and other accessories, should use dark tones to contrast with wall colors, and may include brighter and darker colors; for example, neutral or light wall colors with medium tone, more saturated hues for trim. Colors of adjacent buildings should be taken into consideration.

2. Secondary color can be used to give additional emphasis to architectural features such as building bases or wainscots, columns, cornices, capitals, and bands.

3. Bright colors should be used sparingly. Typical applications are fabric awnings, banners, window frames, or special architectural details. A restrained use of bright colors allows display windows and merchandise to catch the eye and stand out in the visual field.

4. Fluorescent colors should not be used as a permanent architectural color.

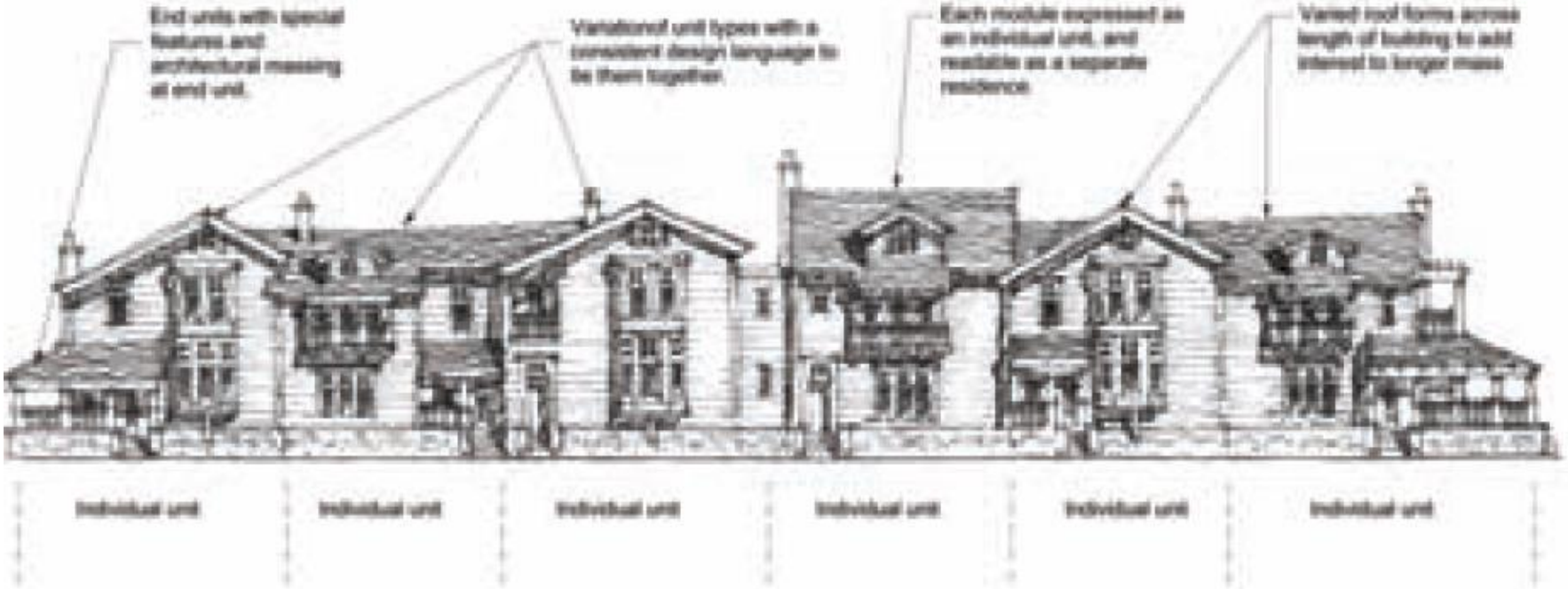


Illustration 27: Design Guidelines for Neighborhood Spine – Townhouse 1

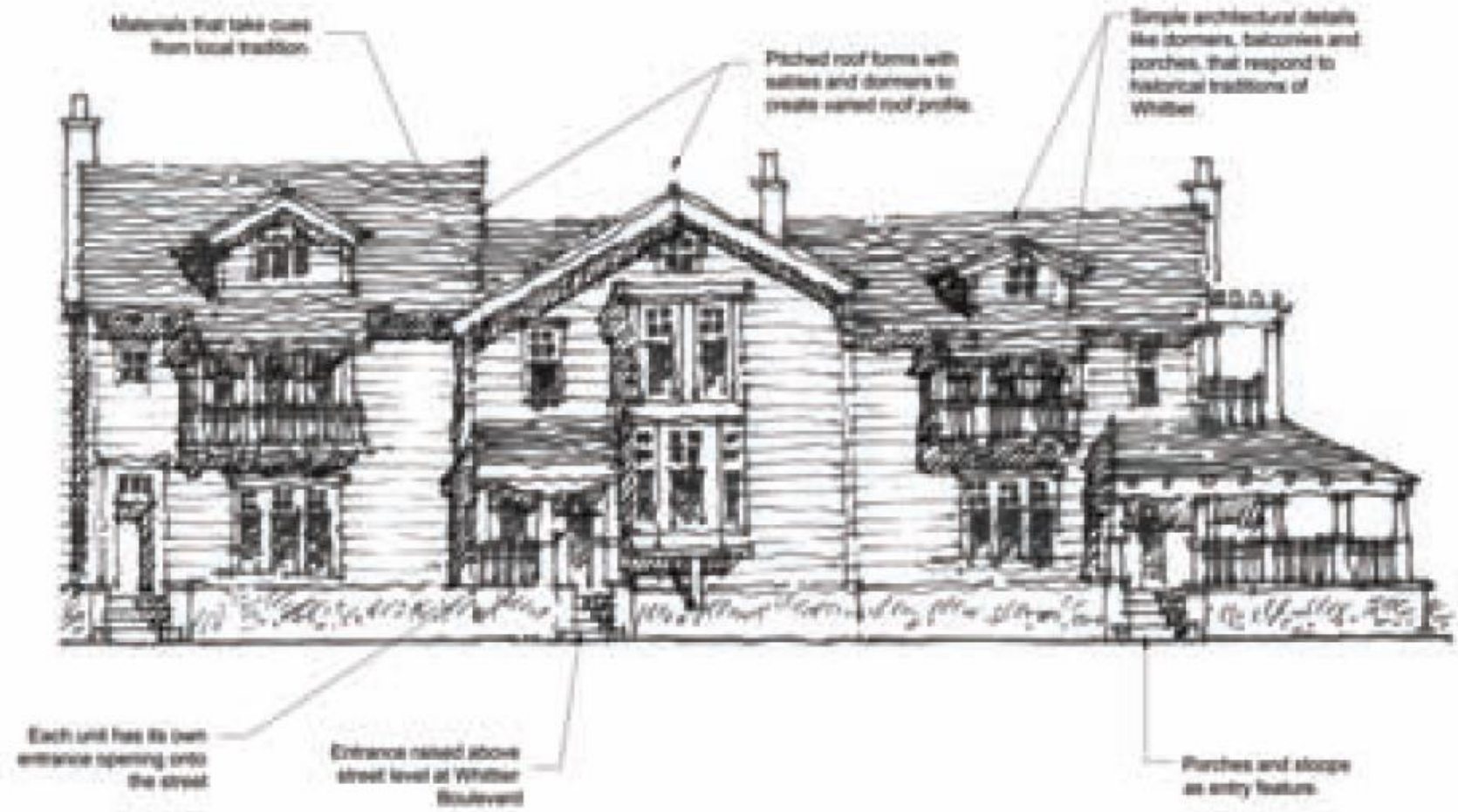


Illustration 28: Design Guidelines for Neighborhood Spine – Townhouse 2

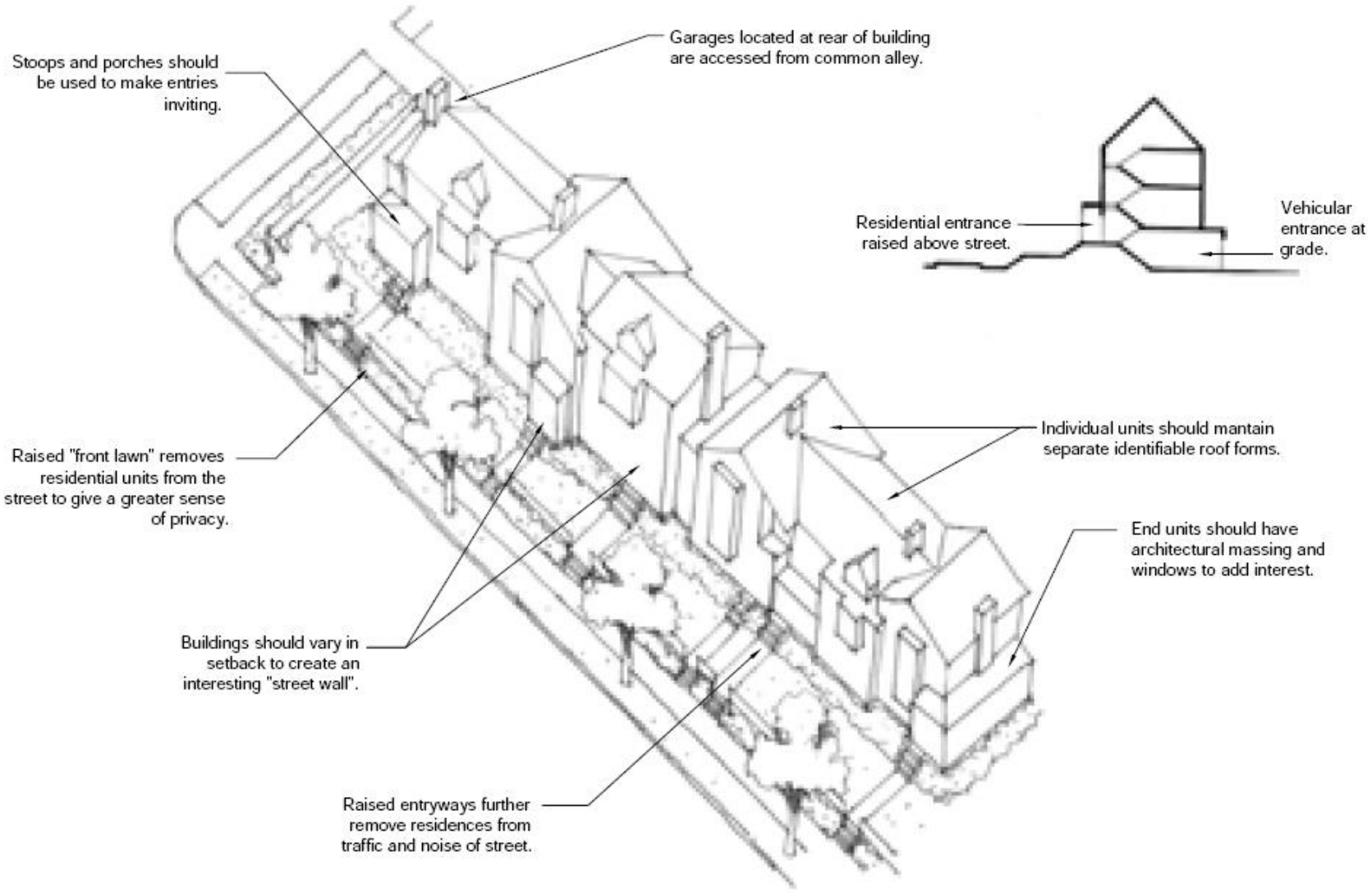


Illustration 29: Design Guidelines for Neighborhood Spine – Townhouse Front Condition

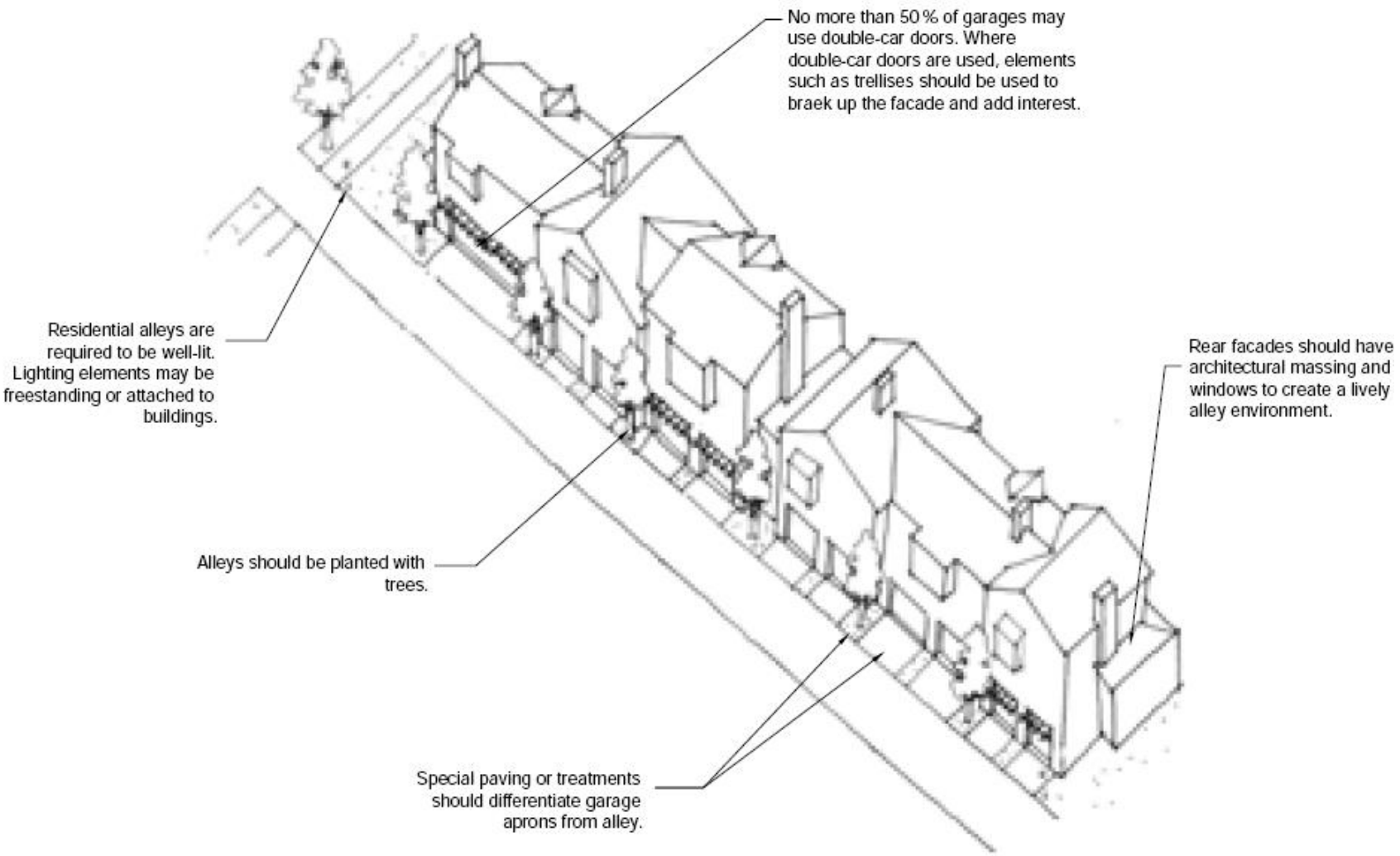
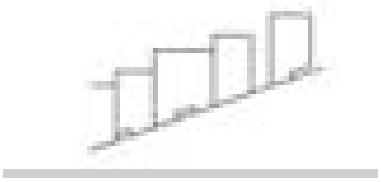


Illustration 30: Design Guidelines for Neighborhood Spine-Townhouse Rear Condition

5.2 Shopping Clusters I and II, Gateway Segment (Retail Cluster), and Neighborhood Spine (Retail Cluster)

5.2.1 Building Mass and Increment

a. Orientation



Street facades should not be angled

1. Building should be located on their parcels to reinforce continuous public street and pathway spaces.

2. Active frontage with doors and windows should face upon streets and pathways. Frontages should be of a substantial scale and character to support a "grand boulevard" street corridor space.

3. Street facades should avoid being angled in plan relative to front right-of-way lines, particularly where side yard property lines do not meet the front yard property line at a 90-degree angle.

Buildings should respect street pattern

4. Individual buildings should not be rotated or angled with respect to existing streets, except at landmark or gateway locations (subject to review by the Community Development Director). Above the ground floor, angled and curved facades that break the pattern of uniform street corridor walls should be used sparingly for special accent and emphasis.

b. Overall Building Massing

Proportions diagram

1. Proportion and form of buildings should contribute to the visual effect of "grand buildings on display."

2. Buildings in the Shopping Cluster should be designed to be visible to both cars and pedestrians (i.e. a longer mass punctuated by strong building elements or portions of greater height).

