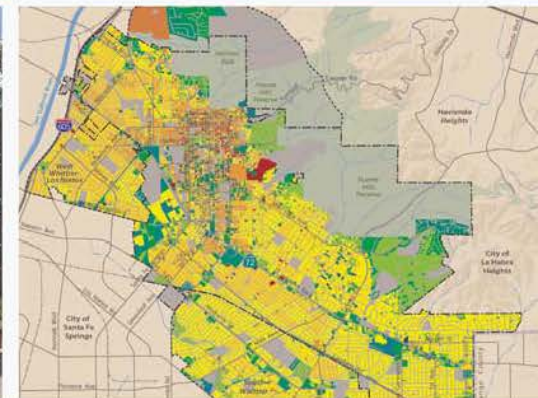
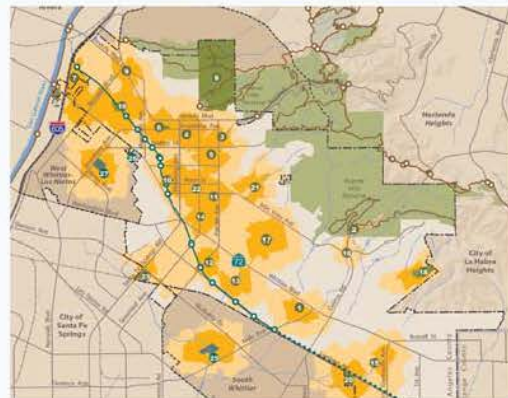




ENVISION WHITTIER GENERAL PLAN

Existing Conditions Atlas



November 2017

Existing Conditions Atlas

Envision Whittier General Plan

November 2017

City of Whittier

Community Development Department
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Whittier, CA 90602



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In association with:

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architecture + history
Prevention Institute

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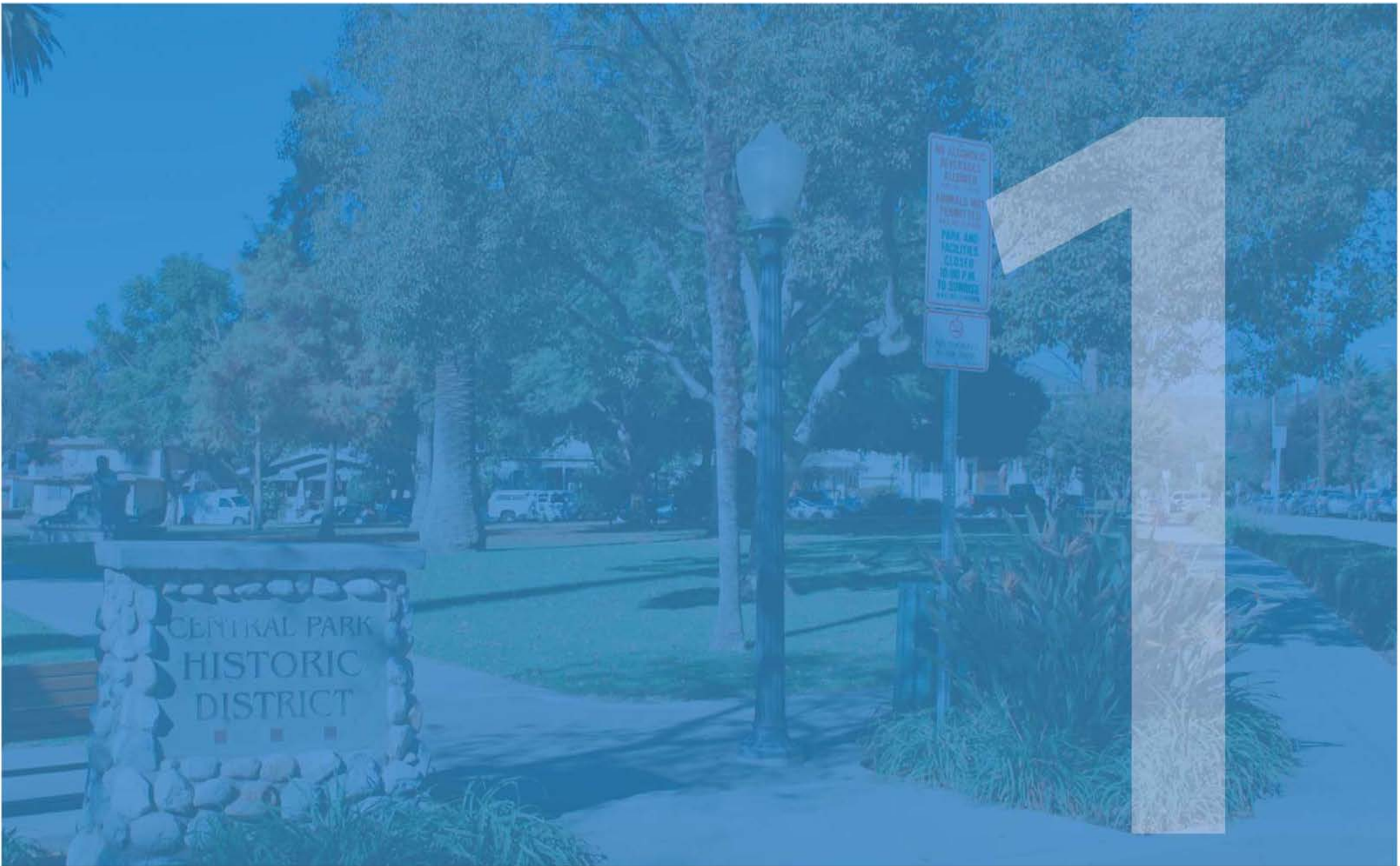
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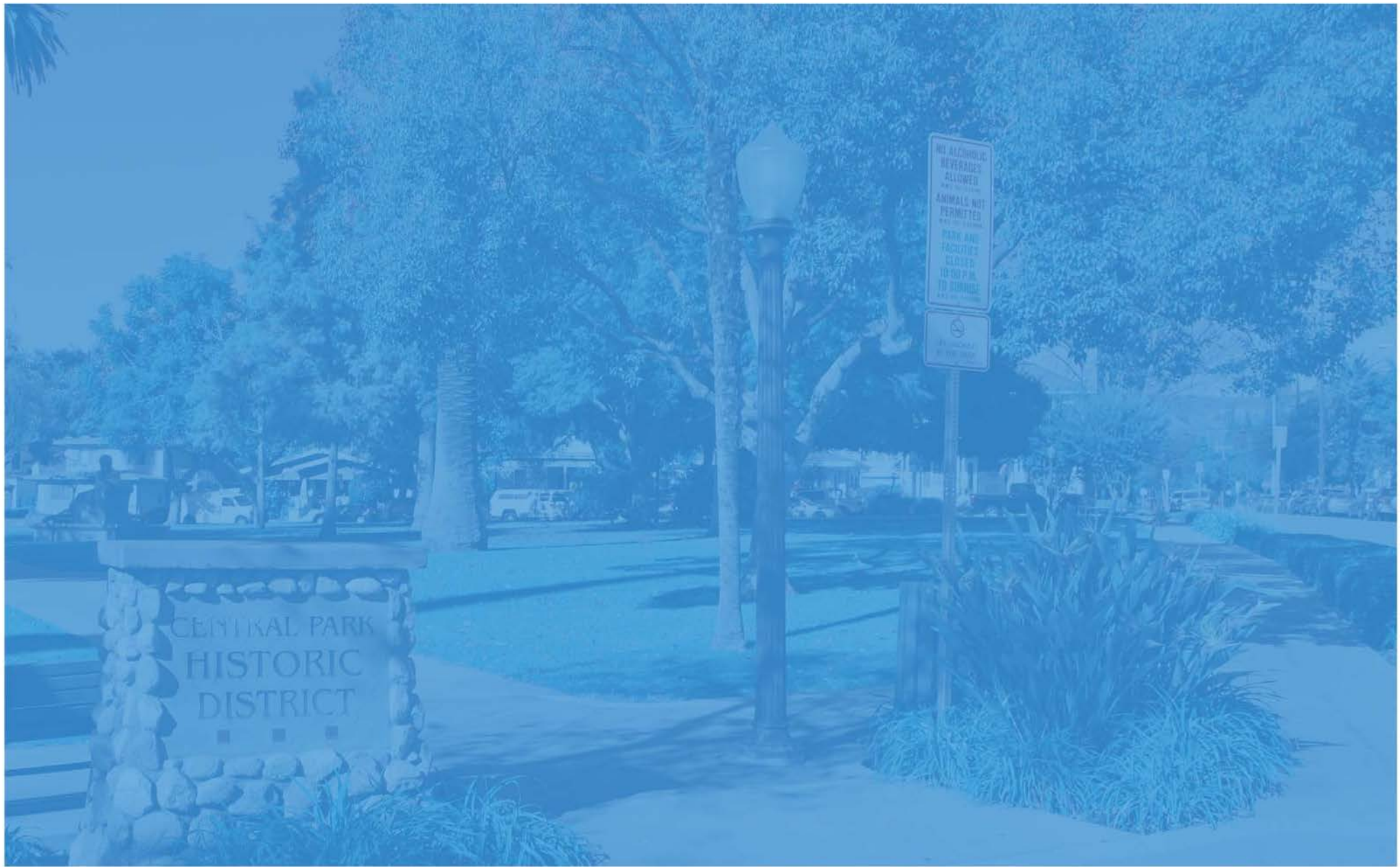
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CHAPTER 1: Introduction



CHAPTER 1: Introduction

Introduction

This Whittier General Plan Existing Conditions Map Atlas provides a “snapshot” in time of Whittier and the adjacent unincorporated Los Angeles County neighborhoods known as the “Sphere of Influence.” In a concise and graphic format that includes maps, tables, graphs, and photographs, the Map Atlas explores community and culture, access and connections, and health and the environment. The information presented is the foundation for the Whittier General Plan 2040.

Context

Located in the southeastern portion of Los Angeles County, about 12 miles southeast of downtown Los Angeles, the City of Whittier is bordered by the unincorporated community of Hacienda Heights and the cities of La Habra Heights and Industry to the north/northeast. The city of Pico Rivera lies to the west, city of La Habra to the southeast, and the city of Santa Fe Springs and Orange County to the south (see Figure 1-1).



