



TABLE OF CONTENTS

1.0 Orientation

1.1	Community Intent	1-1
1.2	The Specific Plan Area	1-5
1.3	The Planning Process	1-6
1.4	Document Organization	1-9
1.5	Administration of the Specific Plan	1-11

2.0 Existing Conditions

2.1	History	2-1
2.2	Community	2-2
2.3	Whittier Boulevard	2-2
2.4	Summary of Existing Conditions	2-24

3.0 Revitalization Strategy

3.1	Revitalization Objectives	3-1
3.2	The Strategy for the Corridor	3-2

3.1 Revitalization Strategy by District

3.1.1	Gateway Segment	3-10
3.1.2	Workplace District	3-14
3.1.3	Shopping Clusters	3-25
3.1.4	Center District	3-35
3.1.5	Neighborhood Spine	3-40

4.0 Planning Area Land Use and Development Regulations

4.0.1	Applicability	4-1
4.0.2	How to Use the Land Use and Development Policies	4-5
4.0.3	Allowable Land Uses and Permit Requirements	4-7
4.0.4	Development Regulations and Requirements	4-7
4.0.5	Standards for Specific Land Uses	4-15

4.1 Gateway Segment

4.1.1	Additional Development Standards	4-35
4.1.2	Improvements to Whittier Boulevard	4-38
4.1.3	Street Design Standards (Not Applicable to Whittier Blvd)	4-40

4.2	Workplace District	
4.2.1	Additional Development Standards	4-41
4.2.2	Improvements to Whittier Boulevard	4-44
4.2.3	Street Design Standards (Not Applicable to Whittier Blvd)	4-45
4.3	Shopping Clusters	
4.3.1	Additional Development Standards	4-49
4.3.2	Improvements to Whittier Boulevard	4-52
4.3.3	Street Design Standards (Not Applicable to Whittier Blvd)	4-53
4.4	Center District	
4.4.1	Additional Development Standards	4-55
4.4.2	Improvements to Whittier Boulevard	4-67
4.4.3	Street Design Standards (Not Applicable to Whittier Blvd)	4-68
4.5	Neighborhood Spine	
4.5.1	Additional Development Standards	4-70
4.5.2	Improvements to Whittier Boulevard	4-73
4.5.3	Other Street Design Standards	4-75
4.6	Nonconformities	
4.6.1	Conforming Buildings and Uses	4-77
4.6.2	Nonconforming Buildings and Uses	4-77
4.6.3	Findings for Conditional Use Permit.....	4-78
4.6.4	Loss of Nonconforming Status.....	4-79
4.7	Development Hardships	
4.7.1	Site Development	4-80
4.7.2	Findings for Conditional Use Permit.....	4-80
5.0	Design Guidelines	
5.1	Gateway Segment and Neighborhood Spine	
5.1.1	Building Mass and Increment	5-4
5.1.2	Architectural Style	5-12
5.1.3	Façade Composition	5-13
5.1.4	Roofs	5-20
5.1.5	Building Accessories	5-23
5.1.6	Color	5-23

5.2	Shopping Clusters I and II, Gateway Segment (Retail Cluster), and Neighborhood Spine (Retail Cluster)	
5.2.1	Building Mass and Increment	5-29
5.2.2	Architectural Style.....	5-35
5.2.3	Façade Composition	5-37
5.2.4	Roofs	5-44
5.2.5	Building Accessories.....	5-48
5.2.6	Color	5-49
5.3	Workplace District	
5.3.1	Building Mass and Increment	5-53
5.3.2	Architectural Style.....	5-57
5.3.3	Façade Composition	5-59
5.3.4	Roofs	5-65
5.3.5	Color	5-68
5.4	Center District	
5.4.1	General Area-Wide.....	5-70
5.4.2	General Commercial.....	5-74
5.4.3	Special Use Commercial	5-78
5.4.4	Residential	5-81
5.4.5	Public Space and Amenities	5-87
5.5	Corridor-Wide Design Guidelines	
5.5.1	Site Improvements.....	5-90
5.5.2	Site Furnishings.....	5-93
5.5.3	Open Space, Landscape, and Plant Materials	5-97
5.5.4	Lighting	5-100
5.5.5	Cellular Antennae and Equipment.....	5-102
5.5.6	Projecting Signs	5-102
5.5.7	Drive-Through and Drive-In Facilities	5-102
6.0	Utility Element	
6.1	Storm Drainage.....	6-1
6.2	Water Service	6-2
6.3	Sanitary Sewers	6-3
6.4	Conclusion	6-4

7.0 Capital Improvements

7.1	First Steps.....	7-2
7.2	Continuing Efforts	7-7

8.0 Financial Plan

8.1	Cost Estimates and Funding Summary	8-2
8.2	Summary of Funding Sources	8-3

Appendix A: Definitions

Appendix B: Community Workshop Agendas and Community Input

Appendix C: Economic Market Analysis

Appendix D: Caltrans Director's Policy- Context Sensitive Solutions

TABLES

Table 4-1:	Allowable Uses and Permit Requirements.....	4-8
Table 4-2:	Intensity and Dimensional Standards.....	4-13