3. Shopping Cluster buildings should maintain a "boulevard" appearance, with a greater width than height. The height of a

major building mass should be no more than two-thirds its width, as illustrated by the proportions diagram.

c. Horizontal Mass

1. To create interest along their length, facades should be architecturally subdivided into shorter segments.

2. A single continuous segment of façade should be a maximum of 120 feet long, unless the building façade facing the street and any parking areas is broken up at regular intervals with protruding or recessing architectural features to provide depth and architectural interest. For multi-tenant retail buildings, building walls should be further subdivided at every 50 to 75 feet to express the variety of retail offerings in Whittier. Methods of subdivision are listed below:

   a) Apply a vertical slot or recess between facades with a six-inch minimum recess depth and a 15-inch minimum width.

   b) Apply a vertical pilaster between facades with a three-inch minimum protrusion and a 15-inch minimum width. The maximum horizontal protrusion of pilasters into the public right-of-way should be six inches.

   c) Vary the setbacks of building walls; for example, a pattern of alternating thirty-foot segments of zero-setback wall and thirty-foot segments of wall set back three feet. Retail uses are required to be built to the property line; however, portions of the building may protrude or recede from the public right-of-way.

Long retail facades can be broken into repeating modules separated by a vertical pilaster or column, like this auto dealership

3. Window/Façade Composition

   From one façade segment to the next, use different window sizes, orientations (e.g. horizontal or vertical proportions), and/or operating types (e.g. single-hung, multi-pane, etc.) to create variety. Windows should maintain consistency in shape and in location across the facade; while variation is recommended, the overall effect should still create a harmonious pattern across the facade.

Towers and building volumes can give mass and interest to typical retail buildings

4. Towers or Building Volumes

a) Use towers, building protrusions, and vertical volumes to break up long facades and add interest to low building volumes. Prominent architectural elements can be used to add to building identity, and provide an opportunity to incorporate signage into building architecture.

b) Special features or building elements, such as the building mass of an auto showroom, can be used to break up a long facade if designed as a horizontal or vertical volume protruding from the larger building mass. Showrooms should be made distinguishable from the larger building mass through shape, scale, or design.

Showrooms should be designed as grand spaces, with large expanses of glass

5. Individualized Roof Forms

a) Use individual roofs to break up the form. . For example, a single building could be roofed by several separate gables, or by a single roof gable with a series of smaller gabled dormers.

b) Flat roofs should be provided with decorative shaped parapets or cornice treatments at street facades; these can be subdivided into recognizable segments with shifts in height and design.

Individual roof forms and volumes

6. Multi-Tenant Retail Buildings

Storefronts should maintain the increment and character of individual storefronts for each establishment. Ground floor storefronts should maintain a horizontal increment of approximately 30 feet typical and 50 feet maximum. Each storefront should have a distinct façade with a unique character, and should not be a "rubber stamp" repetition of those adjacent to it. Storefronts longer than 50 feet should be architecturally subdivided using the methods described above.

Individual storefront facades

d. Vertical Mass

1. Stepbacks (i.e. upper level setbacks) and/or architectural subdivision are recommended means for reducing the appearance of building height and bulk.

2. A thicker, broader first floor, a series of arches wrapping the building at its base, or a change in material or treatment, can decrease the perceived bulk of buildings. Arcades, loggias, and colonnades at the building base are particularly encouraged.

3. Architectural elements can be used to accentuate the horizontal layers of a building. The use of horizontal detailing, such as moldings or cornices to accentuate the floors of a building, is encouraged.

4. Upper story setbacks are recommended, either as full-length "stepbacks" of upper floors, or partial indentations for upper story balconies, outdoor decks, and/or aesthetic setbacks.

A strong horizontal band can accentuate the architectural levels of a building

e. Special Treatment

1. The architectural treatment of buildings located at special sites or on corners should acknowledge their location.

2. Corner Buildings: A modest articulation of the building mass is recommended for most corner sites. Treatments would include:

   a) A rounded or angled facet on the corner, maximum eight feet wide on the diagonal.

   b) A pilaster on the corner.

   c) Location of the building entrance at the corner.

   d) An "embedded" corner tower (formed with architectural trim and ornament, not with volume protrusion).

3. Special Sites

   For sites at a major or "gateway" intersections, important community spaces or at unique corners where sites create acute or obtuse angles, a prominent architectural corner treatment of the building mass is encourage. Such treatments may include:

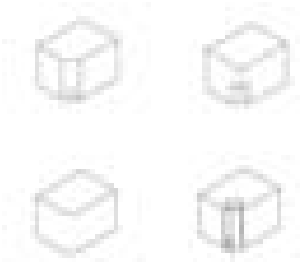
   a) Creation of a prominent entry at the corner

   b) A special architectural "turning" of the corner with a major facade change.

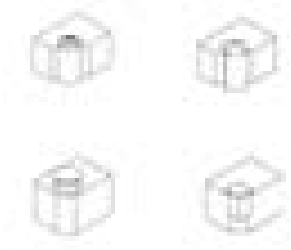
   c) Creation of a corner tower with a landmark roof form.

   d) Use of symmetrical designs at the two flanking facades.

   e) Special attention at building facades, including fenestration over at least 25 percent of the facade's surface



At minor corners



At important sites and special corners

Corner entrances can serve both the street and the parking area

30-ft storefront bay increment

f. Main Entrance

1. The main entrance of a building should typically be at the front (street) façade of the building. This is particularly important for retail buildings and storefronts, in order to maintain the activity of public street spaces.

2. Location

   a) Where a business has a side parking lot as well as a street fronting façade, the main entrance may be located at the front corner of the building next to parking so that the entrance remains on the street as well as providing convenient access to customer parking.

   b) Where a major building is set back from the street, a clear view must be maintained from the street to the retail entrance.

   c) Where a major building is set back from the street, small "liner" shops or buildings could be used to ensure entries along the street.

3. Spacing

   At multi-tenant retail buildings or storefronts, entries to contiguous shops and/or building lobbies should be spaced a maximum of 30 feet apart at street frontages, matching the typical storefront bay increment described above.

4. Function

   Entrances should provide shelter from weather and shade from the sun by one or a combination of:

   a) An overhang created by a recess in the façade.

   b) A projecting awning or canopy. A permanent architectural awning is recommended, utilizing metal, glass or other materials from the building architecture.

   c) Minimum vertical clearance of these elements should be eight feet above grade. If the front facade of an entrance tower or entrance volume is located at the edge of right-of-way, a projecting awning or canopy may extend up to eight feet into the right-of-way or two-thirds the paved sidewalk width, whichever is less.

5. Design of Retail Entrances

Main entrances should be prominent and easy to identify. They should have one or more of the following treatments, as consistent with their building style:

a) Marked by a taller mass above, such as a tower, or within a volume that protrudes from the rest of building surface;

b) Located in the center of the façade or storefront, as part of a symmetrical composition;

c) Accented by special architectural elements, such as columns, overhanging roofs, awnings, and ornamental light fixtures;

d) Indicated by a recessed entry. Recommended treatments include special paving materials such as ceramic tile; ornamental ceiling treatments, such as coffering; decorative light fixtures; and attractive decorative door pulls, escutcheons, hinges, and other hardware.

e) Punctuated by a change in roofline or a major break in the surface of the subject wall.

f) A major archway or series of arches. These can be designed as part of the building wall, leading to a recessed doorway; or as ornament that is overlaid or inset flush to the building wall.

A grand single archway can be used to denote entry

6. Design of Residential Entrances

Where residential units are located above retail, entries to housing should be separated from storefronts and clearly distinguishable as a residential entrance. Methods of achieving differentiation include:

a) Design and detail the entrance feature with residential styling, using wood doors, stained glass or small door windows.

b) Raise the residential entry above street level.

c) Create overhangs, entrance porticos or porches directly in front of residential doorways.

Design of residential entrances

7. Design of Office Entrances

The entrance feature should be designed as an easily noticeable change from the typical façade treatment. Recommendations include:

a) Project a portion of the building from building façade, at partial or full height, or above the façade. Such an entrance feature may be covered by a means of a portico (formal porch) projecting from or set into the building face.

b) Punctuate the entry by means of a change in roofline or a break in the surface of the subject wall.

c) Create an entrance tower projecting above the roofline.

d) Use a series of arches to indicate entry. Arcaded entry porches or passages are also encouraged.

e) Recess the entry within a single large arched or cased decorative opening. Arches can be inset in to the building wall or designed as ornament on the building wall around the front entry.

g. Rear Entrance

1. Location
A rear building entrance or a secondary side entrance should be visible and easy to find, particularly for customers accessing them from parking lots.

2. Design
a) A primary side or rear building entry for customers or employees should be easily visible and locatable. It should not be more architecturally prominent or larger than the front entry.
b) Secondary entries should be enhanced with detailing, trim and finish consistent with the character of the building and the primary entry so that they are attractive and easy to identify. The design of the side or rear entry should be architecturally related to the front entry.

5.2.2 Architectural Style

a. Building Style

1. Retail in Whittier and along the Boulevard has a rich tradition made up of many styles and eras, that expand beyond the previously mentioned building styles of Quaker Craftsman and Spanish Colonial. A vibrant mix of design, particularly in retail storefronts, can reflect this diversity, and add to a lively and

varied streetscape along the Boulevard, while still allowing for an overall cohesive building aesthetic within the district. While specific architectural styles are not dictated by this Specific Plan, several styles predominate in Whittier and should be emulated to help keep Whittier's unique "sense of place". Examples of architecture types that are appropriate for the Retail Core include:

a) *Spanish Eclectic*- This style mixes many styles derived from the Mediterranean world - late Moorish architecture, medieval Spanish church architecture, the Pueblo Mission, and the adobe and Spanish Colonial buildings of Southern California. The amalgamation of Spanish-inspired styles combines to create a festive architecture typified by colorful detail, decorative railings, carved stonework, red tile roofs and parapets.

b) *Googie*- Googie architecture thrived in the auto-oriented cuture of the 1950s and 1960s, and buildings of this style have captured the attention of drivers on Whittier Boulevard ever since. It is typified by bold and colorful signs, strong shapes and angles, sweeping cantilevered roofs, and pop-culture imagery.

Googie storefront design is meant to catch the eye of both cars and pedestrians

c) *Art Deco* - Deco styles show up on commercial and civic architecture throughout the City. The combination of streamlined modern styling and patterns from ancient cultures such as ancient Greece and Rome, India, and Mayan and Aztec civilizations. Cubic forms and zigzag designs, with highly stylized doorways are common.

Art Deco styling can be used to give style to individual storefronts

d) *Contemporary* – Facades that are reflective of contemporary times and building materials may be acceptable, particularly in auto showroom facades at Auto Sales Center. These forms should be simple and functional, with minimal decoration applied to the façade. Details include large expanses of window and wall, plate glass, large-paneled or tinted windows, metal accents and accessories.

e) Elements of other styles that occur throughout the City may be appropriate as well, including Craftsman, Victorian, Mission, Modern and Italianate. Alternative styles are permissible, provided they meet the requirements listed throughout these guidelines. Skyscraper-like "high tech" styles with unarticulated surfaces and insubstantial materials should be avoided.

Industrial styling can be well-suited to auto-oriented retail buildings

f) The designer is expected to employ variations in form, building details and siting in order to create visual interest. The use of standardized "corporate" architectural styles

associated with franchises is discouraged. Corporate architecture should be personalized and modified to fit within the City's unique character.

5.2.3 *Façade Composition*

a. Building Base Treatment

Building base treatment may occur at two different scales

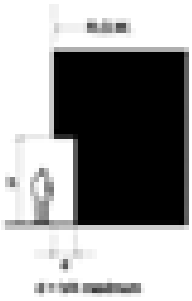
1. All buildings should create a base treatment that assists in visually establishing a human scale for pedestrian users and passers-by.

2. Scale

Base treatment may occur at two different scales

a) At the scale of an individual person, at some point between nine inches and six feet in height.

b) For taller buildings (three to five stories), a larger scale base treatment at the scale of the building should be provided, from one to two stories in height, relating proportionally to the total building height.



A continuous ground floor horizontal recess

3. Design

Base treatment should extend around all sides of the building, and not just be a "false front." A building base may be created by any of the following treatments:

a) A visibly thicker and continuous base portion of the wall along the ground, where the wall above the base sets back.

b) A material and/or color change of the base wall relative to the building wall above. The base material should generally be heavier (e.g. of darker color and/or a stronger material) than portions of the building above.

c) A horizontal architectural feature at or below the first story mark, such as a series of arched openings, an intermediate cornice line or protruding horizontal band.

d) A ground level arcade with columns, one to two stories in height. This arcade may be either recessed into the building volume or attached to the exterior, but all portions of the structure must be located on private land. Arcades should be designed as follows:

- The line of columns should be flush with the façade above, and should not be recessed.

- Column spacing should be regular and related to the structural bay of the building.
- Columns should be sized to visually appear capable of supporting the building mass above. Generally, wood columns should be a minimum of eight inches thick. Stucco or masonry columns should be a minimum of one foot in depth, and proportional in both width and depth to the column spacing.
- The arcade ceiling (soffit) should not be a flat, unarticulated surface. It should be treated as a visible surface and incorporated into the architectural composition. Light fixtures, expressed beams, and ornamental surface patterns such as coffers should be used to articulate the ceiling.

e) A continuous ground floor horizontal recess (similar to an arcade, but without columns) along any façade. Lower floor recess depth should be no greater than the one-fourth of the height of the recess - e.g., for a recess 12 feet high clear, a maximum depth of three feet. Deeper ground floor setbacks should be configured as an arcade with columns- see above. As stated above, the soffit or underside surface of the overhang should be architecturally treated with light fixtures and ornamental surface patterns such as coffers or trim.

b. Building Top Treatment

1. All buildings should create a base treatment that assists in visually establishing a human scale for pedestrian users and passers-by.

Building "top"

2. Design

Design of the building "top" should take advantage of the visual prominence of a building's silhouette. Techniques for clearly expressing a top may include, but are not limited to:

a) Cornice treatments.

b) Roof overhangs with brackets.

c) Stepped parapets

d) Richly textured materials (e.g. tile, masonry or fluted concrete).

e) Different colored materials. It is recommended that a change in plane accompany a change in material color – colored "stripes" are not acceptable as a treatment for "top" expression.

Upper-story balconies are recommended

3. Upper-story uses with bay windows and balconies are encouraged to provide informal surveillance, and create a pleasant sense of enclosure, especially around plazas and along streets.

a) Lobbies for upper-story uses should clearly be expressed through gables, awnings, special materials, or other architectural treatments.

b) Bay windows and balconies are encouraged and should not appear to be cantilevered for more than six inches without visible blocking, brackets, corbels or posts.

c. Openings and Façade Elements

1. New and renovated buildings should be "four-sided" buildings, designed as to be visible from fronts, backs and sides. While special ornamental treatments may be focused on front and entry facades, all buildings will be expected to maintain quality architectural articulation and finishes, including windows, around all visible sides of buildings.

2. Windows

a) A mixture of order and variety in window and door opening composition is recommended. Unifying patterns should include a common window header line or sill line, and/or aligned vertical centerlines of windows and doors.

b) In new façade design, features of adjacent and nearby facades such as cornice lines, windowsill or header lines, rhythm of window spacing, materials types, and colors should be observed for opportunities to create harmonious visual relationships.

c) Storefront and display windows should encompass a minimum of 60 percent of the storefront facade surface area. An even greater percentage of transparency is recommended for auto showrooms. Large glass areas should be relieved by piers and pilasters, columns, cornices, and other forms of surface relief that can add visual interest and scale. Where greater privacy is desired for restaurants or professional services, windows should be divided into smaller panes.

d) For auto-serving uses, windows should encompass at least 25 percent of the linear frontage facing the street should contain windows (excluding clerestory and glassblock) to enhance the street's security and appearance.

e) In general, upper stories (above the storefront) should have a window-to-wall area proportion that is smaller than that of ground floor storefronts, typically 30 percent to 50 percent the facade surface area of upper stories.

f) Commercial clerestory windows are defined as a continuous horizontal band or row of windows across the upper portion of the storefront. They are recommended as locations for neon, painted-window, and other relatively non-obtrusive types of signs.

g) Pilasters, columns, cornices, and other forms of surface relief should be used to add visual interest and scale.

Unified façade with variety in composition

Clerestory windows can be inset with glass block or other translucent materials

3. Protruding Buildings Volumes, Overhangs, Cantilevered Balconies and Window Bays

a) Balconies and window volumes are recommended to add interest to upper stories (above retail).

b) The depth of cantilever may not exceed five feet from the face of the building wall.

c) No individual balcony, window bay or other protruding volume should exceed 15 feet in width along a facade. The minimum spacing between adjacent balconies and/or window bays should be three feet.