Whittier City Hall located on Penn Street

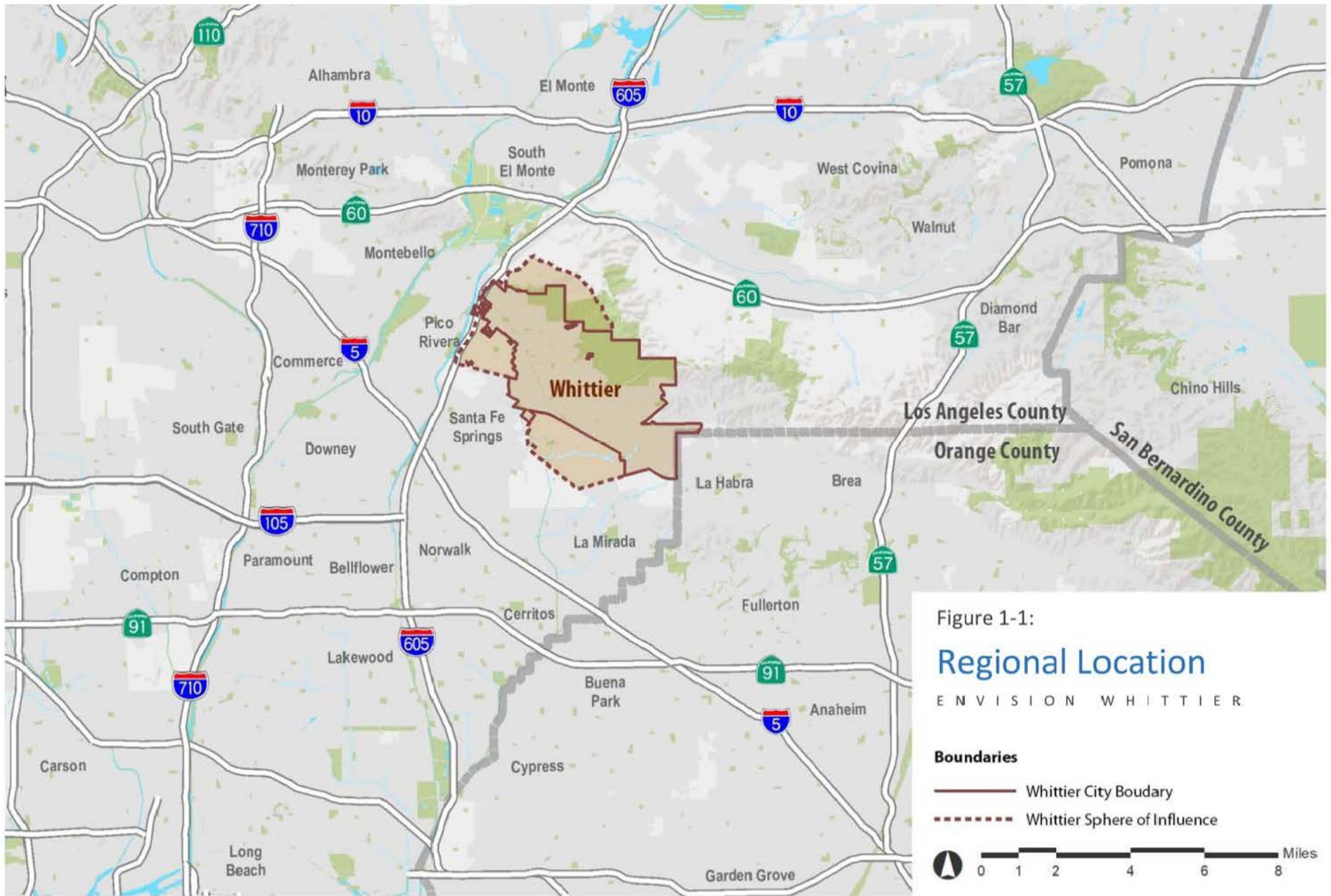


Figure 1-1:
Regional Location

ENVISION WHITTIER

Boundaries

- Whittier City Boundary
- - - Whittier Sphere of Influence



Whittier is part of the Gateway Cities, an organization of 27 cities forming a crescent of land along the southeast edge of Los Angeles. The Gateway Cities include some of the region's most important industrial and manufacturing areas.

Several freeways and highways offer regional access to the City. Interstate 605 (I-605) runs along the western boundary. State Route 60 (SR-60), five miles north, offers access via Workman Mill Road and Colima Road. Access from Interstate 5 (I-5) is six miles south. Whittier Boulevard bisects Whittier from the northwest to the southeast and provides a freeway alternative into downtown Los Angeles to the west and the city of La Habra on the east. Colima Road runs north-south across the eastern portion of Whittier, providing access to the San Gabriel Valley communities to the north.

Planning Area

The City of Whittier encompasses 14.6 square miles, nearly all of which are developed with urban land uses (Figure 1-2). Development outside the City limits has the potential to significantly affect Whittier neighborhoods and business districts. This is especially true in the area referred to as “unincorporated Whittier.” Many residents and businesses in these

area—which includes West Whittier/Los Nietos, South Whittier, East Whittier, and parts of Hacienda Heights—have Whittier addresses and use City services and community facilities; these areas collectively are known as Whittier's Sphere of Influence. State law defines the Sphere of Influence as the probable physical boundary and service area of a local agency, as determined by the Local Agency Formation Commission (LAFCO) (Cal. Gov't. Code §56076). An additional 7.2 square miles of unincorporated land located north, west, and south of the City also lie within the Sphere of Influence. All properties within the corporate City limits and these Sphere of Influence areas collectively are called the Planning Area (Figure 1-2). While the City has no formal authority within the Sphere of Influence, it is empowered by the State to consider areas that bear relation to the City's future. This planning approach provides cities with a means of shaping the future of areas they may eventually annex.

Whittier incorporated in 1898, with a charter form of City government ratified in 1955. A five-member City Council under the Council-Manager form of government directs the City. In 2014, voters approved a charter amendment establishing four district-based Council member seats and a directly elected Mayor

position. In 2015, the City Council adopted Ordinance No. 3033 establishing boundaries for and numbering the four voting districts (Figure 1-3).



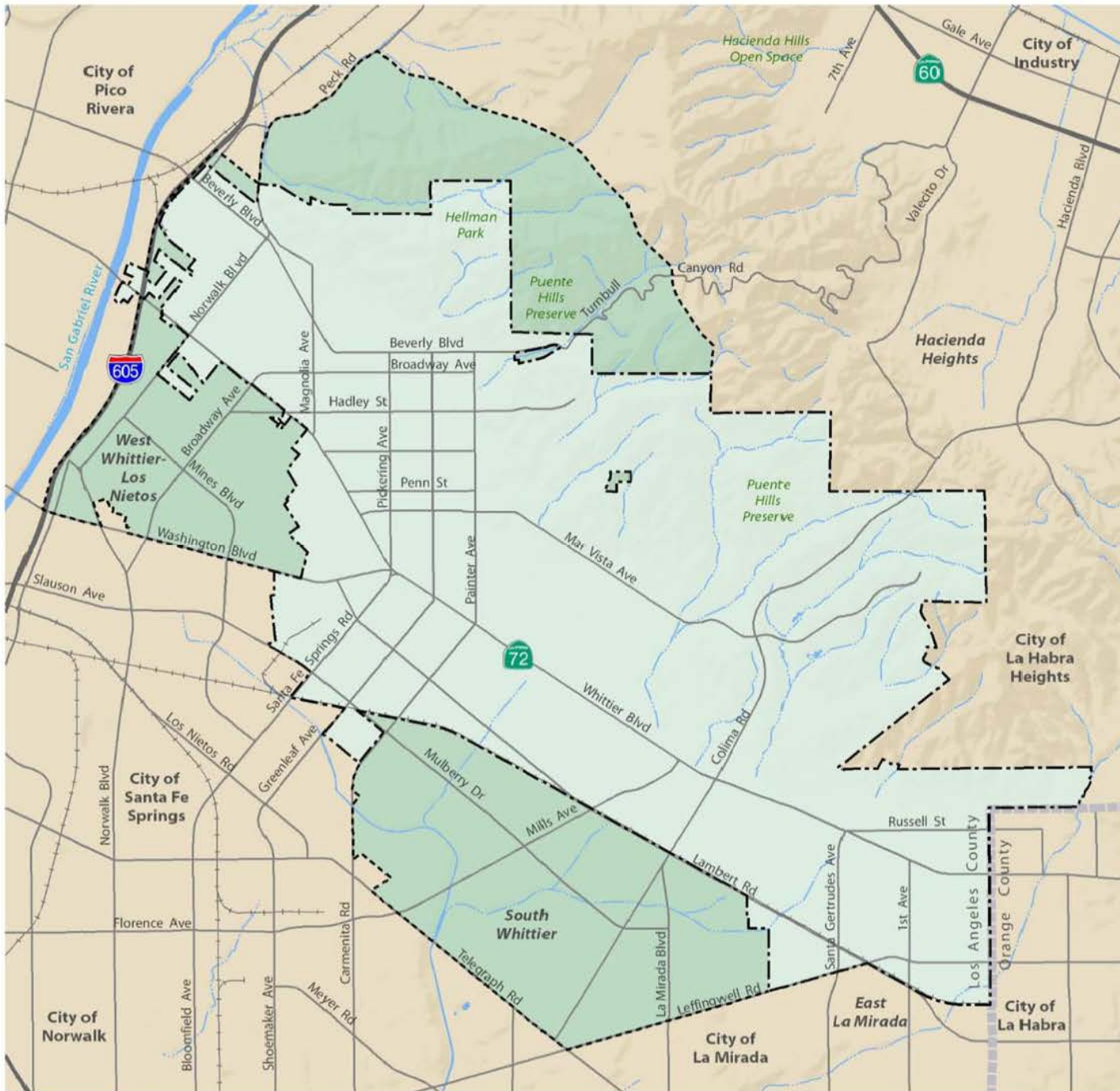




Figure 1-2:







Planning Area

ENVISION WHITTIER

Planning Area

-  Whittier City Boundary
-  Whittier Sphere of Influence

Base Map Features

-  County Boundary
-  Major Streets
-  Freeways
-  Railroads
-  River and Creeks
-  Waterbodies

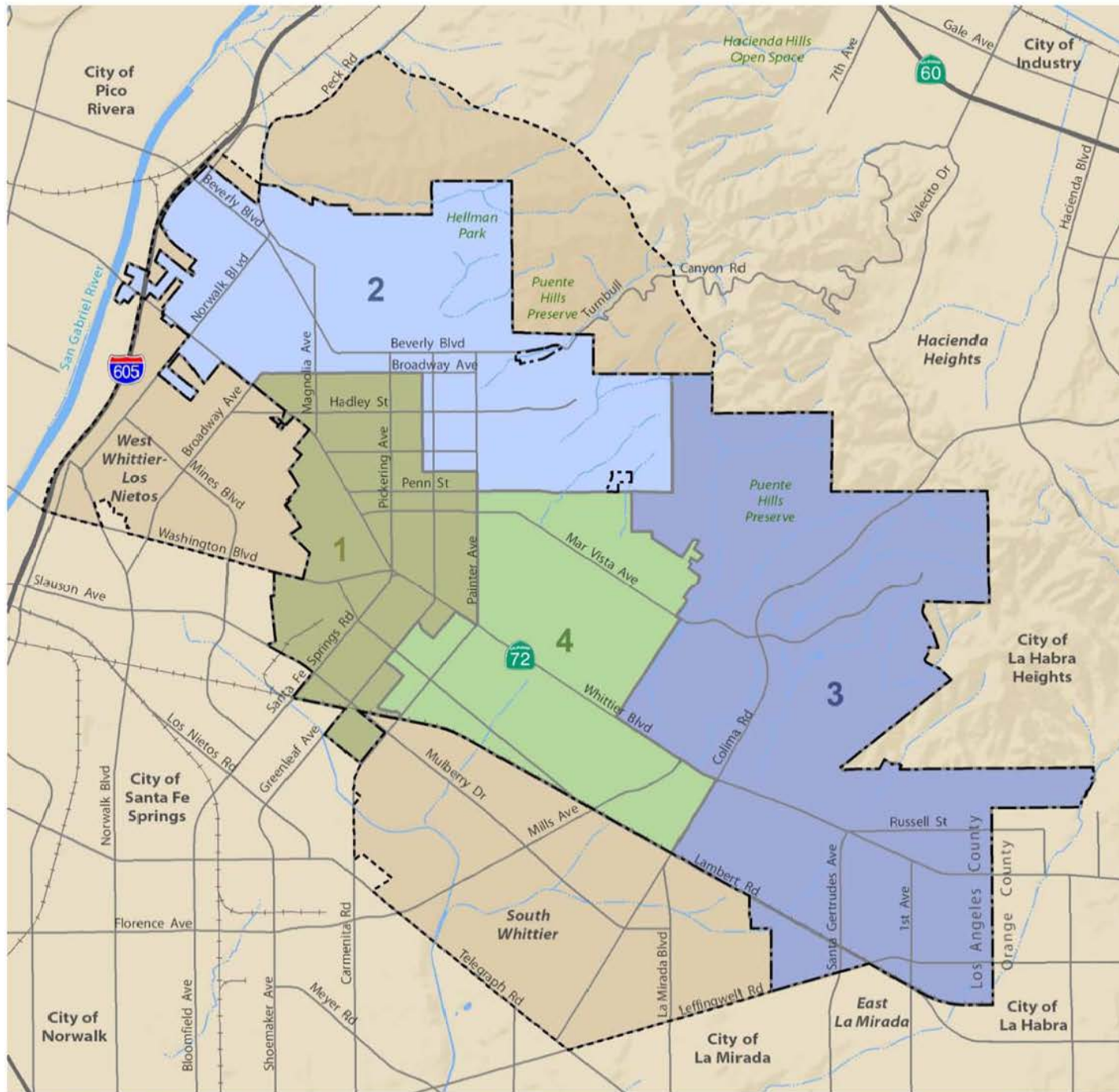
Source: City of Whittier and American Community Survey, 2015.