ILLUSTRATIONS

Illustration 1:	Plan Area Boundaries.....	1-8
Illustration 2:	Existing Conditions- Regional Context	2-6
Illustration 3:	Existing Conditions-Ownership Pattern	2-7
Illustration 4:	Existing Conditions-Land Use and Development.....	2-10
Illustration 5:	Existing Conditions-Vacant and Vulnerable Sites	2-11
Illustration 6:	Existing Conditions-Circulation	2-16
Illustration 7:	Existing Conditions-Public Realm.....	2-17
Illustration 8:	Existing Conditions-Auto-Serving Surfaces.....	2-18
Illustration 9a:	Retail Building Types Diagram 1.....	2-22
Illustration 9b:	Retail Building Types Diagram 2.....	2-23
Illustration 10:	Patterns of Development and Change.....	2-25
Illustration 11:	Revitalization Strategy.....	3-4
Illustration 12:	Corridor Plan Areas-Gateway Segment.....	3-12
Illustration 13:	Corridor Plan Areas-Workplace District.....	3-16
Illustration 13a:	Workplace District Residential Overlay Subarea	3-17
Illustration 14:	Workplace District-Infill Development Phase 1.....	3-21
Illustration 15:	Workplace District-Infill Development Phase 2	3-22

Illustration 16:	Corridor Plan Areas- Shopping Cluster 1	3-27
Illustration 17:	Corridor Plan Areas- Shopping Cluster 2	3-28
Illustration 18:	Shopping Clusters- Site Planning Principles.....	3-31
Illustration 19:	Shopping Cluster 1- Concept Development	3-32
Illustration 20:	Shopping Clusters Perspective	3-33
Illustration 21:	Corridor Plan Areas-Center District	3-36
Illustration 22:	Center District	3-39
Illustration 23:	Corridor Plan Areas- Neighborhood Spine	3-41
Illustration 24:	Neighborhood Spine- Boulevard Housing Concept Illustration.....	3-44
Illustration 25:	Corridor Plan Areas.....	4-2
Illustration 25A:	Neighborhood Spine Retail Cluster Locations.....	4-22
Illustration 25B:	Gateway Segment Retail Cluster Locations	4-23
Illustration 26:	Orchard Parking	4-32
Illustration 27:	Design Guidelines for Neighborhood Spine- Townhouse 1	5-25
Illustration 28:	Design Guidelines for Neighborhood Spine- Townhouse 2	5-26
Illustration 29:	Design Guidelines for Neighborhood Spine-Townhouse Front Condition.....	5-27
Illustration 30:	Design Guidelines for Neighborhood Spine-Townhouse Rear Condition	5-28
Illustration 31:	Design Guidelines for Shopping Clusters-Shopping Center Development on Whittier Boulevard.....	5-50
Illustration 32:	Design Guidelines for Shopping Clusters-Individual Retail Stores on Whittier Boulevard	5-51
Illustration 33:	Design Guidelines for Shopping Clusters-Store Fronts	5-52
Illustration 34:	Capital Improvement Concept.....	7-3
Illustration 35:	Streetscape Section- Shopping Clusters	7-9
Illustration 36:	Streetscape Plan- Shopping Clusters.....	7-10
Illustration 37:	Streetscape Section- Workplace District	7-11
Illustration 38:	Streetscape Plan- Workplace District	7-12
Illustration 39:	Streetscape Sections- Neighborhood Spine	7-13
Illustration 40:	Streetscape Plan- Neighborhood Spine.....	7-14
Illustration 41:	Streetscape Sections- Gateway Segment.....	7-15
Illustration 42:	Streetscape Plan- Gateway Segment	7-16
Illustration 43:	Streetscape Section- Center District.....	7-17
Illustration 44:	Lighting and Furnishings- Commercial Areas	7-18
Illustration 45:	Lighting and Furnishings- Residential Areas.....	7-19

LIST OF ORDINANCES AMENDING THE WHITTIER BOULEVARD SPECIFIC PLAN

Ordinance Number	Date of Adoption	Effective Date
2858	07-12-2005	07-11-2005
2891	06-12-2007	07-12-2007
2974	08-09-2011	09-08-2011
3039	07-28-2015	07-28-2015
3040	07-28-2015	08-27-2015

ORDINANCE DISPOSITION TABLE

Ordinance	Disposition
2858	Entire Whittier Boulevard Specific Plan
2891	Parking and Landscaping Requirements
2974	Entire Whittier Boulevard Specific Plan
3039	(Urgency Ordinance) Providing a new residential subarea overlay and limiting the maximum number of units within the Workplace District
3040	Providing a new residential subarea overlay and limiting the maximum number of units within the Workplace District

LIST OF EFFECTIVE PAGES

Page Number	Effective Date
1-1-1-12	09-08-2011
2-1-2-26	09-08-2011
3-1-3-46	09-08-2011
4-1-4-80	09-08-2011
5-1-5-103	09-08-2011
6-1-6-4	09-08-2011
7-1-7-19	09-08-2011
8-1-8-10	09-08-2011
A-1-A-20	09-08-2011