Balconies are recommended above retail facades

d. Windows

1. Design and Configuration

a) Window frames should not be flush with walls. Plaster reveals and wainscoting should be used to create the appearance of deep-set doors and windows. For individual window openings in walls, window glass should be inset a minimum of three inches from the exterior wall surface to add relief to the wall surface - especially in stucco or EIFS walls.

b) True divided light windows or sectional windows are recommended where a divided window design is desired. Snap-in muntins and those located within double-paned glass should not be used.

Inset windows with metal framing and grilles on a Spanish Colonial building

Stylized detailing on an Art Deco facade

This door matches its Art Deco façade in both styling and detail

c) Shaped frames and sills should be used to enhance openings and add additional relief. They should be proportional to the glass area framed, as where a larger window should generally have thicker framing members.

d) Decorative treatments on windows or balconies are recommended if consistent with building style; for example, wood or metal grilles and railing on Spanish Colonial buildings, or stylized detailing around the windows of Art Deco facades.

e) Frames, sills and dividers should be designed in dark accent colors, to contrast with wall surfaces and make openings stand out from the façade.

f) Large expanses of glass should not be used in buildings adjacent to residential uses. Windows should be subdivided and separated by mullions.

g) Where large expanses of glass are used, for example in showroom walls, they should be visually subdivided into smaller panels. Curtain wall cladding systems (wall surface systems entirely of glazing and mullions) are not recommended– glass facades should be separated by architectural piers, columns or walls.

2. Glazing

a) Clear glass is recommended. Reflective glazing should not be used

b) For heat and glare control, nonreflective films, coatings, low emissivity glass, and external and internal shade devices should be used for heat and glare control.

c) If tinted glazing is used, light tints and green, gray and blue hues are recommended.

d) Fritted glass, spandrel glass and other decorative treatments are recommended to add privacy and aesthetic variety to glass where desired.

e. Doors

1. Doors should match the materials, design and character of the display window framing. High quality materials such as crafted wood, stainless steel, bronze, and other ornamental metals are recommended.

2. Ornament on the entrance feature, such as carved doors, stonework or ornament, and ornate detailing, creates noticeable detail for pedestrians and drivers.

3. Doorways leading to residential units (above retail) should be distinguishable from those leading to retail establishments. Doorways should be recessed for privacy; additional attention to detail is appropriate.

f. Walls

1. If the building mass and pattern of windows and doors is complex, simple wall surfaces are recommended (e.g. stucco). If the building volume and the pattern of wall openings is simple, additional wall texture and articulation should be employed.

2. Building Materials

   New construction should take cues from regional and local tradition, using materials that are common throughout the area. Authentic materials and methods of construction should always be used; simulated finishes, e.g. artificial stone using concrete form liners simulating naturalistic lines and shapes such as rubblestone, should not be used.

3. To avoid the false appearance of lightweight veneers, material changes should not occur at external corners. Material changes may occur at "reverse" or interior corners or as a "return" at least two feet from external corners.

4. Primary Materials

   Materials to be used as the primary cladding on buildings include:

   a) Stucco or EIFS: Stucco, cement plaster or stucco-like finishes such as EIFS are acceptable finishes. Attention should be paid to detail and trim elements for a high quality installation. Highly textured surface textures are not recommended. The pattern of joints should be architecturally coordinated with the overall facade composition, and sealant colors should be coordinated with surface and other building colors

   b) Brick: Full size brick veneer is preferable to thin brick tile. Brick veneers should be mortared to give the appearance of structural brick. Brick veneer applications should use wrap-

around corner and bullnose pieces to minimize a veneer appearance. An anti-graffiti coating is recommended.

c) Wood siding: Vertical siding, such as board and batten, and horizontal siding, such as clapboard and tongue-in-groove, are both recommended. Trim elements should be used. Plywood siding, and rustic finishes such as cedar shakes or shingles, should not be used.

5. Storefront and Accent Materials

Accent materials may be used as to add interest and variety at a more intimate scale, for example, at individual storefronts, along architectural elements such as cornices, on portions of buildings or walls. Materials recommended for storefronts and accent materials include stucco, brick and wood, as listed above, and also include:

Wood paneling can add accent to storefronts

a) Ceramic tile: Recommended as a facade cladding or decorative wall accent material. Size options include field tiles of various shapes, accent tiles, trim elements, edge and bullnose tiles; finish options include both unglazed and glazed tile finishes. Bright colors should be carefully reviewed with manufacturers for colorfastness of pigments. Grout color should be coordinated with tile and other building colors. An anti-graffiti coating is recommended for unglazed tiles.

b) Wood paneling: Wood panels may be inlaid as accent materials. Vertical and horizontal sidings as mentioned above are also acceptable. Trim elements should be used.

c) Stone and stone veneers: Recommended as a base or special decorative materials for wall panels or sills in combination with stucco or EIFS materials.

d) Profile, Corrugated, and Other Sheet, Rolled and Extruded Metal Surfaces: Highly textured surfaces should not be used. Where used, sheet metal should be detailed with adequate thickness to resist dents and impacts, and should have trim elements to protect edges. For auto showroom construction, a combination of glass and metal is recommended to best reveal the display items located within. Materials reflecting the automobile, including steel, chrome and aluminum, are particularly appropriate for use in the Auto Sales Center.

6. Base Materials

Materials that may be used along the bases of buildings (and on portions of buildings, such as columns, pilasters or piers) to impart a sense of permanence and solidity include:

a) Precast Concrete: Textures, pigments, and special aggregates should be used to create rich surfaces. Precast concrete copings and trim are recommended for use with other materials such as poured-in-place concrete, concrete block, brick, stone, stucco and EIFS. The location of joints between castings and expansion joints should be incorporated into the facade composition. Grout and sealant colors should be coordinated with castings and other building colors. An anti-graffiti coating is recommended.

b) Poured-in-Place Concrete: Concrete walls should generally be clad with stucco or other finish materials; poured concrete may be exposed as an architectural base or a sitework material. Where exposed, the location of formwork tie-holes, expansion joints and control joints should be incorporated into the facade composition. Textured form liners, pigments, stains, and special aggregates should be used to create rich surfaces. An anti-graffiti coating is recommended.

c) Concrete Block: Concrete blocks of various block sizes, surface textures, and colors should be used as an architectural base or a sitework material; plain stack bond concrete block walls are not recommended. Decorative treatments should be used, such as alternating courses of differing heights, different surface textures (precision face and split face) and patterns of colored blocks; and cap and trim pieces should be used. Grout colors should be coordinated with block and other building colors. An anti-graffiti coating is recommended.

5.2.4 Roofs

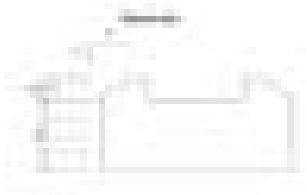
a. Roof Type

1. Roof type selection should be made with consideration for the neighborhood context of building forms. Roof types should be selected with consideration for views from above.

Recommended roof types

2. All continuous sloping roof forms (i.e. without flat horizontal portions) are encouraged. These include pitched, gable, hip, and pyramidal, roofs.

Special forms



Mansard roof limitations

Individual roof forms, like this Googie-styled roof, can give expression to storefronts

3. Curved roofs, such as barrel vaults, should be limited to use in prominent or special buildings, or above special rooms or volumes within larger buildings.

4. Roof or cornice line variations may be used to mark main building entrances, individual storefronts, and building bay increments. Special forms such as domes, conical roofs and pyramidal roofs are encouraged at entry towers or to mark or accent special rooms such as lobbies and auditoriums.

5. Mansard roofs are acceptable in limited circumstances:

   a) The maximum slope should be three feet of run for every two feet of rise.

   b) The minimum height of mansard roofs (from eave to roof peak) should be one typical building story height or 25 percent of the building façade height as measured to the eave, whichever is smaller.

   c) Mansard roofs should fully enclose the perimeter of a building. Where a break in the horizontal run of mansard roof occurs, an architectural termination is recommended (e. g. the mansard roof intersects into a tower).

6. Flat roofs with parapet walls should be treated with one or more of the following conditions:

   a) An architecturally profiled cornice and/or expressed parapet cap should be used to terminate the top of parapet wall.

   b) Surface mounted cornices, continuous shading elements, or trellises should be used to strengthen a parapet wall design.

   c) Sheet metal parapet caps should provide a formed (compound folded) overhanging edge termination and a heavy gage sheet metal thickness selected to avoid oilcanning distortion. Single layer, flush sheet metal parapet caps should not be used.

7. Multi-Tenant Retail Buildings

   a) Small roofs, including those applied to facades and used to identify individual storefronts, should match the principal building in terms of style, detailing and materials. They should also contribute expressive and interesting forms that add to the overall character of the district.

   b) Cornices may be used at the top of storefronts to differentiate them from upper levels of the building. A cornice may also be the roofline for a freestanding storefront

building. The cornice line may be interrupted and/or varied with other shapes to provide an interesting roofline profile.

8. Roof Overhangs

Roof overhangs are encouraged. The following guidelines should be followed:

a) At roof overhangs, vertical roof edge fascia over 18 inches in height are not encouraged, unless they are broken down by additional horizontal layers, stepbacks, trim, and other detailing.

b) Brackets, corbels and other expressed roof overhang supports (whether structural or nonstructural) are encouraged to add richness to detailing. The spacing module of repeating supports should relate to the building's structural bay spacing or window mullion spacing.

c) The soffit or underside surface of the roof overhang should be designed as a visible feature and incorporated into the overall architectural composition. Soffit beams, coffers, light fixtures and other design articulation are encouraged.

b. Roof Materials

1. Recommended roof materials include:

a) Terra Cotta or Concrete Tile: Red tile roofs are encouraged for Mediterranean or Spanish Revival architectural styles. Projects should use authentic terra cotta barrel tiles and avoid simulated products.

b) Metal Seam Roofing: Finishes should be anodized, fluorocoated or painted. Copper, zinc, and other exposable metal roofs should be natural or oxidized.

c) Corrugated Metal Roofing: The structural support detailing of corrugated metal roofing should insure that metal roof edges and panels will not sag, bend, or be vulnerable to impacts and denting. This is important at locations where undersides and edges of corrugated metal roofing are visible.

d) Slate or slate-like materials: in weathering or unfading colors of Black, green, purple, and gray slates are appropriate. Mottled and weathered textures are also acceptable if authentic slate material. Overtextured simulation should be avoided. High-quality flashing, i.e. copper, stainless steel,

terne coated stainless, lead coated copper, lead sheet, should be used.

e) Tar and Gravel, Composition, or Elastomeric Roofs (flat roof locations): When used, these materials should be screened from view from adjacent buildings and sites by parapet walls.

f) Asphalt Shingles: Projects using asphalt shingles should use the highest quality commercial grade materials, and be provided with adequate trim elements. Lightweight asphalt shingles should not be used.

g) Not Recommended: Wood shingles or shakes.

c. Equipment and Screening

1. Roof mounted equipment such as cooling and heating equipment, antennae and receiving dishes should be screened from view of streets, parking lots, connecting walkways and freeways.

2. Mechanical equipment screening should be integrated as part of a project's site and building design. Screening enclosures should be:

a) Derived from or strongly related to the building's architectural expression, behind parapets or by recessing equipment into hips, gables, parapets or similar features, or enclosed within roof volumes, so the enclosure is designed as part of the overall mass of a building.

b) Designed in dimensional increments of window spacing, mullion spacing, or structural bay spacing taken from the facade composition. Materials, architectural styles, colors and/or other elements from the facade composition should also be used to strongly relate the screening to the building's architecture.

c) Screened through the use of parapets, screen walls, equipment wells, mechanical room enclosures and similar design features. Picket fencing, chain-link fencing and metal boxes shall be avoided.

d. Drainage

1. The location, spacing, materials and colors of downspouts, gutters, scuppers, and other roof drainage components should be incorporated into the architectural composition of the facade and roof. Downspouts should be concealed within walls or

located to harmonize with window spacing and facade composition.

5.2.5 *Building Accessories*

a. Awnings, Trellises, Canopies and Other Building-Mounted Accessories

1. Covered outdoor spaces, awnings and arcades are encouraged to protect pedestrians from summer heat and winter rain. Where an arcade is not provided, a separate awning or other architectural feature should be used for each business to enhance the individual identity of small shops.

   a) Awnings: Fabric awnings using colored fabric mounted over a metal structural frame are encouraged. Internally illuminated fabric awnings with signage should not be used.

   b) Trellises and Canopies: Materials, colors, and form should be derived from the building architecture. For example, a white painted trellis used with a white building trim scheme is appropriate.

Individual awnings should be located over each storefront window

2. Height and Projection

   a) Trellises, canopies and awnings that overhang sidewalks and public ways should provide a minimum of seven feet and six inches clear height above grade. Those above common building entrances should be a minimum of nine feet above grade. Trellises, canopies and awnings may extend horizontally up to six feet into the right-of-way or one-half of the sidewalk width from the building to the curb face, whichever is less.

Building detail, accessories, banners, signage and landscaping combine to create a lively Auto Row storefront

3. Placement of Trellises, Canopies and Awnings

   These items should be located above the display windows and below the storefront cornice or sign panel. For a sequence of storefronts or windows, a line of discrete awnings or canopies for each storefront or building bay should be used, rather than one continuous run-on awning. They should avoid covering up intermediate piers, pilasters, or other architectural features.

4. Accessories

   a) Colorful banners should be used to add variety to the street. Ornamental brackets and poles add further interest.

b) Hanging flower or plant baskets suspended from ornamental brackets of metal or wood are recommended for storefronts.

c) Small wall-mounted ornamental window-case displays can show menus and merchandise.

d) Ornamental wall mounted outdoor lighting (sconces) can be used to accent entries or rhythms of repeating pilasters.

5.2.6 Color

In keeping with the character of the City of Whittier, light muted and soft colors including earth tones or Tuscan influenced colors such as deep golds, and yellows, rich browns, and warm terra cottas, are recommended for wall surfaces. Large expanses of white should be avoided.

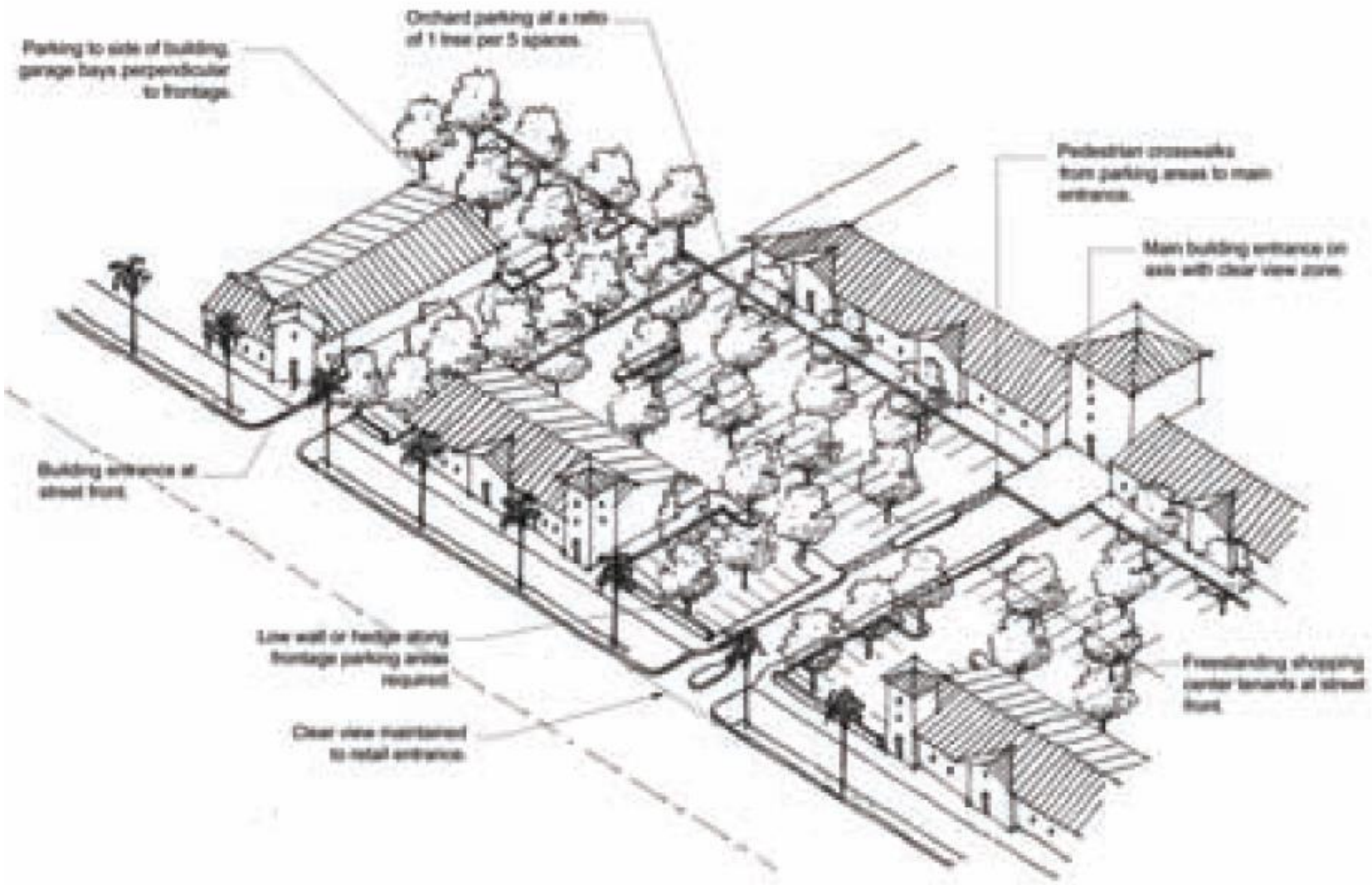


Illustration 31: Design Guidelines for Shopping Clusters- Shopping Center Development on Whittier Boulevard