Prepared by MIG, July 2017.



Existing Conditions Atlas

Figure 1-3:
City Council Districts
 ENVISION WHITTIER



City Council Districts

- Council District 1
- Council District 2
- Council District 3
- Council District 4

Base Map Features

- Whittier City Boundary
- Whittier Sphere of Influence
- County Boundary
- Major Streets
- Freeways
- Railroads
- River and Creeks
- Waterbodies

Source: City of Whittier, 2017.

Prepared by MIG, July 2017.



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CHAPTER 2: Community and Culture



CHAPTER 2: Community and Culture

Introduction

This chapter discusses Whittier's community character, economics, education, and City services. The community character section describes land use, demographics, housing, urban form, and historical and cultural heritage. The economics and education section reviews employment trends, educational, and library facilities. The City services section summarizes public services and facilities, government structure, and fire and safety services. Each topic includes a discussion of key considerations for the Whittier 2040 General Plan.



Greenleaf Avenue in Uptown Whittier

Community Character

Land Use

Existing land use and development plans provide a starting point for understanding past planning efforts that have shaped and continue to shape Whittier. These plans include the General Plan, Zoning Code, and four specific plans.

Existing Land Use Pattern

The City of Whittier contains nearly 34,000 parcels encompassing almost 7,915 acres (not including street rights-of-way). The Sphere of Influence adds an additional 4,590 acres to the Planning Area. Most development in the Planning Area is residential (6,979 acres), which accounts for more than half (55.8%) of the total land area. Park and open space uses make up more than one-quarter of the Planning Area (26.2%). Commercial and industrial land uses total 542 acres (4.3%) and 148 acres (1.2%), respectively (Figure 2-1 and Table 2-1).

Whittier has a variety of neighborhoods, each with a different feel and character. Historic Uptown Whittier area is characterized by tree-lined, narrow, cobble-stoned roads. Typical buildings in the historic core include main floor

retail uses, which often have office/commercial uses on upper floors. Residential development in Uptown is predominately smaller-scale multi-family buildings. Uptown is the oldest part of Whittier; many structures date to the late 1800s and early 1900s.

The westernmost portion of the City also has a concentration of older structures around Whittier Boulevard (west of Magnolia Street), many of which were built in the 1930s and 1940s. The northern hillside has lower-density, single-family residential developments and natural open spaces. The Friendly Hills Country Club Golf Course is a prominent feature in the Friendly Hills area (near Colima Road, north of Whittier Boulevard). These areas have lot sizes larger than the more urbanized parts of the City. Very little commercial development is located in these areas. Commercial development outside of Uptown generally occurs along Whittier Boulevard, Washington Boulevard, and Lambert Road. The neighborhoods behind these corridors are primarily single-family residential with a lower-density, suburban feel. Homes in the eastern part of the City are newer, with many structures built in the 1950s and 1960s. While Whittier is mostly built out,

clusters of vacant land can be found in Uptown along Hadley Avenue and scattered smaller lots along Greenleaf Avenue.



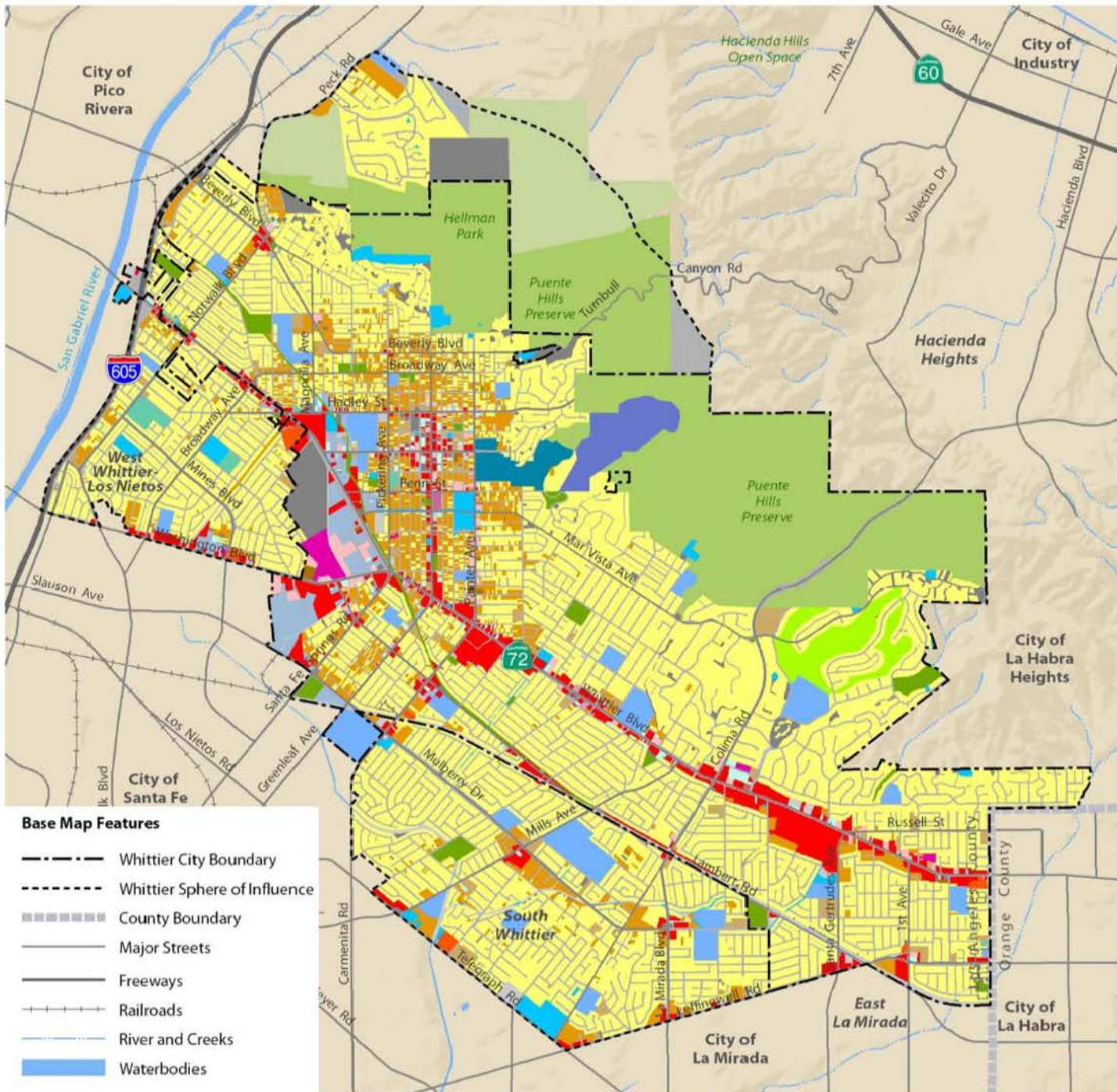
Residential neighborhood north of Uptown



Central Park

Figure 2-1:
Existing Land Use (2017)

ENVISION WHITTIER



Existing Land Use (2017)

- Single Family
- Multi-Family
- Manufactured Housing
- Senior Housing
- Mixed Use
- Commercial
- Office
- Hotel
- Motel
- Hospital
- Industrial
- Park
- Open Space
- Golf Course
- Cemetery
- Landfill
- College
- Public Facility
- Public School
- School (Private)
- Religious Institution
- Parking Facility
- Other
- Vacant

Base Map Features

- Whittier City Boundary
- Whittier Sphere of Influence
- County Boundary
- Major Streets
- Freeways
- Railroads
- River and Creeks
- Waterbodies

Source: City of Whittier and Los Angeles County Assessors Office, 2016.

Prepared by MIG, July 2017.



Table 2-1: Existing Land Uses (2017)

Land Uses	Whittier		Sphere of Influence		Planning Area Total	
	Acres	% of Land Uses	Acres	% of Land Uses	Acres	% of Land Uses
Residential	4,258.2	53.8%	2,720.9	59.3%	6,979.1	55.8%
Residential, Single-Family	3,663.0	46.3%	2,513.8	54.8%	6,176.7	49.4%
Residential, Duplexes and Triplexes	240.8	3.1%	57.0	1.3%	297.7	2.4%
Residential, 4+ Units	332.9	4.3%	117.4	2.6%	450.2	3.6%
Homes for Aged and Others	11.9	0.2%	0.6	0.0%	12.4	0.1%
Manufactured Housing	8.9	0.1%	18.0	0.4%	26.9	0.2%
Other Residential	0.8	0.0%	14.2	0.3%	15.0	0.1%
Commercial	482.2	6.1%	59.8	1.3%	542.1	4.3%
Retail and Commercial Services	125.2	1.6%	19.3	0.4%	144.5	1.2%
Shopping Centers	148.1	1.9%	16.1	0.4%	164.3	1.3%
Restaurants, Fast Food	34.0	0.4%	5.5	0.1%	39.4	0.3%
Auto Services/Service Stations	46.7	0.6%	6.2	0.1%	52.9	0.4%
Office (Professional/Medical)	86.7	1.1%	4.1	0.1%	90.7	0.7%
Financial Institutions (Banks)	9.3	0.1%	-	0.0%	9.3	0.1%
Public Storage	15.6	0.2%	6.9	0.2%	22.5	0.2%
Hotel/Motel	9.1	0.1%	1.7	0.0%	10.8	0.1%
Parking Lots (Associated with Commercial)	4.9	0.1%	-	0.0%	4.9	0.0%
Other Commercial	2.7	0.0%	-	0.0%	2.7	0.0%
Industrial	138.4	1.7%	9.9	0.2%	148.3	1.2%
General Industrial	7.5	0.1%	0.4	0.0%	7.9	0.1%
Light Manufacturing	59.8	0.8%	9.3	0.2%	69.1	0.6%
Heavy Manufacturing	21.2	0.3%	0.2	0.0%	21.5	0.2%
Warehousing, Distribution, Storage	47.8	0.6%	-	0.0%	47.8	0.4%
Other Industrial	2.1	0.0%	-	0.0%	2.1	0.0%

Table 2-1: Existing Land Uses (2017) - Continued

Land Use	Whittier		Sphere of Influence		Planning Area Total	
	Acres	% of Land Uses	Acres	% of Land Uses	Acres	% of Land Uses
Parks and Open Space	1,995.9	25.2%	1,280.3	27.9%	3,276.2	26.2%
Parks	140.2	1.8%	15.2	0.3%	155.4	1.2%
Open Space	1,711.6	21.6%	579.0	12.6%	2,290.6	18.3%
Golf Course	144.1	1.8%	-	0.0%	144.1	1.2%
Cemetery	-	0.0%	686.2	14.9%	686.2	5.5%
Public Facilities and Institutions	664.7	8.3%	295.8	6.4%	960.4	7.70%
Government Facilities	80.5	1.0%	63.9	1.4%	144.4	1.2%
Utilities	9.0	0.1%	1.6	0.0%	10.6	0.1%
Hospitals and Clinics	34.2	0.4%	0.7	0.0%	34.9	0.3%
Religious Institutions/Facilities	87.0	1.1%	44.2	1.0%	131.1	1.0%
Landfill	129.2	1.6%	-	0.0%	129.2	1.0%
Other	0.4	0.0%	1.1	0.0%	1.5	0.0%
Public Schools	247.0	3.1%	157.7	3.4%	404.7	3.2%
Private Schools	5.4	0.1%	26.6	0.6%	32.0	0.3%
Colleges	72.0	0.9%	-	0.0%	72.0	0.6%
Other	150.3	1.9%	111.7	2.4%	262.0	2.1%
Mixed Use	5.7	0.1%	1.6	0.0%	7.2	0.1%
Parking Lots	51.6	0.7%	5.8	0.1%	57.4	0.5%
Club, Lodge Hall, Fraternal Organization	7.6	0.1%	-	0.0%	7.6	0.1%
Other Uses	85.4	1.1%	104.3	2.3%	189.7	1.5%
Vacant	225.4	2.8%	112.5	2.5%	337.9	2.7%
Vacant Residential	98.0	1.2%	11.3	0.2%	109.3	0.9%
Vacant Government Property	74.3	0.9%	-	0.0%	74.3	0.6%
Vacant Open Space/Cemetery	21.8	0.3%	93.2	2.0%	115.0	0.9%
Vacant Other	31.3	0.4%	8.0	0.2%	39.3	0.3%
Total	7,915	100%	4,591	100.0%	12,506	100%

Source: MIG existing land use survey, Los Angeles County Assessor data, and the City of Whittier, 2017.

Residential Land Uses

Making up the largest land use category (55.8% of the Planning Area or 6,979 acres), residential uses are found throughout Whittier (Figure 2-2). Single-family (one unit) residential uses make up the bulk of the residential category (6,176 acres). Multi-family residential uses (more than one unit per development/lot) can also be found in various parts of the City, but are clustered in the area generally north of Whittier Boulevard and east of College Avenue, an area that encompasses Uptown. South of Whittier Boulevard, multi-family housing exists east of Painter Avenue. In other parts of the City, multi-family housing generally occurs along major roads and key intersections. Senior housing and manufactured (mobile home) developments make up a very small proportion all land uses (0.3% combined).

Commercial and Industrial Land Uses

Commercial areas in the incorporated areas make up 6.1% of all land uses (482 acres) and 4.3% in the Planning Area land uses (Figure 2-2). Most commercial uses are located along Whittier and Washington Boulevards and in Uptown around Greenleaf Avenue. Commercial clusters are also found at major intersections. Office uses occur in these same areas, with a concentration along Painter Avenue north of Whittier Boulevard. The most prevalent commercial uses are retail establishments and shopping centers, followed by office uses. Major shopping centers along Whittier Boulevard include the Whittwood Town

Center (at Santa Gertrudes Avenue), the Quad (at Painter Avenue), and the Marketplace (between Philadelphia and Hadley Streets).

Most industrial land in the Planning Area is located within City limits. The majority of the Planning Area industrial land is dedicated to light manufacturing and warehouse/distribution/storage.

Increased market attention has been focused on the commercial area around the Lambert Road and Washington Boulevard intersection. Metro, the regional transit agency in Los Angeles County, is studying Light Rail Transit alternatives to extend the Metro Gold Line Eastside Extension from the East Los Angeles current terminus. One extension idea under consideration is a route that would terminate in Whittier. This route would require conversion of the Atlantic station in East Los Angeles to a below-ground stop, then proceed south beneath Atlantic Boulevard, stopping at Whittier Boulevard and the City of Commerce Citadel Outlets. After that, the light rail line would emerge onto a raised platform and continue toward its final stop in Whittier. The proposed terminus would be at Washington Boulevard and Lambert Road. The Home Depot shopping center and PIH Health Hospital are located at this intersection. In addition to expanding the City's transit resources, the station offers an opportunity to reduce traffic congestion and air pollution, increase property values, and catalyze development in the immediate area.

Park and Open Space Land Uses

Parks and open space make up one quarter of the land use acreage in the Planning Area (Figure 2-2). Parks and open space include the Puente Hills open space, City parks, Whittier Greenway Trail, Friendly Hills Country Club golf course, and Rose Hills Memorial Park cemetery.



A warehouse along Whittier Boulevard



Commercial uses along the east end of the City along Whittier Boulevard

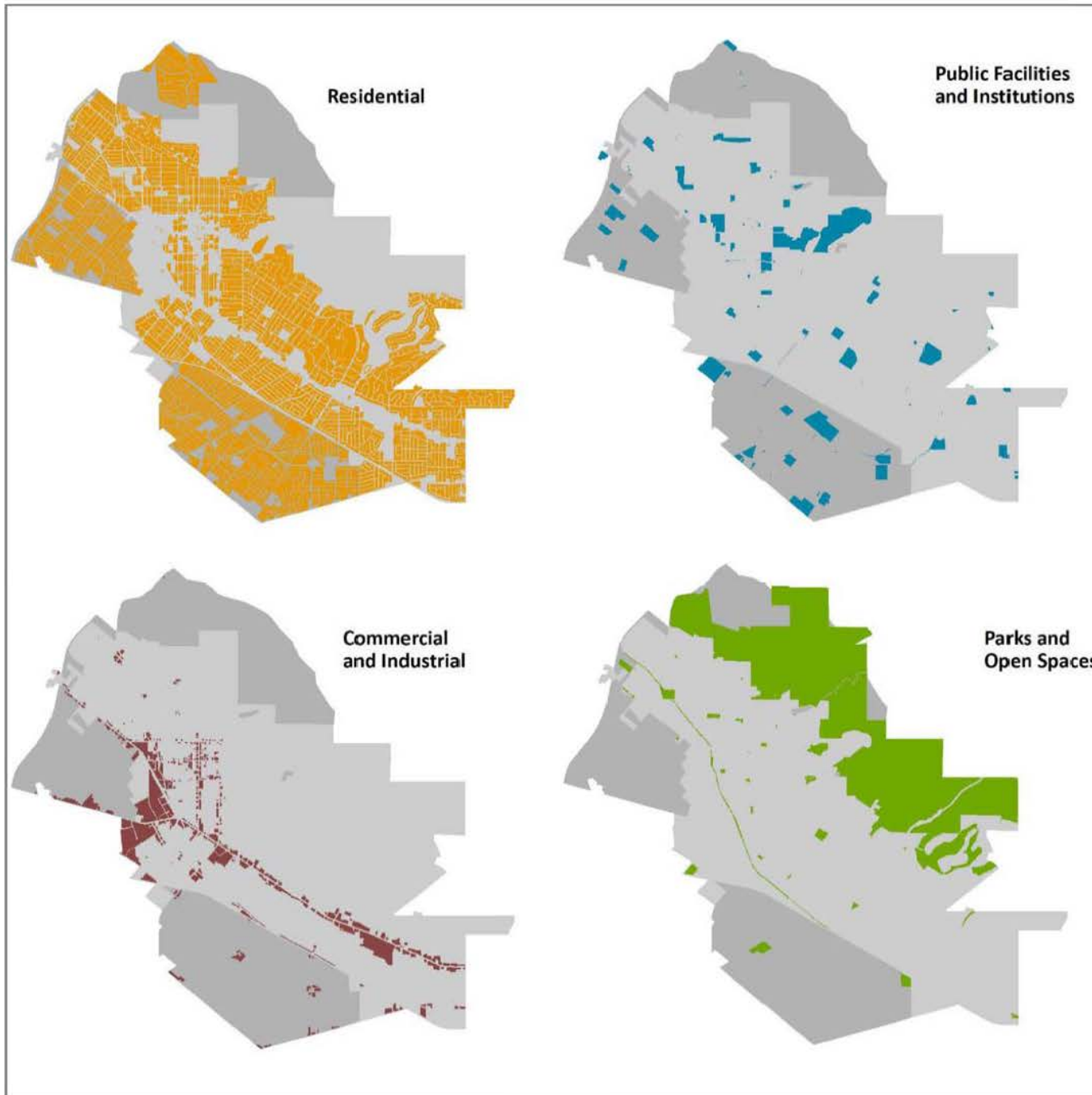


Figure 2-2:
Major Land Use Categories -
Locations

ENVISION WHITTIER

Public Facilities and Institutional Land Uses

Public and quasi-public uses include schools (public and private), churches, hospitals, government offices, and utilities. The total land area devoted to public facilities and institutional uses is 452 acres or 3.6% of the Planning Area (Figure 2-2).

Public and private schools (K-12) occupy 437 acres of the Planning Area (3.5%). Whittier College, located along Painter Avenue in Uptown and encompassing 72 acres, is the only college in the Planning Area. Although it has a Whittier address, Rio Hondo College is located outside the Planning Area.

The Savage Canyon Landfill, located in the north central area of the City, just east of Whittier College, covers 129 acres.

Hospital uses total 34 acres and include two major hospitals, PIH Health Hospital (28 acres) and Whittier Hospital Medical Center (3.7 acres). Several nursing/convalescent homes and other hospital support facilities are scattered citywide.

Other Land Uses

Other land uses such as parking lots, fraternal organization facilities, and mixed-use properties occupy just over 72 acres. The bulk of the unclassified land uses can be attributed to railroad right-of-way along Lambert Road and a series of concrete-channeled creeks in the southern Sphere of Influence.