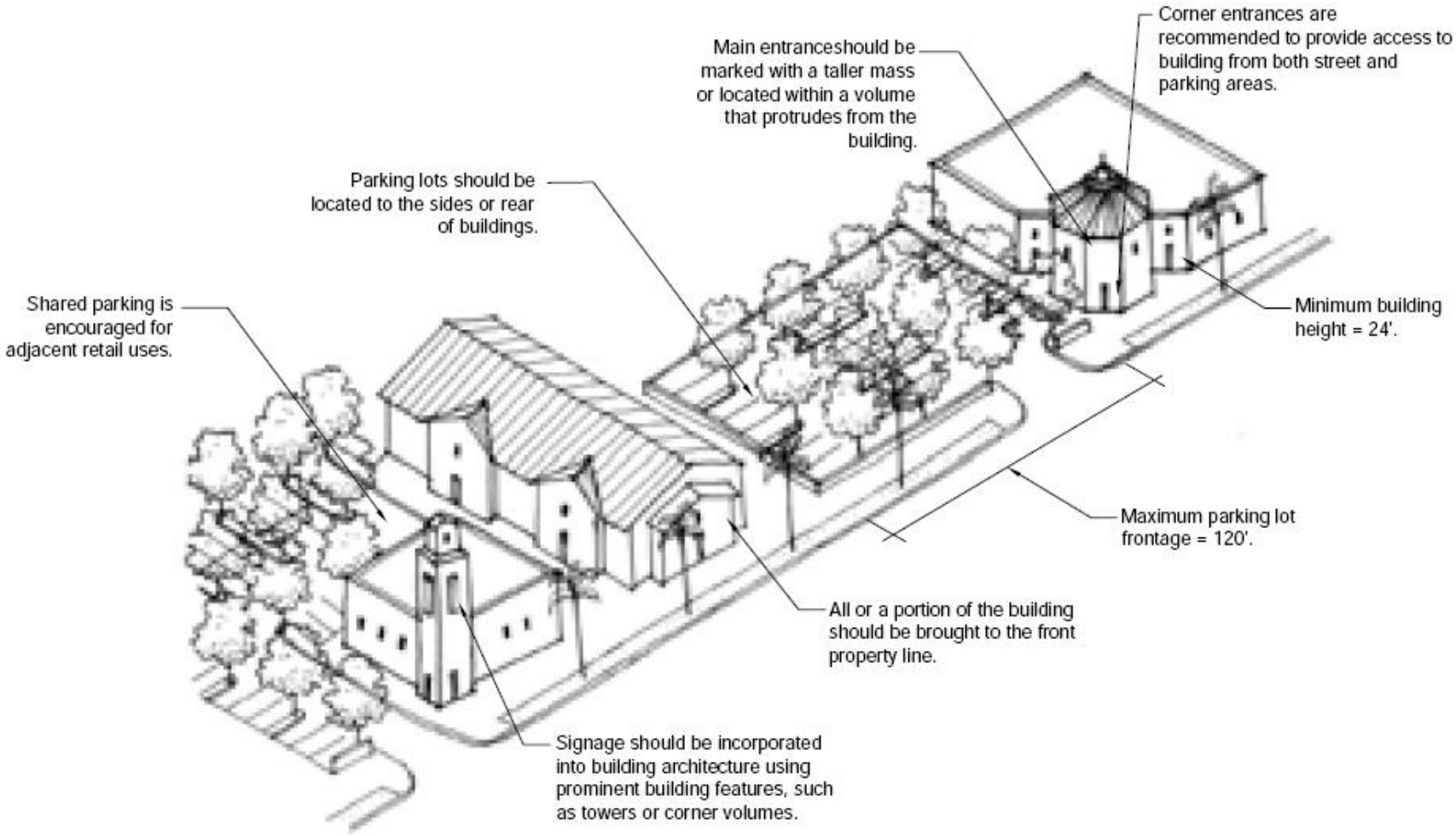


Illustration 32: Design Guidelines for Shopping Clusters- Individual Retail Stores on Whittier Boulevard

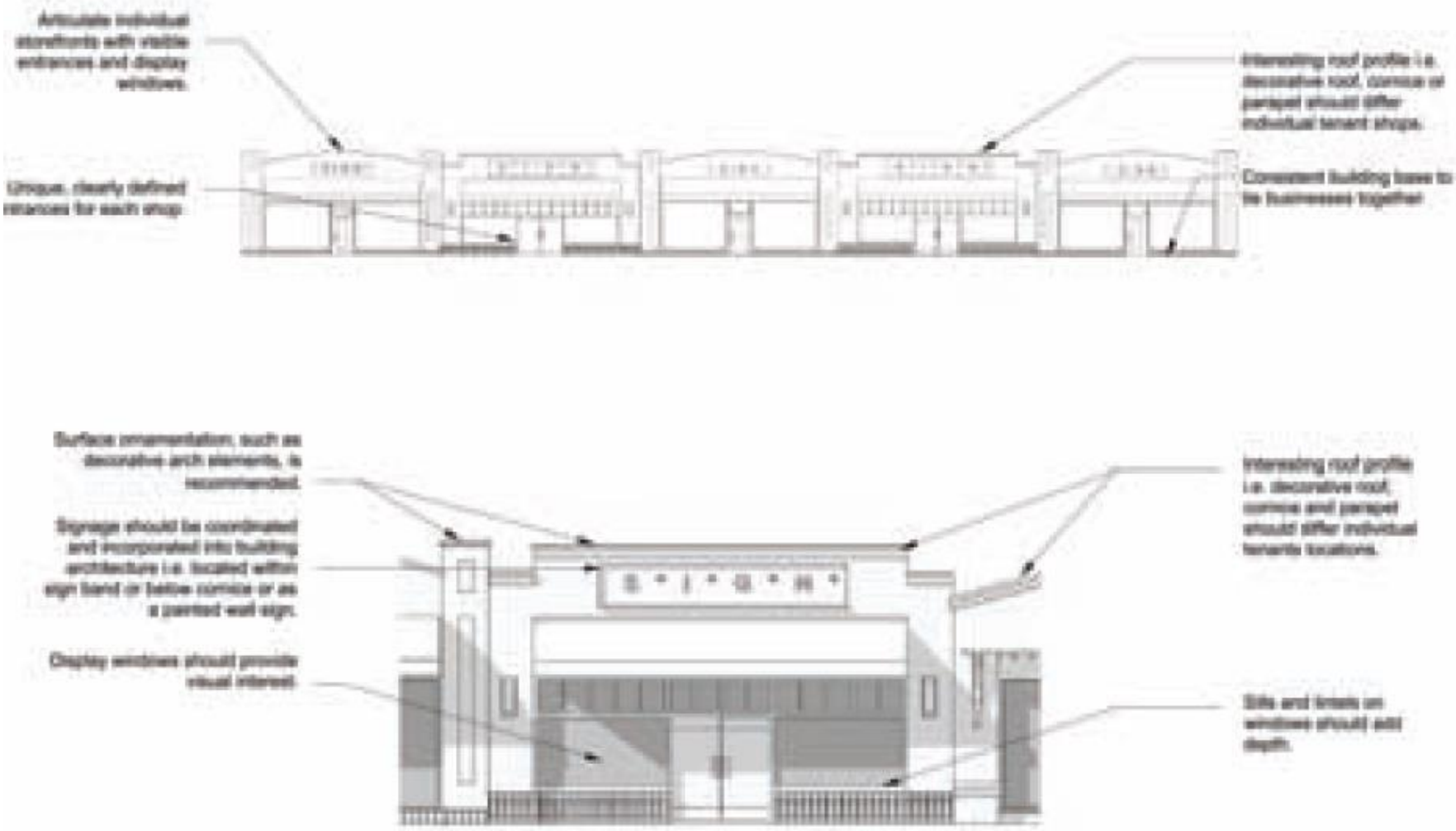
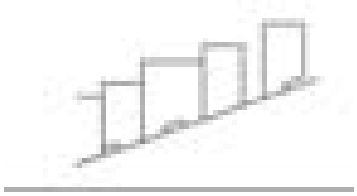


Illustration 33: Design Guidelines for Shopping Clusters- Store Fronts

5.3 Workplace District

5.3.1 *Building Mass and Increment*

a. Orientation



Facades should be parallel to street

1. Buildings should be sited to front the street, to reinforce continuous public street and pathway spaces.

2. Active frontages with doors and windows should face upon streets and pathways. Frontages should be of a substantial scale and character to support a "grand boulevard" street corridor space.

3. Street façades should be parallel in plan relative to front right-of-way lines, particularly where side yard property lines do not meet the front yard property line at a 90-degree angle. Facades should be parallel to street.

4. Residential development within the Workplace District should follow the building orientation Design Guidelines for residential development in the Neighborhood Spine

Height/width proportion

b. Overall Building Massing

1. Proportion and form of buildings should contribute to the visual effect of "grand buildings on display".

2. Workplace buildings should maintain a "boulevard" appearance, with a greater width than height. The height of a major building mass should be no more than two-thirds its width, as illustrated by the proportions diagram at right.

3. At large-scale retail establishments, buildings should be designed in a way that will reduce the massive scale and uniform and impersonal appearance and will provide visual interest consistent with the community's identity, character, and scale.

4. Residential development within the Workplace District should follow the building massing Design Guidelines for residential development in the Neighborhood Spine.

c. *Horizontal Mass*

1. To create interest along their length, facades should be architecturally subdivided into shorter segments. Methods of subdivision are listed at right.

Use building massing such as towers to break-up long facades

2. A single continuous segment of facade should be a maximum of 120 feet long. Building masses may be broken or subdivided into segments of this length by:

   a) Building volumes that project from the building façade; for example, a room whose massing punches out of the building wall.

   b) Segments of wall that are set back; for example, a pattern of alternating 30-foot segments of zero-setback wall and 30-foot segments of wall set back three feet.

   c) A tower with a roof extending above the main building volume, inserted into the facade.

3. Within these segments, building walls should be further subdivided at every 40 to 60 feet by:

   a) A vertical slot or recess between facades with a 12 inches minimum recess depth and two feet minimum width.

   b) A vertical pilaster between facades 12 inches minimum projection depth and two feet minimum width. The resulting projections should be sized proportionally to the height and width of the building facade.

Break-up wall expanses at big box stores

4. At Large-Scale Retail Establishments, development should break up large expanses of frontage walls, such as arcades, display windows, entry areas, or awnings, across at least 50 percent of the facade.

5. Large-Scale Retail Establishments are encouraged to include additional, separately owned stores inset into front facades. Smaller retail stores should include separate, exterior customer entrances and window displays to contribute to the visual interest of exterior facades.

Expression of building levels can reduce impact of building height

d. *Vertical Mass*

1. Building levels should be expressed, through stepbacks and architectural detail, to break down the height of buildings to relate to a pedestrian scale.

2. A thicker, broader first floor, a series of ground-level archways, an entry arcade, or a porch entry element should be used to decrease the perceived bulk of buildings. The use of arcades, loggias, and colonnades at the building base can also serve to ground the building.

3. Upper story setbacks, such as upper story balconies or insets, can also decrease the perceived bulk of buildings. This setback should be of a depth of at least four feet.

4. Architectural elements can be used to accentuate the horizontal layers of a building. Ground level emphasis and horizontal detailing, such as moldings or cornices, can accentuate the floors of a building.

e. Special Treatment

Treatments at important sites and corners

1. The architectural treatment of buildings located at special sites or on corners should acknowledge their location.

2. Where building corners face upon gateway intersections, circles (e.g. at the Five Corners intersection), important squares, or at building corners where sites create acute or obtuse angles, a landmark architectural treatment is encouraged. Such treatments may include:

   a) Creation of a prominent entry at the corner.

   b) A special architectural "turning" of the corner with a major facade change.

   c) Creation of a corner tower with a landmark roof form.

   d) Use of symmetrical designs at the two flanking facades.

   e) Special attention at building facades, including fenestration over at least 25 percent of the facade's surface.

Location of Awnings: Height=8 feet minimum to provide clearance; Depth=no more than 1/3 of the right-of-way

f. Main Entrance

1. A highly visible main entrance should be located on the front facade facing a public street. It may be centered on the facade, at the end of the facade at a corner, or at some point in between - as long as it is directly accessed from a public street.

2. Scale

   a) The front entrance feature should be of a substantial presence and scale to be visible from the street; i.e. grand entrances at multiple story height.

b) For large buildings with a single entrance, entrances are recommended to occupy between one-eighth and one-fourth of the total building frontage; i.e. 240-foot long building frontage, the front entrance feature should be between 30 and 60 feet wide.

3. Function: Entrances should provide shelter from weather and shade from the sun by one or a combination of:

a) An overhang created by a recess in the facade.

b) A projecting awning or canopy. A permanent architectural awning is recommended, utilizing metal, glass or other materials from the building architecture.

c) Awnings should be located to provide optimal clearance for passersby, at a minimum of eight feet above grade, and to intrude into no more than one-third of the paved sidewalk width, or four feet into the right-of-way, whichever is less.

4. Design of Workplace Entrances: The entrance feature should be designed as an easily noticeable change from the typical facade treatment. Recommendations include:

a) Project a portion of the building from building façade, at partial or full height, or above the facade. Such an entrance feature may be covered by means of a portico (formal porch) projecting from or set into the building face.

b) Punctuate the entry by means of a change in roofline or a break in the surface of the subject wall.

c) Create an entrance tower projecting above the roofline, or create an inset entry using twin (bell) towers to frame the entryway.

d) Use a series of arches to indicate entry. Arcaded entry porches or passages are also encouraged.

e) Recess the entry within a single large arched or cased decorative opening. Arches can be inset in to the building wall or designed as ornament on the building wall around the front entry.

Entry can be signified by a series of arches

Live-work entrances should convey a residential character

5. Design of Live-Work and Residential Entrances: Entrances to units should be accessible from a public sidewalk, and should include residential entry elements consistent with their building style, such as:

a) Porches or entrance vestibules,

b) Fences and/or entry gates, and

c) Special landscape materials to soften the front façade.

d) Appropriate lighting and building identification signage.

Retail entrances should be highly visible

6. Design of Retail Entrances: Main entrances to principal buildings should be at the front or street façade of the building, and have a clearly defined, highly visible customer entrance.

a) At Retail Clusters: Main entrances should maintain a clear entry sequence from the sidewalk to the front door. Entries to contiguous shops in the cluster should be spaced a maximum of 30 feet apart at street frontages.

b) At Large-Scale Retail Establishments: Main entrances to principal buildings should be defined by features such as towers, canopies or porticos, arcades, arches, wing walls, and integral planters. All sides of a principal building that directly face an abutting public or private right-of-way should feature at least one customer entrance.

A secondary entrance should provide access from secondary, side or rear parking lots

g. Alternative Entrances

1. Entrances that provide alternatives to the main entrance should be visible and easy to find, particularly for customers accessing them from parking lots.

2. Location: A secondary side entrance is encouraged where the building has frontage on two major public streets. Where the building is associated with an adjacent parking lot, a side or rear building entrance should be provided to allow direct access to the building from that lot.

3. Design

a) A primary side or rear building entry for customers or employees should be easily visible and locatable. It should not be more architecturally prominent or larger than the front entry.

b) Secondary entries should be enhanced with detailing, trim and finish consistent with the character of the building and the primary entry so that they are attractive and easy to identify.