Vacant Land

As noted above, little vacant land remains. Vacant properties are located primarily in single-family residential areas in the northern hillsides and on unimproved or undeveloped land in the Rose Hills Memorial Park. In July 2015, the City adopted the Lincoln Specific Plan for a 75.6-acre property designated as vacant. The land houses the Fred C. Nelles Youth Correctional Facility buildings on Whittier Boulevard, which are no longer in use. The City has since approved the development project by Brookfield Residential.



Assisted living use on Whittier Boulevard



Good Shepherd Bible Church across from Central Park



Abraham Lincoln Elementary School

General Plan

Adopted in 1994, the current General Plan directs growth and states the City's intent to maintain the quality of the environment in the City.

- The **Land Use Element** designates the location of proposed land uses and indicates standards for population density and development intensity (Table 2-2 and Figure 2-3). Categories include five residential, two commercial, and one each for industrial and public/quasi-public. Four specific plans are also identified.
- The **Housing Element**, updated in 2013, covers the planning period from 2014-2021 and includes background information on current housing, as well as policies to address the existing and projected housing needs of all economic segments in the community. The Housing Element was certified by the Department of Housing and Community Development (HCD) as compliant with State law.
- The **Transportation Element** identifies the location of existing and proposed transportation infrastructure and facilities, including bicycles, pedestrian, and transit.

Table 2-2: General Plan Land Use Categories

General Plan Land Use Categories	Maximum Density/Intensity	Corresponding Zone	Acres	% of Total Acres
Hillside Residential	2 units/acre	H-R	279.7	3.4%
Low Density Residential	6-7 units/acre	R-E, R-1	3,799.1	46.5%
Medium Density Residential	15 units/acre	R2	226.8	2.8%
Medium High Density Residential	25 units/acre	R3	65.6	0.8%
High Density Residential	35 units/acre	R4	175.4	2.1%
General Commercial	0.25 - 2.0 FAR	C-1, C-2, C-3	413.0	5.1%
Administrative and Professional Commercial	0.5 - 2.0 FAR	C-1, C-O	58.6	0.7%
Specific Plan	Various	Various	239.9	2.9%
General Industrial	0.6 - 1.0 FAR	M	263.6	3.2%
Civic Center	0.5 - 2.0 FAR	All	17.6	0.2%
Hospital	0.5 - 2.0 FAR	All	29.1	0.4%
Library	0.5 - 2.0 FAR	All	1.3	0.02%
Post Office	0.5 - 2.0 FAR	All	3.3	0.04%
Elementary School	0.5 - 2.0 FAR	All	173.7	2.1%
High School	0.5 - 2.0 FAR	All	109.8	1.3%
Junior High School	0.5 - 2.0 FAR	All	40.6	0.5%
Private School	0.5 - 2.0 FAR	All	14.7	0.2%
Golf Course	0.5 - 2.0 FAR	All	153.2	1.9%
Park	0.5 - 2.0 FAR	All	444.7	5.4%
Open Space	0.5 - 2.0 FAR	All	1,368.6	16.8%
Total			8171	100.0%




Source: City of Whittier, 2017.

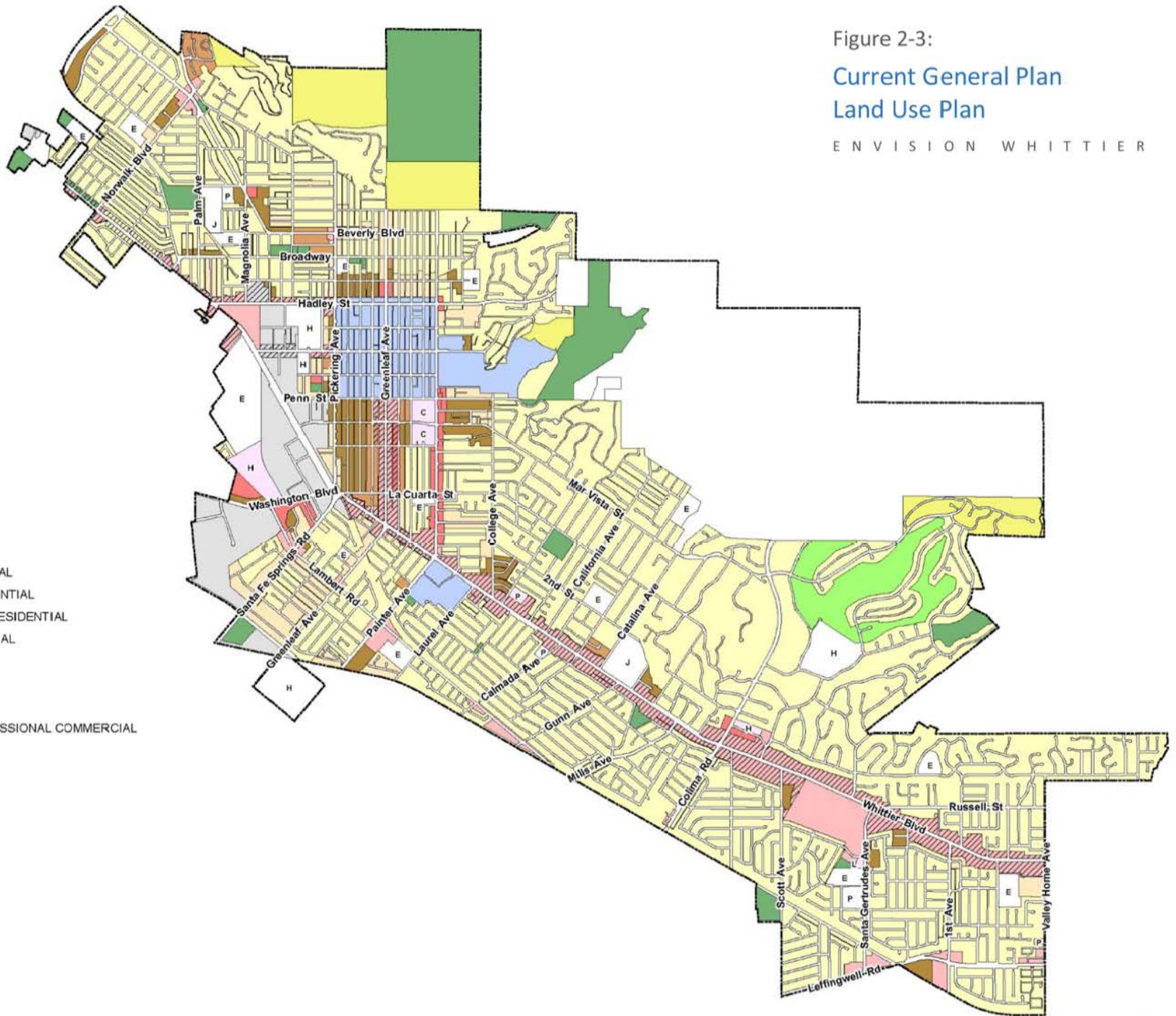
Figure 2-3:
Current General Plan
Land Use Plan

ENVISION WHITTIER

GENERAL PLAN

Land Use Element

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



- The **Environmental Resources Management Element** provides for the conservation and management of natural resources and outdoor recreation, and for protection of public health and safety.
- The **Public Safety Element** establishes standards and plans for protection of the community from natural and human-caused hazards: earthquakes, flood, fire, and geological hazards.
- The **Noise Element** examines the local noise environment and establishes standards to encourage noise-compatible land use patterns.
- The **Air Quality Element** addresses local and regional air quality and establishes programs to reduce pollutant emissions generated within the City.
- The **Historic Resources Element** establishes goals and programs related to cultural, archeological, paleontological, and historical resources.

The General Plan contains goals, policies, and implementation measures that address the issues of greatest concern to the Whittier community:

- City growth is largely dependent on land recycling and infill development. Policy aims for quality development and

responsible growth. Future development pressures are focused on the unincorporated portions of the Puente Hills.

- Whittier's age diversity challenges the City to meet the needs of different generations and provide for their interest.
- As a predominantly residential community, the City seeks to preserve the integrity of its neighborhoods while providing the necessary commercial, industrial, and institutional uses to serve residents.
- Whittier's long history has produced many important cultural and historical structures.
- Retention and maintenance of parks and recreational facilities provide residents with opportunities for leisure and recreation.
- Open space and natural resources are concentrated in the hillsides. Although only a small portion of the Puente Hills are within City limits, the General Plan recognizes the value of the hills and encourages the City to actively participate in planning for the future of the hills.
- The provision of affordable housing is of local and regional concern. The City aims to promote residential development that will provide housing for low-and moderate-income households. Housing for special needs households is also a challenge.

- With growth and development, traffic becomes an increasing concern. Traffic from neighboring communities has added congestion along City streets. Residential streets experience more traffic as motorists search for alternative routes. As new development occurs, the adequacy of existing roadways and increased traffic will continue to be a concern.



Puente Hills

- The Whittier fault and the Elysian Park fault represent the key public safety concern. The City also recognizes the public sees criminal and gang activity as an issue.
- Noise concerns focus on roadway traffic noise. Like most cities, noise associated with temporary activities represent a common noise complaint.
- Regional air pollutant loads continue to exceed state and federal standards. The

South Coast Air Quality Management District has required cities to be more involved in air pollution control. The City is finding ways to help improve regional and local air quality through local programs and regulations.

Zoning

Zoning represents the primary means of implementing General Plan policy. The Whittier Zoning Regulations translate the General Plan's long-term goals and policies into the regulations and guidelines used for decision-making on development proposals. The Zoning Code identifies specific uses allowed within each zoning district and provides specific development requirements such as density, setbacks, height, size, and development character, and appearance (Table 2-3 and Figure 2-4). The Whittier Zoning Regulations are contained in Title 18 of the Municipal Code.

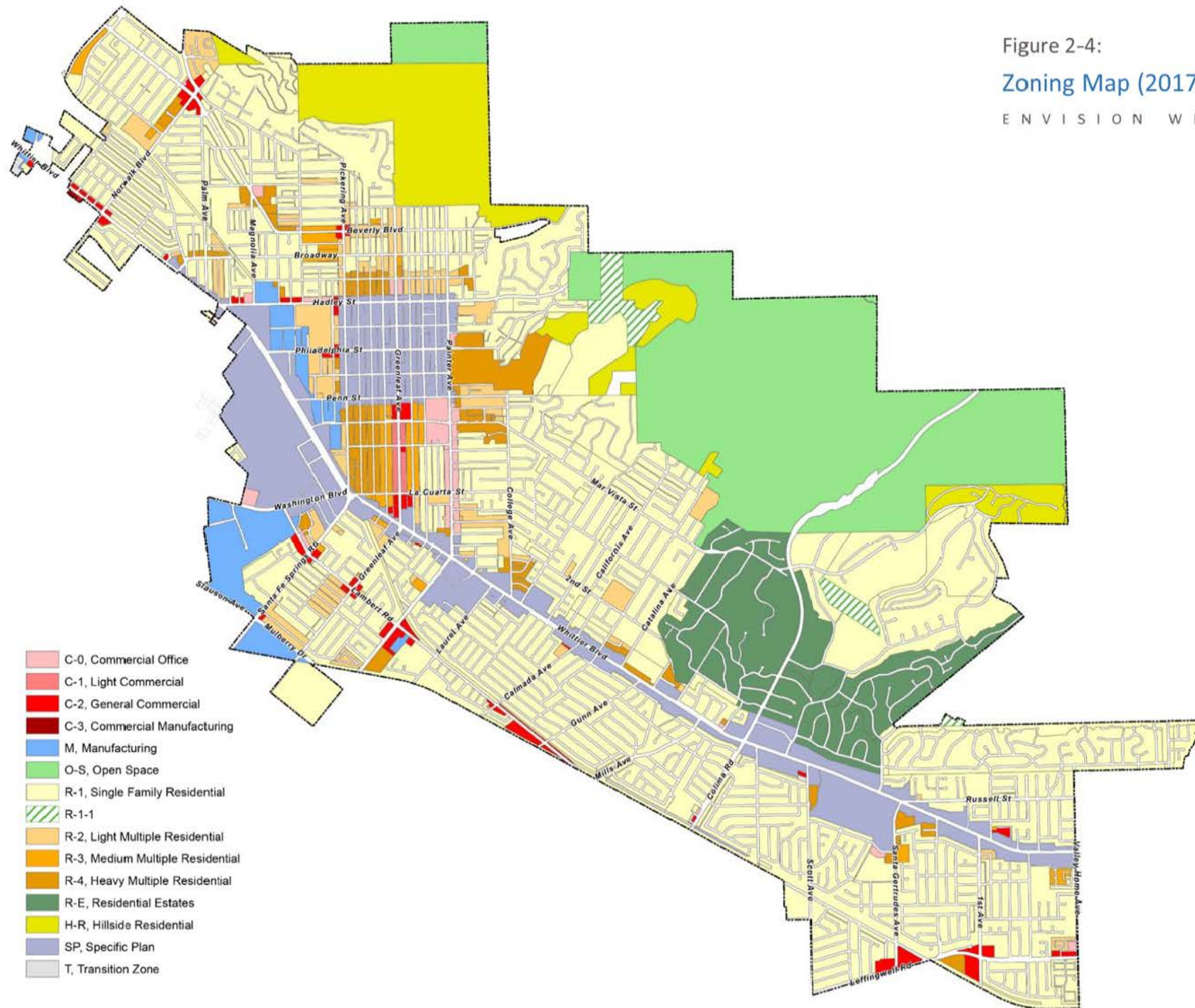
Table 2-3: Zoning Districts

Zoning District		Minimum Density/Intensity	Maximum Density/Intensity	Height
OS	Open Space	N/A	N/A	N/A
R-E	Single-family residential estate	15,000 square feet/unit	15,000 square feet/unit	30'
H-R	Hillside residential	N/A	3 dwelling units/acre	Constrained by environmental/geologic hazards
R-1	Single-family residential	6 dwelling units/acre	7 dwelling units/acre	35'
R-2	Light multiple-family residential	8 dwelling units/acre	15 dwelling units/acre	35'
R-3	Medium multiple-family residential	16 dwelling units/acre	25 dwelling units/acre	35'
R-4	Heavy multiple-family residential	26 dwelling units/acre	35 dwelling units/acre	40'
C-O	Commercial-office	No Min./Max. Lot Coverage		40'
C-1	Light commercial	No Min./Max. Lot Coverage		40'
C-2	General commercial	No Min./Max. Lot Coverage		40'
C-3	Commercial-manufacturing	No Min./Max. Lot Coverage		40'
M	Manufacturing	7,000 square feet/lot	N/A	100'
T	Transitional (former parking zone)	N/A	N/A	N/A
WBSP	Whittier Boulevard Specific Plan	16 dwelling units/acre	55 dwelling units/acre	65'
UWSP	Uptown Whittier Specific Plan	25 dwelling units/acre	50 dwelling units/acre	6 stories
LSP	Lincoln Specific Plan (residential)	2 dwelling units/acre	35 dwelling units/acre	45'
LSP	Lincoln Specific Plan (commercial)	N/A	.35 Floor Area Ratio	50'

Source: City of Whittier, 2017.

Figure 2-4:
Zoning Map (2017)

ENVISION WHITTIER



Specific Plans

Specific plans implement a city or county's general plan by establishing detailed regulations for a defined area. Specific plans are put in place to regulate distinct character areas that cannot be regulated through general development ordinances or citywide zoning. The four specific plans in Whittier (Figure 2-5) are:

- The Whittier Boulevard Specific Plan (WBSP), originally adopted in 2005, was last amended in 2015. The Specific Plan designates five land-use districts: Gateway Segment, Workplace District, Shopping Cluster District, Center District, and Neighborhood Spine District. The plan also includes a Workplace District Residential Overlay Subarea and street and landscape design enhancements for Whittier Boulevard.
- The Uptown Whittier Specific Plan (UWSP), originally adopted in 1989, was amended in 2014. The UWSP leverages Uptown Whittier's assets, including numerous historic structures and a highly walkable environment, into six strategies for redevelopment. The strategies are: 1) strengthening existing retail and introducing new national-brand retail, 2) an efficient shared parking system, 3) an

increase in housing choice, especially ownership types, 4) transforming churches into catalysts for affordable housing and mixed use development, 5) economic and social partnerships with Whittier College, and 6) developing a distinct sense of identity through design standards for development, improved landscaping, and increased safety with the presence of a resident population.

- The Whittwood Center Specific Plan (WCSP), amended in 2012, grew from the City's desire to revitalize the Whittier Boulevard commercial corridor and landscape treatments in the Whittwood Center area, while creating a sense of place and a central activity focus.

The 66.4-acre Whittwood Town Center has been developed into a mixed-use center integrating residential, commercial retail, landscaping, and circulation improvements.

- The Lincoln Specific Plan (LSP) was adopted in 2015 for the former site of the Fred C. Nelles Youth Correctional Facility. The State entered into a Purchase and Sale Agreement with Brookfield Homes, which received approval to develop the 74-acre site with residential, parks, and retail development.

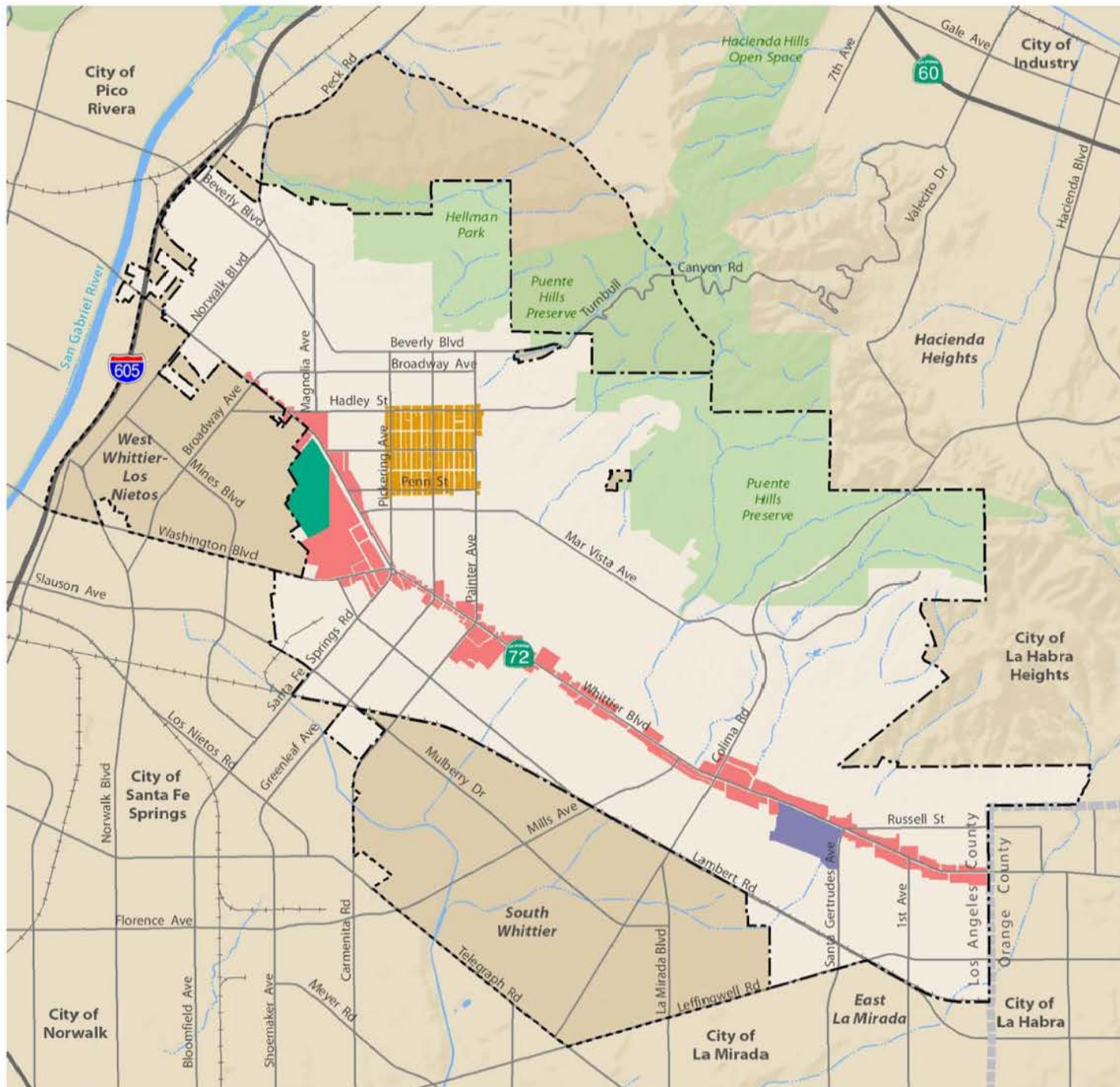
Key Considerations

Whittier is almost completely built out. Key land use considerations for the future will be:

- Identifying infill and redevelopment opportunities that provide developments beneficial to the City, residents, and the business community
- Leveraging the potential expansion of the Gold Line Eastside extension to Whittier
- Identifying opportunity areas for emerging commercial development types that respond to demands of Whittier residents
- Addressing concerns that commercial development will be replaced by residential uses

Figure 2-5:
Specific Plans

ENVISION WHITTIER



Specific Plans

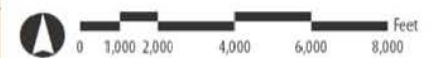
- Lincoln
- Whittier Boulevard
- Whittier Uptown
- Whittier Town Center

Base Map Features

- Whittier City Boundary
- Whittier Sphere of Influence
- County Boundary
- Major Streets
- Freeways
- Railroads
- River and Creeks
- Waterbodies
- Open Space/Natural Areas

Source: City of Whittier, 2017.

Prepared by MIG, July 2017.



Demographics

Tracking demographic changes can help City leaders better respond to and anticipate residents' evolving needs and desires.

Population

According to the State Department of Finance, Whittier's population in 2017 was 87,708 (Table 2-4). After the City's incorporation in 1898, early population growth was attributable to physical growth. Between 1960 and 1970, the population more than doubled with the Whittier Boulevard annexation. Post-1970 population growth was similar to that seen at the regional level. From 2000 to 2010, population growth slowed across Southern California, largely due to the national recession and depressed housing market. Whittier experienced a two percent population increase during this time.