5.3.2 Architectural Style

a. Building Style

1. Except for existing hospital complexes, buildings in the Workplace District should work together to create an

identifiable character drawn from the Spanish Colonial, Mission Revival and Mediterranean traditions in Whittier, appropriate to its role as a business center. Elements of Art Deco and Contemporary architecture may be appropriate as well; see below for characteristics.

2. Spanish Colonial/ Mission Revival and Mediterranean features include:

   a) Low-pitched or hipped roofs, flat roofs with parapets
   b) Red roof tiles, wood shingles or clay tiles.
   c) Thick stucco walls, some brick, wood, or wood over brick
   d) Arches, especially above doors, porch entries and main windows
   e) Towers or tall building volumes
   f) Spiral and twisted columns, large square pillars and pilasters
   g) Decorative wrought iron railings and wood balustrades
   h) Ornamental effects including molded decoration, carved wood and stonework, or cast ornament
   i) Patterned tile floors and wall surfaces
   j) Outdoor spaces including central fountains, open courtyards, and arched loggias.

3. Art Deco features include:

   a) Smooth and even surfaces of wall, like stucco or painted brick
   b) Zigzags, chevrons, and other stylized and geometric motifs occurring as decorative elements on façades
   c) Some classical motifs and styling
   d) Highly stylized doorways
   e) Towers and other vertical projections above the roof line

4. Contemporary features include:

   a) Orthogonal angles
   b) Simple, functional forms
   c) Large expanses of windows (curtain walls should not be used in this District, however)
   d) Industrial or other materials such as steel, metal and glass.

Mission Revival frequently uses arches above doors and thick columns at colonnades and entryways

Art Deco building with classical styling

5.3.3 *Façade Composition*

a. Building Base Treatment

Building base treatment

1. All buildings should create a base treatment that assists in visually establishing a human scale for pedestrian users and passers-by.

2. Scale: Base treatment should occur at two different scales.

   a) At the scale of an individual person – A base treatment should occur at some point between nine inches and six feet in height.

   b) At the scale of the buildings- For taller buildings (three to five stories), a larger scale base treatment should be provided from one to two stories in height, relating proportionally to the total building height.

A building base can be indicated by horizontal features at the ground level

3. Design: Base treatment should extend around all sides of the building, and not just be a false front'. A building base may be created by any of the following treatments:

   a) A visibly thicker and continuous base portion of the wall along the ground, where the wall above the base sets back, and openings within the base are seen to be more deeply recessed.

   b) A material and/or color change of the base wall relative to the building wall above. The base material should generally be heavier (e.g. of darker color and/or a stronger material), with a lighter quality at stories above (e.g. predominantly masonry at the ground, larger windows and more glass above).

   c) A horizontal architectural feature at or below the first story mark, such as a series of arched openings, an intermediate cornice line, or a protruding horizontal band.

   d) A horizontal notch or recess above the first or second story.

   e) A ground level arcade with columns, one to two stories in height. This arcade may be either recessed into the building volume or attached to the exterior, but all portions of the structure should be located on private land. Arcades should be designed as follows:

      1) The line of columns should be flush with the façade above, and should not be recessed.

2) Column spacing should be regular and related to the structural bay of the building.

3) Columns should be sized to visually appear capable of supporting the building mass above. Generally, wood columns should be a minimum of eight inches thick. Stucco or masonry columns should be a minimum of one foot in depth, and proportional in both width and depth to the column spacing.

4) The arcade ceiling (soffit) should not be a flat, unarticulated surface. It should be treated as a visible surface and incorporated into the architectural composition. Light fixtures, expressed beams, and ornamental surface patterns such as coffers should be used to articulate the ceiling.

A ground level arcade can provide sheltered access to offices

b. Building Top Treatment

1. All buildings should create a base treatment that assists in visually establishing a human scale for pedestrian users and passers-by.

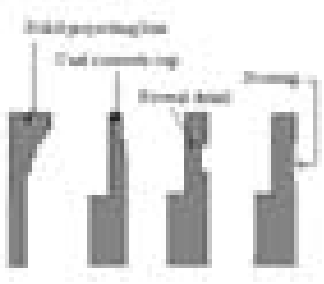
2. Design: Design of the building "top" should take advantage of the visual prominence of a building's silhouette. Techniques for clearly expressing a top may include, but are not limited to:

   a) Cornice treatments

   b) Roof overhangs with brackets

   c) Richly textured materials (e.g. Tile, masonry or fluted concrete)

   d) Different colored materials. It is recommended that a change in plane accompany a change in material color – colored "stripes are not acceptable as a treatment for "top" expression.



Acceptable top design techniques

Windows and balconies form a pattern of repeating elements on the facade

c. Openings and Façade Elements

1. Workplace buildings should be "four-sided" buildings, designed as to be visible from fronts, backs and sides. Windows and other façade elements should be provided to the sides and rear of the building; blank walls should be avoided.

2. Along public street frontages, buildings should include windows, arcades, awnings or other acceptable features for least 60 percent of the building façade length.

3. The spacing and size of windows, mullions, recesses, wall panels, pilasters and building bays should be based on a module derived from the building's structural spacing.

4. On large wall surfaces, openings should be designed as a pattern of repeating elements. This pattern should be based on the building module (above), and carried across windowless walls to relieve blank, uninteresting surfaces.

5. Windows or façade openings should be recessed or raised. Plaster reveals and wainscoting should be used to create the appearance of deepset doors and windows.

6. Pilasters, columns, cornices, and other forms of surface relief should be used to add visual interest and scale. In new façade design, features of adjacent and nearby facades such as cornice lines, window sill or header lines, rhythm of window spacing, materials types, and colors should be observed for opportunities to create harmonious visual relationships.

7. Additional elements should be used at large-scale retail buildings to add visual interest at the pedestrian scale, such as wall offsets, reveals, projecting ribs, color or texture changes.

8. Protruding Buildings Volumes, Overhangs, Cantilevered Balconies, and Window Bays:

   a) Balconies, upper story arcades and loggias are recommended to add interest to upper stories (above retail).

   b) The depth of cantilever may not exceed five feet from the face of the building wall.

   c) No individual balcony, window bay or other protruding volume should exceed 25 feet in width along a facade. The minimum spacing between adjacent balconies and/or window bays should be three feet.

d. Windows

1. Design and Configuration:

   a) Window frames should not be flush with walls. For individual window openings in walls, window glass should be inset a minimum of four inches from the exterior wall surface to add relief to the wall surface - especially in stucco or EIFS walls.

   b) True divided light windows or sectional windows are recommended where a divided window design is desired. Snap-in muntins and those located within double-paned glass should not be used.

   c) Shaped frames and sills should be used to enhance openings and add additional relief. They should be proportional to the glass area framed, as where a larger window should have thicker framing members.

   d) Decorative treatments on windows or balconies, such as wood or metal grilles on windows or balconies, wood balcony columns and balustrades, and simple detailed trim are recommended if consistent with building style.

   e) Frames, sills and dividers should be designed in dark accent colors, to contrast with wall surfaces and make openings stand out from the façade.

Decorative treatment include awnings and window grilles

2. Glazing

   a) Clear glass is recommended. Reflective glazing should not be used. Non-reflective films, coatings, low emissivity glass, and external and internal shade devices should be used for heat and glare control.

   b) If tinted glazing is used, light tints and green, gray and blue hues are recommended to complement the waterfront character of the area.

   c) Fritted glass, spandrel glass and other decorative treatments are recommended to add privacy and aesthetic variety to glass where desired.

   d) Curtain wall systems should not be used.

e. Doors

1. Doors should match the materials, design and character of the display window framing. High quality materials such as crafted wood, stainless steel, bronze, and other ornamental metals are recommended.

2. Ornament on the entrance feature, such as carved doors, stonework or ornament, and ornate detailing, creates noticeable detail for pedestrians and drivers. Doors may be flanked by columns, decorative fixtures or other details.

3. Adjacent to residential uses, doorways and entries should be highly detailed and scaled to the individual; additional attention to detail is appropriate.

f. Walls

1. If the building mass and pattern of windows and doors is complex, simple wall surfaces are recommended:

   a) Materials: New construction should take cues from the history and tradition of the City, as well as from the industrial character of the area. Authentic materials and methods of construction should always be used; simulated finishes, e.g. artificial stone using concrete form liners simulating naturalistic lines and shapes such as rubblestone, should not be used.

   b) To avoid the false appearance of lightweight veneers, material changes should not occur at externals corners. Material changes may occur at "reverse" or interior corners or as a "return" at least four feet from external corners, with extended returns provided for large buildings.

2. If the building volume and the pattern of wall openings is simple, additional wall texture and articulation should be employed.

3. Primary Materials: Materials to be used as the primary cladding on buildings include:

   a) Stucco or EIFS: Stucco, cement plaster or stucco-like finishes such as EIFS are acceptable finishes. Attention should be paid to detail and trim elements for a high quality installation. Highly textured surface textures are not recommended. The pattern of joints should be architecturally coordinated with the overall facade composition. In general, joints should be regularly spaced.

Exposed EIFS surfaces less than 12 feet above grade should be specified as a high impact type with a reinforced skin. Both stucco and EIFS surfaces less than 12 feet above grade should be treated with anti-graffiti coating and weather sealing to resist stains. Ceramic tile, metal or other cleanable, impact resistant surfaces should be used at protruding corners and surfaces where exposure to dirt and impacts will be common. Sealant colors should be coordinated with surface and other building colors.

b) Brick: Full size brick veneer is preferable to thin brick tile. Brick veneers should be mortared to give the appearance of structural brick. Brick veneer applications should use wrap-around corner and bullnose pieces to minimize a veneer appearance. An anti-graffiti coating is recommended.

c) Wood siding: Vertical siding, such as board and batten, and horizontal siding, such as clapboard and tongue-in-groove, are both recommended. Trim elements should be used. Plywood siding, and rustic finishes such as cedar shakes or shingles, should not be used.

d) Construction materials such as tilt-up concrete, smooth-faced concrete block, prefabricated steel panels, and other similar materials should not be used.

4. Base Materials: Materials that may be used along the bases of buildings (and on portions of buildings, such as columns, pilasters, or piers) to impart a sense of permanence and solidity include:

a) Precast Concrete: The location of joints between castings and expansion joints should be incorporated into the facade composition. Options in terms of special textures, pigments, and special aggregates should be exploited to create rich surfaces and harmonize with beach town character. For example, wall surfaces may be textured to emulate the character of horizontal wood cladding with horizontal parallel lines or clapboard-like surfaces. Precast concrete copings and trim are recommended for use with other materials such as poured in-place concrete, concrete block, brick, stone, stucco and EIFS. Grout and sealant colors should be coordinated with castings and other building colors. An anti-graffiti coating is recommended.

b) Poured-in-Place Concrete: Should be exposed as an architectural base or a sitework material, and concrete walls should generally be clad with stucco or other finish materials. Where exposed, the location of formwork tie-holes, expansion joints and control joints should be

incorporated into the facade composition. Options in terms of textured form liners, pigments, stains, and special aggregates should be exploited to create rich surfaces and harmonize with beach town character. For example, wall surfaces may be textured to emulate the character of horizontal wood cladding with horizontal parallel lines or clapboard-like surfaces. Accents such as cast-in-place ceramic tile inserts may be used for decorative effect. An anti-graffiti coating is recommended.

c) Concrete Block: Concrete blocks of various block sizes, surface textures, and colors should be used as an architectural base or a sitework material. Plain stack bond concrete block walls are not recommended. Use of cap and trim pieces is strongly recommended (these may also be precast concrete products). Decorative treatments should be used, such as alternating courses of differing heights, different surface textures (precision face and split face) and patterns of colored blocks. Grout colors should be coordinated with block and other building colors. An anti-graffiti coating is recommended.

5. Accent Materials: Accent materials may be used to as a special material for architectural detailing, wall panels and sills. Ceramic tile and stone are acceptable in limited locations. Materials such as steel and metal surfaces may be appropriate if used in a contemporary or "high-tech" styled building.

5.3.4 Roofs

a. Roof Design

1. Use variation in roof lines to reduce the scale of large structures, particularly at Large-scale Retail Establishments. Roofs should include at least two of the following features:

Roof variation on big-box retail

a) Three or more roof planes.

b) A change in height every 100 linear feet in the building length.

c) Elements such as parapets, overhanging eaves, or sloped roof volumes.

b. Roof Types

1. Roof type selection should be made with consideration for the Spanish Eclectic/ Mediterranean tradition of the region. Roof forms should create interest and vary in pitch and height.

2. Low-pitched, sloping roof forms are encouraged. These include pitched, hipped, and gable, and pyramidal roofs.

3. Flat roof forms are also acceptable; these should be designed with parapet walls should be treated with one or more of the following conditions:

   a) An architecturally profiled cornice and/or expressed parapet cap should be used to terminate the top of parapet wall.

   b) Surface mounted cornices, continuous shading elements, or trellises should be used to strengthen a parapet wall design.

   c) A single layer, flush sheet metal parapet cap (i.e. a simple inverted U of sheet metal over the top of a parapet wall) should not be used, without a substantial built-up edge, to avoid oilcanning distortion.

Roof forms should vary in pitch and height

4. Special forms such as domes, conical roofs and pyramidal roofs are encouraged at towers or to mark or accent special rooms such as lobbies and auditoriums.

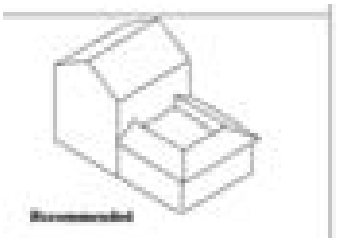
5. Protrusions from roof forms are also recommended; arched dormers and tower elements act to break up large roof forms.

6. Mansard roofs are acceptable under the following circumstances:

   a) The maximum slope should be three feet of run for every two feet of rise.

   b) The minimum height of mansard roofs (from eave to roof peak) should be one typical building story height or 25 percent of the building façade height as measured to the eave, whichever is smaller.

   c) Mansard roofs should fully enclose the perimeter of a building. Where a break in the horizontal run of mansard roof occurs, an architectural termination is recommended (e.g. the mansard roof intersects into a tower).



Mansard roofs should extend around the full perimeter of the building, or terminate in another building wall

Roof overhangs should not be excessive

c. Roof Overhangs

1. In keeping with the Spanish Eclectic/Mediterranean tradition of the region, overhanging eaves are recommended but should not be excessive.

2. At roof overhangs, vertical roof edge fascia over 12 inches in height is not encouraged, unless they are broken down by additional horizontal layers, stepbacks, trim, and other detailing. Roof overhangs should be utilized to hide roof supports, brackets and timbering should not be expressed.

3. The soffit or underside surface of the roof overhang should be designed as a visible feature and incorporated into the overall architectural composition. Soffit beams, coffers, light fixtures and other design articulation are encouraged.

4. Roof overhangs are encouraged over arcades, loggias, and colonnades. Roof overhangs should not be excessive.

d. Roof Materials

1. Recommended roof materials include:

Authentic red tiles are encouraged

   a) Terra Cotta or Concrete Tile: Red tile roofs are encouraged for Spanish Colonial. Mission Revival and Mediterranean styled buildings. Projects should use authentic terra cotta barrel tiles and avoid simulated products.

   b) Metal Seam Roofing: Finishes should be anodized, fluorocoated or painted. Copper, zinc, and other exposable metal roofs should be natural or oxidized.

   c) Corrugated Metal Roofing: The structural support detailing of corrugated metal roofing should insure that metal roof edges and panels will not sag, bend, or be vulnerable to impacts and denting. This is important at locations where undersides and edges of corrugated metal roofing are visible.

2. Tar and Gravel, Composition, or Elastomeric Roofs (flat roof locations): Use of these roof materials should be avoided at locations prominently viewable from nearby uphill residential neighborhoods. When used, these materials should be screened from view from adjacent buildings and sites by parapet walls.

3. Not Recommended: Asphalt shingles, wood shingles or shakes should not be used.

e. Equipment and Screening

1. Roof mounted equipment such as cooling and heating equipment, antennae and receiving dishes should be screened from view of streets, parking lots, connecting walkways and freeways.

2. Mechanical equipment screening should be integrated as part of a project's site and building design. Screening enclosures should be:

   a) Derived from or strongly related to the building's architectural expression, or enclosed within roof volumes, so the enclosure is designed as part of the overall mass of a building.

   b) Designed in dimensional increments of window spacing, mullion spacing, or structural bay spacing taken from the facade composition. Materials, architectural styles, colors and/or other elements from the facade composition should also be used to strongly relate the screening to the building's architecture.

   c) Screened through the use of parapets, screen walls, equipment wells, mechanical room enclosures and similar design features. Picket fencing, chain-link fencing and metal boxes should be avoided

   d) Residential parking facilities, lighting, trash enclosures and similar accessory structures should be designed in accordance with Design Guidelines for the Neighborhood Spine.

f. Drainage

1. The location, spacing, materials, and colors of downspouts, gutters, scuppers, and other roof drainage components should be incorporated into the architectural composition of the facade and roof. Downspouts should be concealed within walls or located to harmonize with window spacing and facade composition.