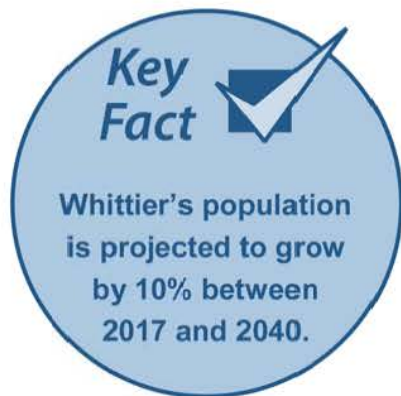


Table 2-4: Historical and Forecasted Population Growth

Year	City of Whittier		County of Los Angeles	
	Population	Percent Growth	Population	Percent Growth
1900	1,590	--	170,298	--
1910	4,550	186%	504,131	196%
1920	7,997	76%	936,455	86%
1930	14,822	85%	2,208,492	136%
1940	16,115	9%	2,785,643	26%
1950	23,433	45%	4,151,687	49%
1960	33,663	44%	6,038,771	45%
1970	72,863	116%	7,041,980	17%
1980	68,558	-6%	7,477,238	6%
1990	77,671	13%	8,863,164	19%
2000	83,680	8%	9,519,338	7%
2010	85,331	2%	9,818,605	3%
2017	87,708	3%	10,241,278	4%
2040	96,900	10%	11,514,800	12%

Source: CA Dept. of Finance, Historical Census Populations of California, Counties, and Incorporated Cities, 1850-2010; CA Dept. of Finance, Population and Housing Estimates for Cities, Counties, and the State, January 1, 2011-2017, with 2010 Benchmark; SCAG, 2016-2040 RTP/SCS Final Growth Forecast by Jurisdiction

The Southern California Association of Governments (SCAG) forecasts predict a steady population increase through 2040. Specifically, SCAG estimates that the City's population will grow by 10 percent, largely due to infill on underperforming properties.

Figure 2-6 shows that the highest population density (population per square mile) occurs in two areas: the residential neighborhood between Uptown and Whittier Boulevard, and the residential area between Greenleaf Avenue and Carmenita Road south of Mulberry Drive. The lowest population densities areas are within the Friendly Hills neighborhood.

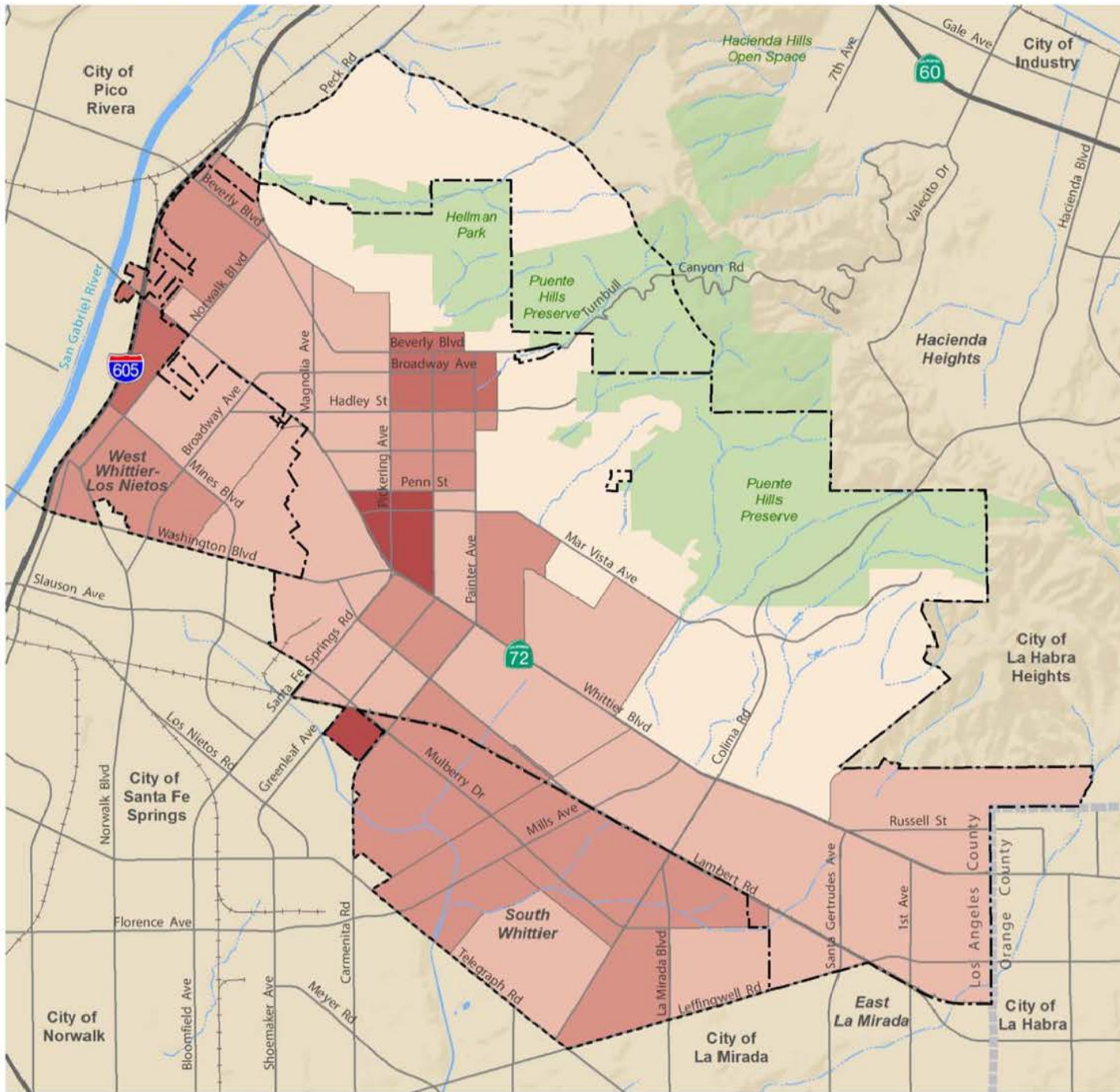


Figure 2-6:
Population Density

ENVISION WHITTIER

Population Density (Persons per Square Mile)

- 5,000 and Fewer
- 5,001 - 10,000
- 10,001 - 15,000
- 15,001 - 20,000
- 20,001 and More

This map, using Census Tracts, identifies the 2015 population density (persons per square mile). Los Angeles County's 2015 population density was 2,113 persons per square mile.

Base Map Features

- Whittier City Boundary
- Whittier Sphere of Influence
- County Boundary
- Major Streets
- Freeways
- Railroads
- River and Creeks
- Open Space/Natural Areas

Source: City of Whittier and U.S. Census Bureau, American Community Survey, 2015.

Prepared by MIG, July 2017.



Age

Age distribution is a key indicator of housing and service needs, as preferences change based on individual and household age. Both the City of Whittier and Los Angeles County (as a whole) have similar age characteristics (Table 2-5). The median age for both jurisdictions is 35.6 years; the percentage of young and older residents is 24% and 17%, respectively. The geographic distribution of older and younger residents shows a distinct inverse pattern (Figure 2-7). Concentrations of younger residents are found in the central parts of the City (Figure 2-8), while concentrations of older residents occur in the northern portions of the City and SOI (Figure 2-9).

Median age varies by ethnicity, with non-White residents having lower median ages. In 2017, the median age for Hispanic residents was 29.8 compared to 44.9 years for White residents. Although the City's population is still young overall, the median age has increased almost three years (from 32.8) since the 2000 U.S. Census; the proportion of residents over 60 years of age has also increased.

These trends show that Whittier residents, in general, are becoming older. This means that service demands and housing preferences can be expected to change. The data also indicate the close relationship between race/ethnicity, age, and service needs.

Table 2-5: Age Range – Under 17 and Over 60 Years of Age

Place	Percent of Residents Under 17 years of Age	Percent of Residents Over 60 years of Age	Median Age
City of Whittier	24%	17%	35.6
County of Los Angeles	23%	17%	35.6

Source: U.S. Census Bureau, 2011-2015 American Community Survey 5-Year Estimates

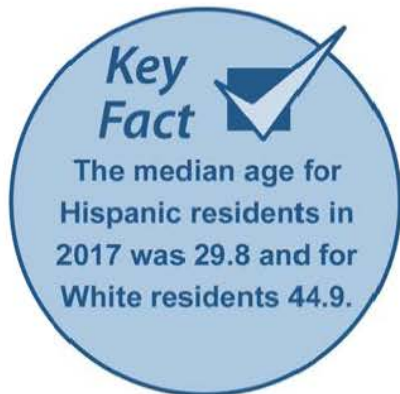
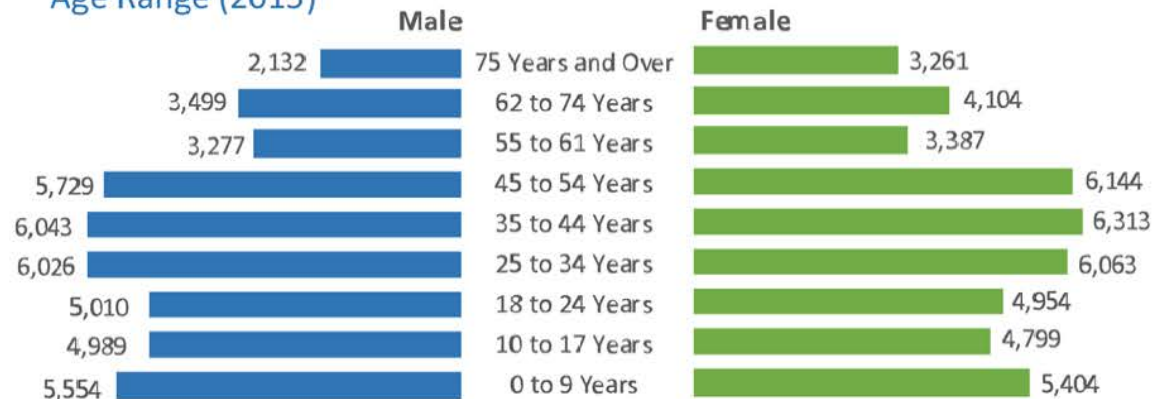