5.3.5 Color

1. In keeping with the character of the City of Whittier, light muted and soft colors including earth tones or Tuscan-influenced colors such as deep golds, and yellows, rich browns, and warm terra cottas, are recommended for wall surfaces. Large expanses of

white should be avoided. Muted and soft colors are particularly recommended for larger building surfaces (excluding trim). Accent colors, used for trim, awnings, and other accessories, should use dark tones to contrast with wall colors, and may include brighter and darker colors. Colors of adjacent buildings should be taken into consideration.

2. Secondary color can be used to give additional emphasis to architectural features such as building bases or wainscots, columns, cornices, capitals, and bands.

3. Bright colors should be used sparingly. Typical applications are fabric awnings, banners, window frames, ceramic tiles or special architectural details.

5.4 Center District

5.4.1 *General Area-Wide*

a. General Design

The design of development in the Center District should follow the following general design guidelines:

1. Consider the area's scale and character and demonstrate sensitivity to the influences of the surrounding area, especially the existing residential neighborhoods.

2. The siting or placement of buildings should recognize the particular characteristics of the site and should relate to the surrounding built environment in pattern, function, scale and character.

3. Provide site access, parking and circulation that are arranged in a logical and safe manner.

4. Developments should integrate and encourage use of alternative modes of transportation including bicycles and buses by providing safe, convenient and attractive facilities.

5. Materials and technologies that minimize environmental impacts, reduce energy and resource consumption, and promote long-lasting development are highly encouraged.

6. Areas along current and planned transit routes should be enhanced with pedestrian and bicycle facilities and landscaping.

7. Buildings at street corners should incorporate design features which highlight the intersection these features may include architectural elements such as distinctive corner massing and vertical design elements or prominent pedestrian spaces such as plazas.

Providing racks and shelters encourages bicycle use

Prominent vertical element anchors the building at the corner

8. Buildings location and massing should be consistent throughout the corridor to frame and define public space.

b. Compatibility

1. Commercial and residential uses should be buffered from each other as much as possible. Building orientation, landscaping and increased setbacks should be used to provide adequate separation between incompatible uses.

Building mass is reduced by roof projection and wall plane breaks

2. When adjacent uses can mutually benefit from connection, appropriate linkages (e.g. common landscape areas, building orientation, pedestrian paseos and unfenced property lines) are recommended.

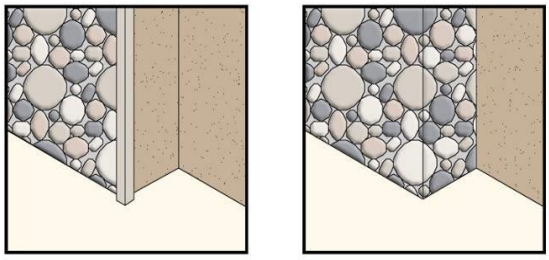
c. Architectural Design Elements

1. Architectural Imagery

a) Articulate building forms and elevations to create interesting roof lines, building shapes, and patterns of shade and shadow while maintaining compatibility with surrounding buildings.

b) To reduce mass and bulk, facades should be "broken" by vertical and horizontal variations in wall and roof planes, building projections, projecting ribs, reveals, balconies, doors and window bays, and similar design elements.

c) Design features must be consistent on all elevations of a structure. Side and rear elevations visible from public accessible spaces should receive the same design considerations as the primary public elevation.



Material changes should occur at inside corners

2. Materials and Colors

a) Limit the number of building materials used on a façade. As a general rule, use no more than two different materials (excluding glass windows) on a single façade.

b) Appropriate building materials and finishes include:

c) Appropriate accent or detail materials include:

d) Inappropriate building materials that should be discouraged on facades include:

e) Materials and finishes should be durable and weather resistant.

Scuppers are designed and placed as architectural elements

f) Material choice and location should minimize reflective surfaces or glare.

g) Changes in material should generally occur when there is a change in the plane of the façade. If possible, the change in material should occur on inside corners of the building. If a change is proposed along the line of a single plane, a pronounced expansion joint or trim piece should be used to define a clear separation.

h) Gutters, scuppers and downspouts should be integrated into the exterior design and not "tacked on." These items should be finished to blend in with the background material or be integrated into the architectural design.

i) The color of exterior materials and finishes should generally be light, warm earth tones. Darker colors may be used as accent colors on window and door frames, building trim and details.

j) Color applications on a façade should generally be limited to one or two main colors and one to two accent colors that complement the main color(s) of the structure.

k) Painted building surfaces should have a matte finish. Trim work may have a glossy finish.

Decorative brackets under eaves

3. Roofs

a) Appropriate roof forms include low-pitched hip and gables or flat roofs with a continuous parapet. Curved roofs may be used to articulate specific building components such as an entry awning or tower. Mansard, gambrel, bonnet and saltbox roofs are not appropriate.

b) Pitched roofs with overhangs should have decorative brackets under the eaves.

c) Appropriate roof materials for pitched roofs include barrel or S-tiles in earth tones. Dark, earth tone colored standings seam metal may be used for in limited quantities, such as over building entries.

S-tile

Standing seam metal

Appropriate roof materials

d. Lighting

1. Exterior lighting should be designed as part of the overall architectural style of the building(s) and should highlight interesting architectural features. The lighting of full facades or roofs is discouraged.

Bollards provide lighting along pedestrian walkway

2. Accent lighting, when provided, should complement the building color and materials.

3. Light fixtures and structural supports should be architecturally compatible with the adjacent building(s).

4. Lighting fixtures with exposed bulbs should not be used.

5. The latest technical and operational energy conservation concepts should be considered in lighting designs.

6. Vehicle entrances, driveways, parking and service areas, pedestrian entrances, walkways, and activity areas should have a sufficient level of lighting to provide security and safety.

7. Lighting should be provided at regular intervals to prevent the creation of light and dark pockets.

Inappropriate

8. Pedestrian-scaled lighting for sidewalk and street illumination is encouraged.

9. Lighting should not be animated.

10. Overhead service wires or exposed conduit should be avoided.

Appropriate

Lighting should be pedestrian-scaled

e. Landscaping

1. Utilize landscaping as an integral component to overall project design.

2. Landscape designs emphasizing water-efficient or drought tolerant plants are encouraged.

3. Vines and climbing plants on buildings, trellises, perimeter walls, and fences are encouraged, both to provide attractive appearance and to minimize graffiti.

4. Trees and shrubs should be selected based on their mature size and root characteristics. Plants with root systems that uplift hardscape materials should be avoided.

5. Trees and shrubs should not be planted so close together that they create maintenance problems at maturity.

f. Walls and Fences

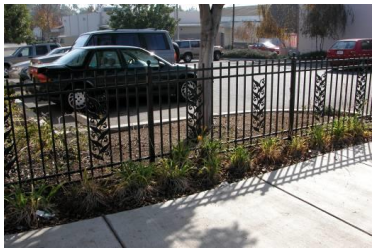
1. Walls and fences should be kept as low as possible while performing their intended function. Walls should be kept to a minimum height to avoid a "fortress" appearance.

2. The design of fences and walls, as well as the materials used, should be consistent with the overall development's design.

3. Fences and walls should have an articulated design. Articulation can be created by having regularly spaced posts, changes in height and by using different building materials at the base, posts or the cap of the fence/wall.

4. Fences and walls should be painted to match or complement the color of the building. However, walls constructed with stone or brick may be unpainted in order to display the natural color of the materials.

Vines on building walls



Wrought-iron details enhance fence

5.4.2 General Commercial

This section provides design guidelines and concepts that are applicable to commercial projects within the Center District including retail, service, and office uses. It should also be noted that the General Commercial guidelines found below will be utilized for review of the specific commercial projects found in the Specific Commercial Use Guidelines subsection.

Plaza is adjacent to the public right of way

a. Site Planning and Design Details

1. Building Siting

   a) Buildings should be oriented to face either a public street, private street or pedestrian outdoor space and provide pedestrian access from the public sidewalk.

   b) Building siting and design should encourage pedestrian activity.

   c) When possible and appropriate, interior spaces are encouraged to extend into the outdoors, both physically and visually. This may be achieved through awnings and overhangs, outdoor dining spaces or other features.

   d) Service areas should not be oriented onto publicly accessible spaces.

Overhang and outdoor dining extends space to exterior

Stairway at far end of courtyard provides access from residential areas

2. Pedestrian Activity Areas

a) Commercial development should provide outdoor pedestrian activity and gathering areas such as courtyards and plazas which are accessible to the public.

b) Pedestrian activity areas should be visible and accessible from the public street.

c) Pedestrian activity areas should provide site amenities such as seating areas, public art, water features and other appropriate amenities that encourage pedestrian utilization.

d) Pedestrian activity areas should provide a sufficient level of shade for users. Landscaping, canopies or other methods of providing shaded areas are strongly encouraged.

Landscaping and pavement differentiate pedestrian path from vehicular circulation

b. Parking and Circulation

1. Site Access

a) Site access and internal circulation should promote safety, efficiency, convenience and minimize conflict between vehicles and pedestrians.

b) The number of site access points to a parking lot should be minimized and located as far as possible from adjacent roadways. Parking lot access points should not interfere with function of adjacent roadways.

c) Use of common or shared driveways between adjacent uses is strongly encouraged.

d) When commercial development is adjacent to residential uses, commercial access should not front onto residential uses.

e) Loading and service areas should be separate from the primary public access.

f) Pedestrian access from surrounding residential neighborhoods and parks should be provided. This access should be designed to promote safety by providing unobstructed sight lines into the access way from surrounding public areas and be well-lit.

g) Use special paving, lighting and/or landscape treatment to define site entries.

2. Pedestrian Circulation

a) Safe, convenient pedestrian links should be designed between parking areas and businesses.

b) Unobstructed visibility and clear delineations between pedestrian paths and vehicular travel aisles should be provided. Use of landscaping, walkways, and decorative hardscape to delineate pedestrian circulation is encouraged.

c) Access to transit stops should be integrated into the pedestrian circulation network.

d) Developments are encouraged to provide bicycle storage facilities such as racks or lockers.

e) Bicycle storage should be easily accessible from the street, transit stops and pedestrian routes.

Bicycle rack integrated into site

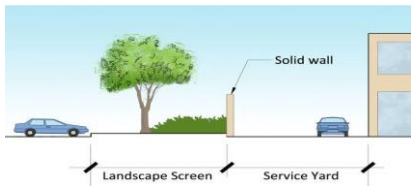
c. Architectural Design Elements

1. Building Façades

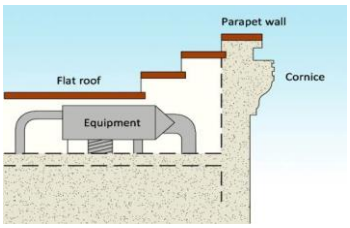
a) Primary building entries should provide a prominent sense of entry for easy identification. The use of architectural projections, columns, entry lobbies or other design elements are strongly encouraged.

b) The size of doors and windows should relate to the scale and proportions of the overall structure. Monumental entries that are not scaled to the pedestrian are discouraged.

c) The use of security grilles on windows is discouraged because they communicate a message of high crime and are difficult to integrate into the building design. If security grilles are necessary, they should be placed inside the building behind the window.



Wall and landscaping screen service area from public parking area



Parapet wall fully screens rooftop equipment

2. Roofs

a) Roofs should be given design consideration and treatment consistent to that of the rest of the building exteriors.

b) Roofline elements, including parapet walls, should be developed along all elevations.

c) Roof form and rooflines should be continuous in design throughout a commercial development.

3. Storage, Refuse and Equipment Screening

a) Storage, refuse and equipment areas should be screened from publicly accessible spaces and/or neighboring residential uses. Landscaping and/or architectural enclosures can be used to screen these areas.

b) Screening should be compatible with the design of adjacent architecture. Enclosures should use forms, materials and color applications similar to the primary building(s).

Landscaping and wall reduce visual impact of parking lot

c) Refuse storage areas that are visible from upper stories of adjacent structures should provide an opaque or semi-opaque horizontal cover or screen to reduce unsightly views. The horizontal screen/cover should be integrated into the enclosure design and compatible with adjacent development.

d) Refuse storage enclosures should be located so that the doors do not interfere with landscaping and pedestrian and vehicle circulation.

e) Dimensions of refuse enclosures should not exceed the reasonable space required for anticipated uses.

f) Utility equipment should be located at the rear of building. When equipment is required to be located along street frontages, it should be screened from public view.

g) Rooftop equipment should be fully screened from public view by parapet walls or roof elements.

d. Landscaping

Locate parking to the side and rear of the building

1. Landscaping should enhance the quality of commercial developments by framing and softening the appearance of buildings, screening undesirable views, buffering incompatible uses and providing shade.

2. Areas not utilized by structures, storage, paved walks, plazas, driveways or parking should be landscaped.

3. Landscaping should be used to separate parking from buildings and to reduce the visual impact of paved surfaces.

4. Parking lots should be separated from the street frontage by a landscape buffer to reduce visual impacts.

5. Landscaping at the base of buildings is encouraged to soften the transition between building and parking lot.

e. Site Furniture

1. Site furnishings (i.e. benches, bicycle racks, bollards, trash receptacles and newspaper racks) should be compatible with the design of adjacent buildings.

2. Site furnishings should not create pedestrian/vehicular conflicts.

3. Light poles designed to accommodate special event banners are encouraged.

Light pole with special event banners

5.4.3 *Special Use Commercial*

The guidelines contained in this Subsection provide supplementary design guidance addressing the more challenging development types within the Center District. Certain types of development present design challenges that require unique solutions.

a. Office

Office uses have physical and functional characteristics that are not typical of commercial development. Office uses are typically within multi-story buildings that are larger in scale. There are fewer public entries and higher utilization of on-site parking. Within the buildings, the types of tenants are usually consistent.

1. Site Organization

   a) Parking should not be located between the front of the building and the street. Surface parking should be located at the rear of the site or the side of the building.

2. Building Design

   a) Office development should incorporate variations in vertical and horizontal wall planes to reduce scale and massing.

   b) Primary building entries should be well defined and provide a "sense of entry" for the building. Use of architectural features such as columns and awnings is encouraged.

   c) Office buildings should have the primary entry visible from the public street and be accessible from pedestrian pathways or parking areas.

   d) Entry lobby interiors should be well-designed and of high-quality when visible from the building's exterior.

   e) Development occurring at corner locations should provide creative architectural and site design features. Art objects, plazas and other appropriate features are encouraged.

Incorporation of vertical offsets and material changes and defined entries

b. *Drive-through Businesses*

Drive-through businesses include restaurants, banking institutions with drive-up teller/ATM access, pharmacies and other similar facilities. Drive-through businesses have additional design considerations related to on-site circulation, noise impacts and vehicular access.

1. Site Organization

Landscaping separates drive-through from adjacent areas

a) The primary visual presence along the major street frontage should be the building, not a drive-through lane or parking.

b) Menu board speaker placement should be located to reduce excessive noise and reduce impacts to surrounding areas. Use of visual feedback systems that do not have a speaker are encouraged.

c) Drive-through lanes should accommodate vehicle stacking at the menu board and pickup windows without impacting other on-site circulation.

d) Drive-through aisles should be separated from adjacent streets and parking areas. Landscaping or low masonry walls should be utilized.

2. Building Design

Second floor residential component utilizes same materials as first floor commercial uses, but smaller scale glazing is used

a) Outdoor eating areas are encouraged. Outdoor eating areas should provide details such as low walls, fountains, trellis elements, etc.

b) Franchise identifying features should only be located on the main structure.

c) Exterior doors, equipment rooms, and service/employee entries should be designed with complementary architectural treatment.

c. *Public Assembly Facility*

Public Assembly Facilities include buildings where large groups of people gather and utilize large common spaces. Places of assembly include religious institutions and meeting halls. These uses typically have significant on-site parking requirements and are characterized by higher profile architectural design.

1. Site Organization

a) The location and orientation of buildings, parking lots, driveways and entries should be designed to minimize noise and traffic impacts on adjacent properties.

b) Avoid locating parking between the front of the building and the street. Parking should be located at the rear and/or side of the property.

c) Exterior spaces, plazas and courtyards should be designed to minimize noise impacts on adjacent properties.

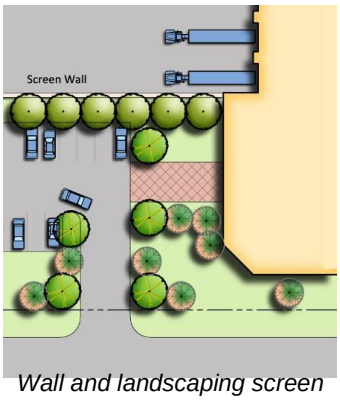
d) Screening and buffering should be provided between places of assembly and adjacent residential uses.

2. Circulation and Parking

a) Parking should be located in close proximity to the primary entrance. A safe pedestrian path should be provided from all parking areas to the main entrance.

b) Parking should be screened from public view by walls, landscaping or other appropriate methods.

c) Passenger pickup and drop-off areas should not interfere with on-site and off-site vehicular and pedestrian circulation.



Wall and landscaping screen loading area from public view

d. Mixed-Use

Mixed use projects are defined as developments that combine commercial/office and residential uses or structures on a single lot, or as components of a single development. The uses may be combined either vertically within the same structure, or spread horizontally on the site in different areas and structures.

1. Site Organization

a) Parking facilities for residential uses and commercial uses should be separated.

b) Commercial loading areas and refuse storage facilities should be placed as far as possible from residential units and be completely screened from adjacent residential development.

c) Parking area lighting and security lighting for the commercial uses should be shielded so as not to spill over into residential areas. Residential units should also be shielded from illuminated commercial signs.

d) Commercial spaces should have the primary entry visible from the public street and be accessible from pedestrian pathways or parking areas.

2. Building Design

a) Separate entrances should be provided when residential and commercial uses are provided in the same structure.

b) Distinctive architectural features should be used to differentiate the commercial entrances from the residential entrances.

c) The architectural imagery and use of materials should be consistent throughout the entire mixed-use project. However, differences in materials and/or architectural details may occur to differentiate the residential portion of the project from the commercial portion of the project.

d) The design of storefronts should be consistent with the design guidelines for general commercial development. The residential portion of a mixed-use project should be consistent with the design guidelines for multi-family development.

e) Transparency between the commercial spaces on the ground floor and the street is highly encouraged.

Transparency between first floor retail and sidewalk

e. Parking Structures

Refer to Whittier Municipal Code Chapter 18.99, "Parking Structure Development Standards and Design Guidelines."

5.4.4 Residential

This section provides design guidelines and concepts applicable to residential projects within the Center District.

a. Site Planning

Unit entries that relate to the street are encouraged

1. Developments should relate to the adjacent street and neighborhood context. Developments that ignore the street and create an isolated enclave are discouraged.

2. Developments should generally be oriented parallel to public or internal streets.

3. Doors should be visible from the street or other public areas and windows should allow residents to have "eyes on the street" for natural surveillance.

4. Clustering of multi-family units should be a consistent site planning element. Whenever possible, buildings should be configured around courtyards, gathering areas and open spaces.

5. Pedestrian circulation should be considered when designing a multi-family development, not only within the site, but to and from the site as well.

6. Windows and entries should be placed to maximize natural surveillance of the site. Corridors should be visible from as many units as possible.

b. Building Scale and Massing

1. Architectural elements such as recessed or projecting balconies, porches or other elements that add visual interest, human scale and character to the neighborhood are encouraged.

2. Varied building heights are encouraged to provide visual interest and give the appearance of a collection of smaller structures. The development's building height should create a transition from the heights of adjacent development, rather than abrupt height changes.

Raised-panel, recessed garage doors with trim add to articulated façade

c. Building Entries

1. Courtyard doors or gates used as building entries should be attractively designed as an important architectural feature of the building or development.

2. Individual unit entries should have a strong relationship with a fronting street, internal walkway or courtyard as appropriate to the overall siting concept. A transition area from the public space or walkway to the private dwelling unit entry such as a porch, steps or landscaped walkway, should be provided.

Balconies, off set roofs and recesses add interest

d. Stairs

1. Building facades that enclose stairways should include residential-type windows to reduce the visual bulk of the stairwell and enhance safety. Building facades enclosing elevator shafts should use architectural treatments to reduce visual mass.

2. Where prefabricated stairs are used, additional design features such as screen walls, enhanced railings or accent colors should be used to enhance appearance. The additional design features should be consistent with the overall building design.

e. Building Materials and Color

Detached garages and trash enclosures utilize the same materials and colors as the primary buildings

1. The development's dwelling units, community facilities and parking structures should be unified by a consistent use of building materials, textures and colors.

2. Garages should incorporate architectural detailing, such as patterned garage doors or painted trim.

3. Carports, detached garages and accessory structures should be designed as an integral part of the development's architecture. They should be similar in material, color, and detail to the primary building(s) of the development.

f. Roofs

1. Roof pitches and materials should appear residential in character and should consider the prevailing roof types in the neighborhood, including hipped or gabled roofs.

2. Roofs should be given design consideration and treatment equal to the building facades.

3. Carport roofs should be compatible with the roof pitch and materials of the primary building(s). Avoid flat, unarticulated roofs.

4. Roofs should allow for solar panels where appropriate.

g. Mechanical Equipment and Vents

1. The following should be screened from views from publicly accessible spaces:

   - Electric and water utility meters
   - Heating/ventilation/cooling equipment
   - Irrigation and pool pumps
   - Rooftop mechanical equipment
   - Other mechanical equipment

2. Appropriate methods of screening include fencing, landscaping, roof parapets and architectural enclosures. The design of screening devices should be compatible with the primary building(s).
3. Mechanical equipment should be located as to minimize noise impacts on residential units.

h. Outdoor Recreation and Open Space

1. Residents should have access to usable open space for recreation and social activities. Open spaces should be conveniently located for the majority of the units.

2. Open spaces and courtyards should be designed to be as visible from as many dwelling units as possible or along main walkways.

3. Open space areas should be sheltered from the noise and traffic of adjacent streets or other incompatible uses.

4. A series of connected open space areas of varying shape, appearance and usage are encouraged.

5. Open space should be configured and sized to be usable areas and not merely leftover areas.

6. Open space intended for private use should be provided adjacent the units it serves.

7. Boundaries between private and common open spaces should be clearly defined by low walls or plant materials.

8. Outdoor recreation and open space areas should be visible from as many units as possible and from private open space areas. Direct convenient access from ground level, private open space to the communal play area is encouraged.

9. Recreation areas should be located away from public streets, parking or entry areas unless physically separated by walls, fencing or dense landscaping.

10. Hard surface areas for outdoor activities should be provided. These active recreation areas should be separated from vehicular use areas.

11. Seating areas should be provided adjacent to outdoor recreation areas. Seating location should consider comfort factors including sun orientation, shade and wind.

Courtyard seating along main path

i. Miscellaneous Site Elements

1. Site Furniture

   a) Site furnishings (i.e. benches, bicycle racks, bollards, trash receptacles and newspaper racks) should be compatible with the design of adjacent buildings.

   b) Site furnishings should not create pedestrian/vehicular conflicts.

2. Refuse Storage Areas

   a) Refuse storage areas should be located within parking garages or to the rear of buildings and screened from publicly accessible areas.

   b) Refuse storage areas should be located convenient to the residential units.

   c) Refuse containers should be covered.

   d) Architectural enclosures should be used to store outdoor refuse storage areas.

   e) The design of enclosures should be architecturally compatible with other buildings on the site, and their design should use similar forms, materials and colors.

   f) Refuse storage areas that are visible from upper stories of adjacent structures should provide an opaque or semi-opaque horizontal cover or screen to reduce unsightly views. The horizontal screen/cover should be integrated into the enclosure design and should be compatible with the adjacent development.

   g) The enclosure should be located so that the doors do not interfere with landscaping and pedestrian and vehicle circulation.

   h) Dimensions of refuse enclosures should not exceed the reasonable space required for anticipated use.

Consolidated mailboxes with trellis above

3. Mailboxes

   a) Mailboxes should be located in highly visible, conveniently accessible areas.

   b) Incorporation of design features, such as a built frame consistent with the primary building's architectural design, is encouraged.

4. Signage Guidelines

a) Signage should be consistent with the overall design of the development including color, materials and form.

b) Clear legible entry signs should be provided to identify the development. Internal circulation signs and visitor parking areas should also be clearly indicated. A directory that shows the location of buildings and individual dwelling units within the development is encouraged.

c) Building numbers and individual unit numbers should be readily visible, in a consistent location, well-lighted at night, and compatible with the overall design of the development.

Clear signage assists in identifying units

j. Landscaping

1. Use of landscaping is encouraged to define and accent specific areas such as building and parking lot entrances and the main walkways to community facilities.

2. Plant materials should be used to define the edge between public and private space, buffer adjacent uses when appropriate, and screen service areas.

k. Parking and Circulation

1. Large surface parking areas, where cars would dominate views and increase perceived density, should be avoided. Surface parking should be divided into a series of small parking areas with convenient access that relates to adjacent dwelling units.

2. Parking areas should be located in the development's interior and not along street frontages. Carports and tuck-under parking should not be visible from a public street.

3. Cross circulation between vehicles and pedestrians should be minimized. A clearly marked walkway should be provided from the parking areas to the main entrances of the buildings.

4. Access to transit stops should be integrated into the pedestrian circulation network.

5. Bicycle storage such as racks or lockers should be provided and be easily accessible from the street and the pedestrian routes.

6. Sight lines from dwelling units to the parking area should be provided.

l. Lighting

Lighting should be pedestrian-scaled

1. Light standards should be residential/pedestrian in scale and be spaced appropriately for the fixture, type of illumination and pole height.
2. Lighting in parking areas should be arranged to prevent direct glare into adjacent dwelling units.
3. When appropriate, wall-mounted lighting may be incorporated. Wall-mounted lights should be architecturally compatible and pedestrian scaled.

5.4.5 *Public Space and Amenities*

This section is intended to provide design guidance on publicly accessible spaces including walkways, plazas and courtyards, as well as site amenities or features.

a. Plazas and Courtyards

Fountain is a focal point in plaza

1. A plaza or courtyard should have an articulated edge (buildings, benches, landscaping, etc.) to provide a sense of arrival.
2. Site amenities such as seating, lighting, planters, drinking fountains, distinctive paving, art work, and bicycle racks should be provided.
3. Plazas should incorporate focal points such as sculptures or water features when space permits.
4. Furniture and fixtures used in the plaza areas should complement the building architecture.
5. Soft and hard-surfaced areas should be incorporated into the overall plaza design.
6. Decorative paving used in the plaza areas should complement the paving pattern and colors used elsewhere on site.

b. Transit Stops

Transparent bus shelter

1. Transit stops should be located outside of the driving lane in clearly delineated turn outs.
2. Shelters should be designed to compliment the building architecture and be as transparent as possible from the ground level up in all directions to increase unobstructed visibility.
3. Clearly defined pedestrian walkways or paths should be provided from transit stops to adjacent commercial or residential areas.

c. Walls and Fences

1. Walls and fences are generally used for security purposes to define ownership, to mitigate nuisances such as noise, and to screen areas from public view. Walls and fences should be kept as low as possible while performing their functional purpose.

2. Landscaping should be used in combination with walls to soften otherwise blank surfaces. Vines planted on walls are strongly encouraged to hide flat wall surfaces to help reduce graffiti.

d. Lighting

7. Pedestrian scale lighting is strongly encouraged. The style and color of lighting should be consistent with the character of a public space.

e. Site Amenities

1. Site amenities form elements of commonality, which help to establish the identity of an area and provide comfort and interest to its users. Individual site amenities within an area should have common features, such as color, material, and design to provide a cohesive environment and more identifiable character.

2. Trash receptacle design should coordinate with other streetscape furnishings.

3. Pots and planters should be located where pedestrian flow will not be obstructed.

Pots located out of pedestrian circulation area

4. Pots and planters should be durable and have natural color tones that complement the adjacent structures.

5. Bicycle racks should be selected that are durable. Based on their performance, "loop racks" and "ribbon bars" are encouraged, and should be sized according to parking requirements. Bicycle racks that are sculptural or also serve as public art may be used.

Sculptural bike rack

6. The design of newspaper boxes should be consolidated into one rack. The rack should be attractive on all sides of property anchored.

7. Visual features, such as fountains, should be incorporated into public spaces to attract pedestrians.

8. Bollards are intended to separate pedestrians from vehicular traffic areas and to sometimes to light sidewalk surfaces. Bollard design should coordinate with other streetscape furnishings. In locations where emergency access may be necessary, removable bollards are encouraged.

f. Street Furniture

1. Seating is an important amenity that should be provided throughout commercial areas.

2. The design and selection of street furniture should include considerations for the security, safety, comfort and convenience of the user.

Seating is adjacent to, but not obstructing pedestrian path

3. Unified street furniture "look" is encouraged. The color and appearance of street furniture products should be selected to complement other design elements.

4. Where possible, furnishings should be grouped together.

5. A greater number and type of furnishings should be provided in higher-use pedestrian traffic areas. Furnishings should not obstruct pedestrian circulation.

Tree grate

g. Landscaping

1. Tree grates should occur along street edges and plazas where a continuous walking surface is needed. Grate sizes should be a minimum of four feet in diameter. Knockouts must be provided to enlarge the inside diameter for supporting a larger tree trunk as the tree grows.

Tree guards

2. Tree guards should extend vertically from tree grates, and serve to protect trees in highly active areas. Tree guards should be narrow and painted in a similar color and relate to other site furnishings.

5.5 Corridor-Wide Design Guidelines

5.5.1 Site Improvements

a. Building Orientation

1. Individual buildings should not be rotated or angled with respect to existing streets, except at landmark or gateway locations. Exceptions shall be subject to review by the Director of Community Development.

b. Surface Grading

1. Unnecessary grading should be minimized Where grading is unavoidable, consider the following guidelines:

2. Cross slopes should not exceed two percent in landscaped or sidewalk areas. Optimum slope for paved areas is 1.5 percent, depending on roughness of paving surface.

3. Follow the natural contours as much as possible, and contour slopes to blend with the existing terrain.

4. Large manufactured slopes should be avoided in favor of several smaller slopes.

5. Significant natural vegetation should be incorporated and retained into the project.

6. Graded slopes should be landscaped for aesthetic and slope stability purposes.

7. On-site water retention basins should be used.

8. Mounding earth to elevate buildings, or "berming" earth against the side of buildings, is not recommended.

Special materials for pedestrian surfaces

c. Pedestrian Surfaces

1. Recommended materials for pedestrian surfaces are listed below. In general, a maximum of two materials should be combined in a single application.

2. Stone, such as slate or granite.

3. Brick pavers.

4. Concrete unit pavers.

5. Poured-in-place concrete with any of the following treatments: integral pigment color; decorative aggregate; decorative scoring or stamped pattern; or ornamental insets, such as tile. An integral color pigment or dust-on hardener pigment is recommended.

6. Decomposed granite.

d. Driveways

1. Any of the pedestrian surface materials mentioned above are recommended for driveway paving, except decomposed granite. For large areas, plain or pigmented asphalt and concrete are also acceptable.

2. Pedestrian areas and crossings should be clearly demarcated, and may be emphasized by any of the following:

   a) Special paving.

   b) A recognizable scoring pattern.

   c) "Bands" of pavers along the crosswalk edge.

   d) Inset decorative elements.

e. Parking Lots

1. Surface parking lots should be designed as an integral feature of the overall site development plan.

2. All parking areas should be designed with convenient safe and efficient pedestrian connections to buildings entry areas, transit stops, and to other pedestrian routes.

   a) Pedestrian systems should provide a clear route to the main building entrance and be designed to include sidewalks and

walkways of a minimum five-foot width, separated from vehicle areas by curbing and trees.

b) The main pedestrian route from parking to building entrance should be easily recognizable and accessible for patrons, designated by special landscaping, such as a shaded promenade.

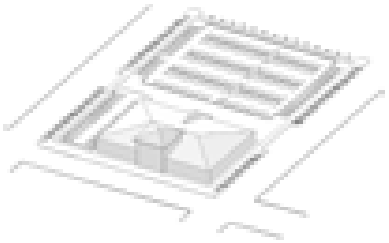
c) Pedestrian routes should be designed to enhance and connect pedestrian and transit facilities, e.g. plazas and courtyards at building entries, seating areas, shaded transit stops, public art, fountains and information kiosks.

d) Design of pedestrian systems should be integrated into the design of the building, connecting to building elements such as entrances, awnings, canopies and arcades.

3. Large expanses of uninterrupted parking should be avoided; well-distributed smaller lots and structured parking are preferable.

a) Parking areas greater than 40,000 square feet in size should be subdivided into smaller sub-lots.

b) Sub-lots should be distinguishable and separated from each other by a tree-lined parking access road providing access to each individual sub-lots. Space-defining elements such as trellises, columns, walls, arbors, and hedges should also be used to define and enhance the appearance of lots and surroundings. These elements should be consistent in design and materials with the principal building(s) and other site features.



Sub-lots surrounding commercial buildings

4. Landscaping for parking lots should be organized to ensure clear visibility from the street to the building's main entrance. A maximum "clear zone" of no more than 120 feet should be maintained.

"Clear zone" to primary retail entrance

5. "Orchard Planting" is recommended for all surface lots to provide shade and vegetation throughout the parking area. Trees should be planted at a ratio of no less than one tree per five spaces. Trees should be planted close to parking rather than widely spaced between parking aisles, as shown below.

Orchard parking strategy

5.5.2 Site Furnishings

a. Fences

Combine thick and thin structural elements, like thick stucco walls in combination with thin wrought iron

Walls and fences for residential frontage should be softened by plants or textured materials

1. Fences should be consistent with style, materials and design of the principal building(s).

2. Frontage Fences

   a) Overall height of frontage fences (at front yards) should not exceed four feet in height. Front yard fences are recommended to maintain an open character and permit visibility.

   b) For visual interest, a combination of thick and thin structural elements is recommended, with thicker elements for supports and/or panel divisions. Fence posts and/or support columns may be built up with additional trim, caps, finials, and/or moldings for this purpose.

3. Screening Fences:

   a) Overall height of screening fences (at side and rear yards) should not exceed 12 feet in height.

   b) Screening fences located to the sides and rear of properties may be simple and relatively unornamented. However, they should be visually compatible with adjacent ornamental fence designs and adjacent building architecture. Related colors, a cap or top articulation, and related post spacing should be used at screening fences to enhance compatibility.

   c) Adjacent to residential properties, screening fences should maintain a character and scale appropriate to residential neighborhoods; more detailed fencing types and additional ornamentation may be required.

4. Materials and Colors

   a) Fences should be built with attractive, durable materials. Wrought and cast iron, ranch-styled and wood fences are compatible with the residential character of Whittier.

   b) For iron or metal fences, recommended materials include wrought iron, cast iron, welded steel or aluminum. Metal gages should be selected to be adequate for resisting bending and denting from casual impacts or petty vandalism. Metal fences should be mounted on a low masonry wall, and/ or between masonry piers. Galvanizing pretreatment beneath recommended paint (a "duplex"

system) is recommended for maximum finish life and rust resistance of steel. A powder coat system is also acceptable, though it will generally not be as durable as the recommended wet paint system. A UV-protectant clear coat over paint is recommended for prevention of fading of dark or fugitive colors.

c) For painted wood picket fences, a protective coating should be applied. White and light colors are recommended.

d) Chain-link fencing, corrugated-metal fencing and "tennis windscreens" are not permitted

b. Walls

1. Wall elements should be designed to strongly relate to the architectural style and materials of the principal building(s), whereas creativity and variety in design is encouraged. Decorative walls intended for residential frontage should be softened with plant material or textured material, whereas decorative walls intended for commercial frontage should be more hard-edged.

2. Frontage Walls

a) Overall height of frontage walls (at front yards) should not exceed three feet in height. These may occur as garden walls, planter walls, seat walls, or low retaining walls.

b) Wall openings, material change, or design elements should be used to break up long expanses of uninterrupted fences and walls. Wall expanses should be broken at a minimum of every 40 feet. Support piers, pilaster or posts can be emphasized at regular intervals.

c) Walls should generally have a cap and base treatment. A distinctive cap of different width, material or texture should occur within the top eight feet.

d) Entrances and pedestrian "gateways" should be announced by pilasters, trellises, special landscaping, public art or other special features.

Decorative walls for commercial frontages should be more hard-edged

3. Screening Walls

a) Overall height of screening walls (at side and rear yards) should not exceed eight feet in height.

b) Design elements should be used to break up long expanses of uninterrupted walls, both horizontally and vertically. Walls over six feet in height should include design elements

such as textured concrete block, interlocking "diamond" blocks, formed concrete with reveals, or similar materials to relieve surface monotony.

c) Mechanical equipment, trash and recycling bins, and meters should be provided with architectural enclosures or fencing, sited in unobtrusive locations, and screened by landscaping. Colors and finishes of mechanical enclosures and equipment should be coordinated with colors and finishes of streetlights, fencing and other painted metal surfaces to be used on site, or with the associated building's

Low walls and planter walls are recommended along front yards

4. Perimeter Walls adjoining Residential Uses

a) Decorative walls not less than six feet in height and not exceeding eight feet in height shall be constructed along all property lines adjoining residential uses.

5. Materials and Colors

a) Walls should be built with attractive, durable materials. Recommended wall materials include precast concrete, textured concrete block, or formed concrete with reveals, stucco, stone and brick.

b) Exposed block walls may be constructed with a combination of varied height block courses and/or varied block face colors and textures (e.g. a combination of split-face and precision-face blocks).

c) Plain gray precision-face concrete block walls are not recommended. Design treatments and finishes previously described should be applied to these walls for improved visual compatibility with building architecture.

d) An anti-graffiti coating is recommended for exposed wall surfaces

Design elements such as piers should be used to break-up long screening walls

c. Piers

1. Pier and Bollard Design

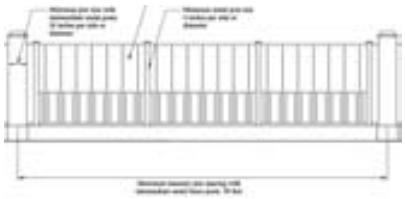
a) Piers are recommended to have a base, shaft and cap composition. They may provide a termination to a run of fencing, be used instead of fence posts, or be freestanding landscape elements. Larger piers may be specially designed for gateway or other special locations, and these may incorporate ornamental plaques or signs identifying the building or business; public art such as panels or sculptural elements; and /or light fixtures. Piers may also be topped by

ornamental light fixtures, roof caps, and/or ornamental finials.

b) Masonry piers should be a minimum of 18 inches per side or diameter at a spacing greater than 12 feet; a minimum of 12 inches per side or diameter at a spacing 12 feet or less. Metal posts should be a minimum of four inches per side or diameter.

c) The maximum spacing of masonry piers should be 30feet on center for piers with fencing; eight feet on center for freestanding piers.

d) Piers should be at the same height or up to 18 inches higher than adjacent fencing, excluding luminaires or finials.



Piers and bollards

2. Materials and Colors

a) Piers and posts should be constructed of the same or a compatible material as the principal building(s). Support post or pier materials may differ from fence materials; e.g. metal fence panels combined with masonry piers.

b) Recommended pier materials include integrally colored or decoratively treated cast-in-place concrete, stucco-faced concrete or concrete block, decoratively treated concrete block, precast concrete, brick (colors other than red), terra cotta, and stone. Precast caps and trim may be combined with other materials. An anti-graffiti protective coating is recommended.

c) Bollards are recommended to be cast iron, cast aluminum, and precast concrete. An anti-graffiti protective coating is recommended for precast concrete.

d. Site Furnishings and Equipment

1. Pedestrian furnishings and amenities should be provided where possible.

2. Seating, freestanding planters, ornamental trash and recycling receptacles, drinking fountains, bollards, information kiosks, transit shelters and bicycle racks are recommended for publicly accessible landscape and hardscape areas, especially public gathering areas. Low walls or wide planter walls are recommended for the creation of seating opportunities without appearing to be empty when not used.

Information kiosks should be designed as part of the pedestrian realm

3. Newspaper vending and distribution racks (boxes) should be located in designated areas configured to accommodate them

Bollards and other site furniture should be designed to be part of the overall streetscape character

and make them visible and accessible to pedestrians; for example, spaces at street corners "bulbs" are appropriate. Racks should not be permitted to proliferate indiscriminately and create visual blight and pedestrian congestion. Selection of rack equipment that creates ganged mounting and enables aesthetic treatment to relate to streetscape design is strongly recommended.

4. The design, materials and colors of manufactured furnishings should be coordinated with the principal building(s) and/or other site and streetscape furnishings. Design and selection of furnishings should attempt to reinforce visual relationships to create a "family of objects" within the immediate project vicinity. This should in turn reinforce Plan Area character.

5. Components should be made of durable high quality materials such as painted fabricated steel, painted cast iron, painted cast aluminum, and integrally colored precast concrete. Masonry finishes should be treated with an anti-graffiti coating. Metal surfaces should be coated with highly durable finishes, such as aliphatic polyurethane enamel. An ultraviolet protectant clear coating is strongly recommended for dark or fugitive colors.

5.5.3 Open Space, Landscape, and Plant Materials

a. Open Space

Open space should be fronted by buildings and include both landscape and hardscape

1. Open space that is shared should be accessible to all related buildings or units. Open space should remain unlocked during daylight hours.

2. Open spaces should be designed to take into consideration spatial enclosure, and be defined by buildings or landscape elements on a minimum of two sides. Development of open space shall include an enhanced pedestrian system that connects to adjacent public streets and sidewalks via interior walkways. It should be designed to be visible from the street, using views into the site, tree-lined walkways, or a sequence of design elements to draw people into the space.

3. Required elements for open space areas include plant material, shade, night lighting and seating areas. Recommended elements include focal points such as fountains, interpretive displays, murals or artwork, and ornamental detailing including gates, trellises, etc. These should be used in combination with the required elements, above, to create a sequence for pedestrians along this system; for example, an ornamental gate

at the sidewalk leading to a passage lined with columns, then arrival at a courtyard.

4. Proportion: Open space areas should contain both landscaped areas and hardscape areas. A mix of both treatments will encourage social interaction, allowing for recreation and play within green spaces while providing alternative gathering areas in the form of plazas or courts. It will also ensure access for people of all abilities to and through open spaces.

   a) Common landscaped green and/or garden space should comprise between 70 percent and 80 percent of the common outdoor area. The space should be centrally located to serve all related buildings or units. The space should be rectilinear with no side less than 15 feet clear (with additional space allowance for buffer landscaping as required). Space should be 75 percent enclosed by buildings, low walls, low fences, or linear buffer landscaping (e.g. hedges or rows of trees) and not be bordered by streets or surface parking areas on more than one side.

   b) Common hardscape space should comprise between 20 percent and 30 percent of common outdoor area. Common roof deck space may count towards this provision. Material selected for hardscape areas should be both functional and attractive; i.e. unit pavers or gravel. Hardscape space shall be connected directly to landscaped areas by stairs, walks, and/or ramps where necessary.

Street trees should be planted in planting strips where available

b. Plant Materials

1. Plantings should be used to create an attractive and harmonious character, and contribute to a cohesive design for the street. Planted and landscaped areas should have a simple palette of plant species.

2. Street Trees

   a) Street trees should be planted in aligned rows centered within planting strips between sidewalks and curbs where available. Alternatively, they may be planted in tree wells within the sidewalk at the back of curb (at integral curb, gutter and sidewalk installations) to create a buffer between pedestrians and automobiles.

   b) Regular spacing and consistency should be used to reinforce a strong street identity and corridor structure, typically along the length of a street corridor within a Plan Area. Where a street tree pattern and species have been

In the alternative, street trees may be planted in tree wells

established, infill projects should provide matching materials and layout.

c) Larger species and more visible spatial configurations should be used at larger, more important streets and plazas. Where street image perceived from both motorist and pedestrian views is important, the scale of planting treatments should follow suit, e.g. rows of tall palm trees to shape the motorist experience, and an understory planting of smaller shade trees in between the larger trees for the scale and comfort of pedestrians.

d) The minimum installed size of new street trees should be a 24-inch box size. Use of cast metal tree wells and tree guards is recommended, with type and model subject to City review for streetscape continuity.

3. Tree Types and Species

a) To ensure visibility to retail establishments, palm trees are recommended, although deciduous trees with open branching structures are also acceptable.

b) Trees and plants at other locations should be selected and placed to reflect both ornamental and functional characteristics.

c) Selected species should be drought and wind tolerant and minimize litter and other maintenance problems.

d) A qualified arborist or licensed landscape architect should be consulted for final selections and installation recommendations based on site soils, drainage, and microclimate.

e) Both seasonal and year-round flowering shrubs and trees should be used where they can be most appreciated - adjacent to walks and recreational areas, or as a frame for building entrances and stairs.

f) Evergreen shrubs and trees should be used for screening along rear property lines (not directly adjacent to residences), around trash/recycling areas and mechanical equipment, and to obscure grillwork and fencing associated with subsurface parking garages.

5.5.4 Lighting

a. Design

1. Street lighting should be chosen with care, and should add to the aesthetic of the street.

2. Lighting design should be consistent with streetscape character.

3. Unnecessary glare should be avoided. Commercial buildings and landscaping can be illuminated indirectly by concealing light features within buildings and landscaping to highlight attractive features and avoid intrusion into neighboring properties.

4. Pedestrian-oriented areas, including walkways and paths, plazas, parking lots, and parking structures should be illuminated to provide clear views both to and within the site.

Light fixtures should be considered part of site and building design

b. Materials and Color

1. The color and finish of exposed metal surfaces of on-site light fixtures and poles should be compatible with building architecture. Color and finish of lighting metalwork should match that of other site furnishings, and/or of the building's metalwork or trim work.

2. Recommended paint finishes for metal include:

   a) Galvanizing beneath paint (a "duplex" system) is recommended for maximum finish life and rust resistance of steel.

   b) A UV-protectant clear coat over paint is recommended for prevention of fading of dark or fugitive colors.

c. Luminaire Types

1. Fixtures should use a reflector and/or a refractor system for efficient distribution of light and reduction of glare.

2. Sharp cut-off type fixtures are recommended, to prevent light from being emitted above the horizontal relative to the light source. Small decorative "glow" elements are permitted to emit light above the horizontal. Alternatively or in addition, fixtures should use a refractive prismatic diffuser globe to direct light downward and focused in a pattern as desired.

3. Recommended globes include clear borosilicate prismatic glass globes; clear acrylic globes with optical diffusing (prismatic) patterns; translucent clear (frosted) or white acrylic globes. Polycarbonate globes are not recommended. Clear, smooth surface finish acrylic or polycarbonate globes are not recommended as they tend to show scratches and wear after several years.

4. House side shields and internal reflector caps should be used to block light from illuminating residential windows.

5. For pedestrian-oriented area lighting, energy efficient sources with warm white color and good color rendition are recommended. Recommended lamp types include:

   a) Color-corrected metal halide (2,900 to 3,200 degrees Kelvin),

   b) Color-corrected fluorescent (2,700 to 3,200 degrees Kelvin),

   c) Color-corrected ("white") high pressure sodium (H.P.S.). Standard ("peach") high pressure sodium (2,200 degrees Kelvin)

   d) Low pressure sodium, standard mercury vapor, and cool white fluorescent are not recommended.

   e) For accent lighting, halogen incandescent and standard incandescent are also recommended.

6. For loading areas and other non-pedestrian intensive areas, high pressure sodium (HPS) lighting is acceptable.

d. Poles and Mounting Height

1. In general, light sources should be kept low to maintain pedestrian scale and prevent spill light from impacting adjacent properties.

2. Mounting height of light sources for area illumination (such as parking lots and yards) should be a maximum of 18 feet, measured from the finished grade.

3. For pole mounted lighting at pedestrian plazas, walkways, and entry areas, a pedestrian-height fixture is recommended - 12 to 15 feet in height from grade to light source. Thirteen feet is optimal.

4. Bollard mounted lighting and step-lighting is also recommended for low-level illumination of walkways and landscaped areas.

e. *Uplighting*

1. Uplighting for Building Facades, Roofs, and Landscape Areas is recommended, particularly for areas visible from Whittier Boulevard.

2. Building facade uplighting, roof "wash" lighting, and landscape uplighting should be operated on timers that turn off illumination entirely after 12:00 a.m. nightly.

3. Shielding and careful placement should be used to prevent spill light from visibility by pedestrians, motorists, and nearby residential dwelling windows. At parking lots adjacent to single-family homes, a combination of mounting height and luminaire shields should be used to protect residences from glare.

4. Illumination levels of facade uplighting, roof wash lighting and landscape uplighting should use lower brightness levels where illuminated facades, roofs and landscaping face residential buildings, except across wider streets or boulevards with landscaped medians and street trees.

5.5.5 *Cellular Antennae and Equipment*

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

5.5.6 *Projecting Signs*

Projecting signs may not encroach into the public right-of-way.

5.5.7 *Drive-Through and Drive-In Facilities*

Vehicular drive-through and drive-in facilities are permitted subject to the review and approval of a conditional use permit by the Planning Commission. All drive-through and drive-in facilities shall be architecturally integrated within the framework of the buildings they serve.

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