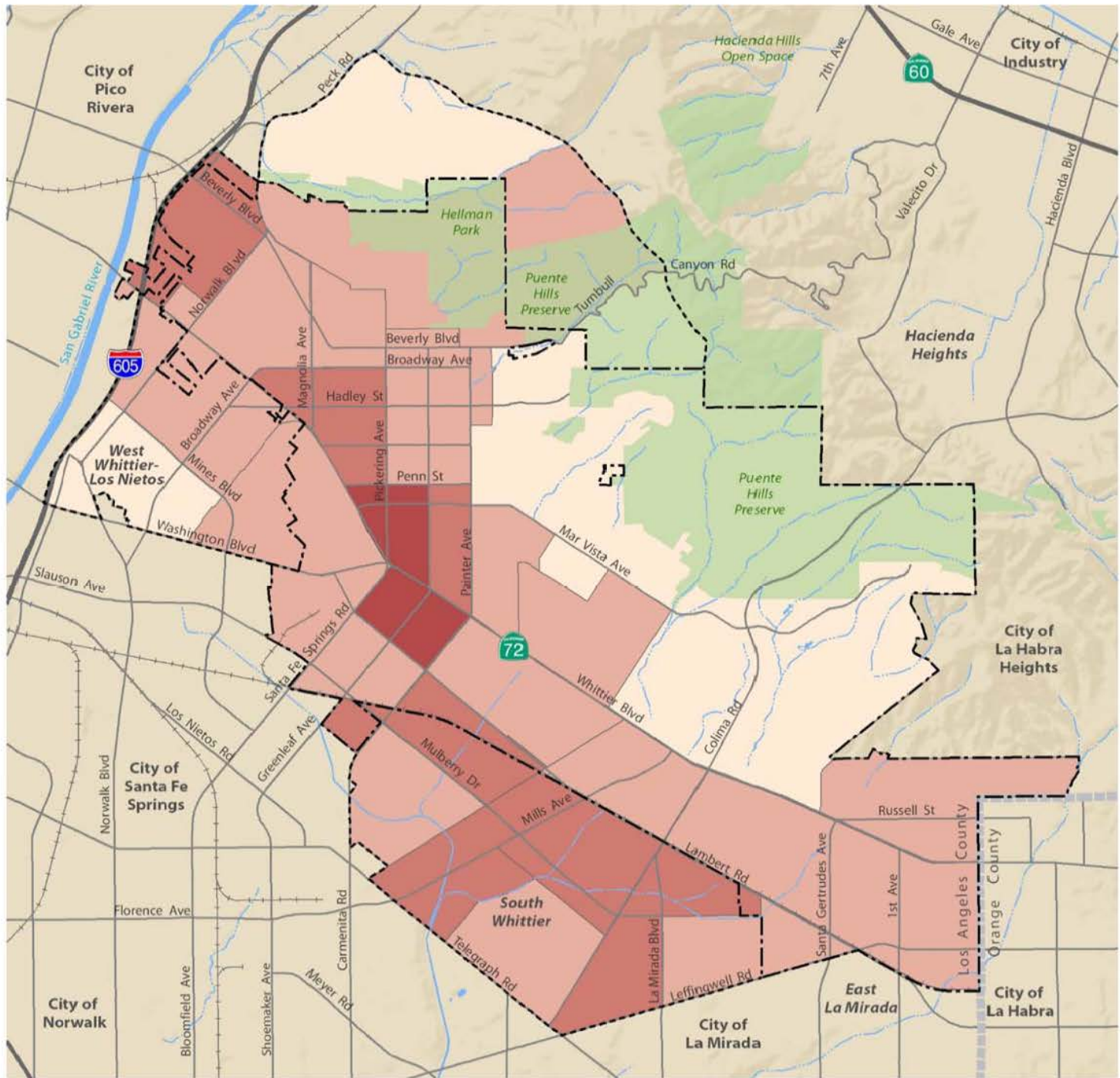
Figure 2-7:

Age Range (2015)



Source: U.S. Census Bureau, 2011-2015 American Community Survey 5-Year Estimates

Figure 2-8:
Population Under Age 17
 ENVISION WHITTIER



Population Under Age 17 by Census Tract

- 20% and Lower
- 20.1% - 25%
- 25.1% - 30%
- 30.1% and Higher

Los Angeles County's population under the age 17 in 2015 was 16.7%.

Base Map Features

- Whittier City Boundary
- Whittier Sphere of Influence
- County Boundary
- Major Streets
- Freeways
- Railroads
- River and Creeks
- Open Space/Natural Areas

Source: City of Whittier and U.S. Census Bureau, American Community Survey, 2015.

Prepared by MIG, July 2017.



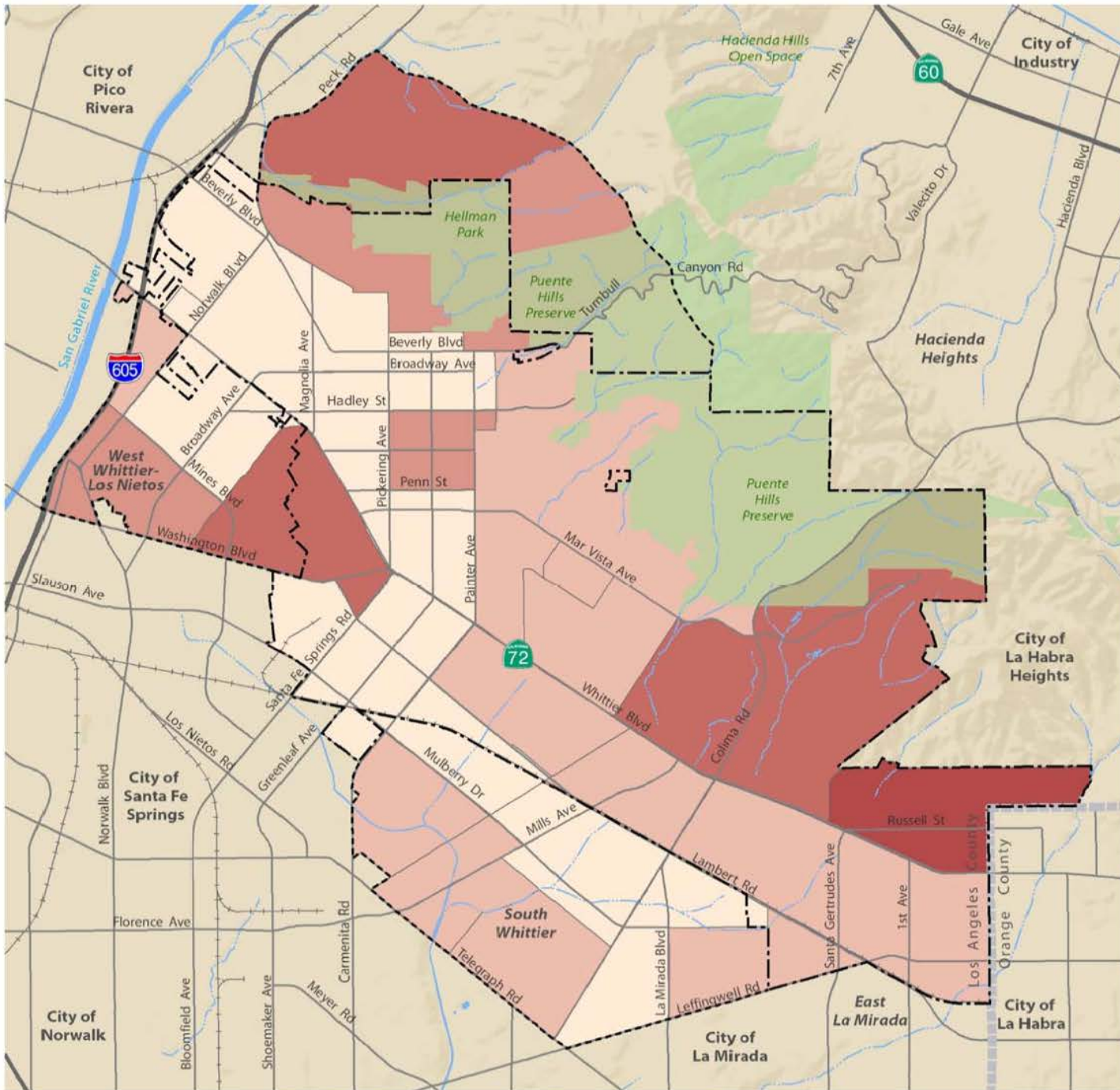


Figure 2-9:
Population Over Age 60

ENVISION WHITTIER

Population Over Age 60 by Census Tract

- 15% and Lower
- 15.1% - 20%
- 20.1% - 25%
- 25.1% - 30%
- 30.1% and Higher

Los Angeles County's population over the age of 60 in 2015 was 16.9%.

Base Map Features

- Whittier City Boundary
- Whittier Sphere of Influence
- County Boundary
- Major Streets
- Freeways
- Railroads
- River and Creeks
- Open Space/Natural Areas

Source: City of Whittier and U.S. Census Bureau, American Community Survey, 2015.

Prepared by MIG, July 2017.

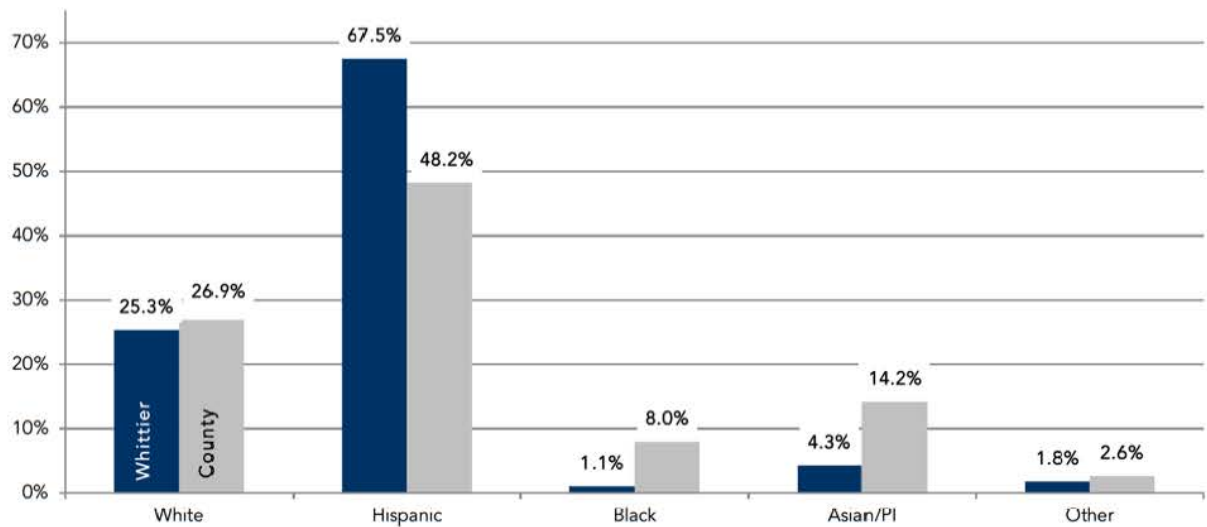


Race/Ethnicity

Different racial and ethnic groups can have different household characteristics and cultural backgrounds that may affect their housing needs and service preferences. Most residents in Whittier are either Hispanic (67.5%) or White (25.3%) (Figure 2-10). Most Hispanic residents (88%) are of Mexican descent. Mirroring regional and national trends, Whittier has become more diverse. Since 2000, the proportion of White residents has decreased (from 38%), while the proportion of Hispanic residents has increased (from 56%). Concentrations of Hispanic residents occur in the southwest areas of the City and southern portions of the Sphere of Influence (Figure 2-11).



Figure 2-10:
Race and Ethnicity (2015)



Educational Attainment

Educational attainment is an important indicator of income level and, therefore, ability to afford housing. A college education is an indicator of earning potential; the lack of education can potentially reduce income and limit housing opportunities. The percentage of the population with a high school degree in Whittier is higher (83.3%) than in Los Angeles County (77.3%). The proportion of college graduates is lower in Whittier (24.2%) than in the County (30.3%).

Twice the proportion of White residents have college degrees (34.3%) compared with Hispanic residents (17.2%). As education and income are closely tied, the geographic distribution of residents without a high school diploma mirrors the distribution of lower-income residents (Figure 2-12).

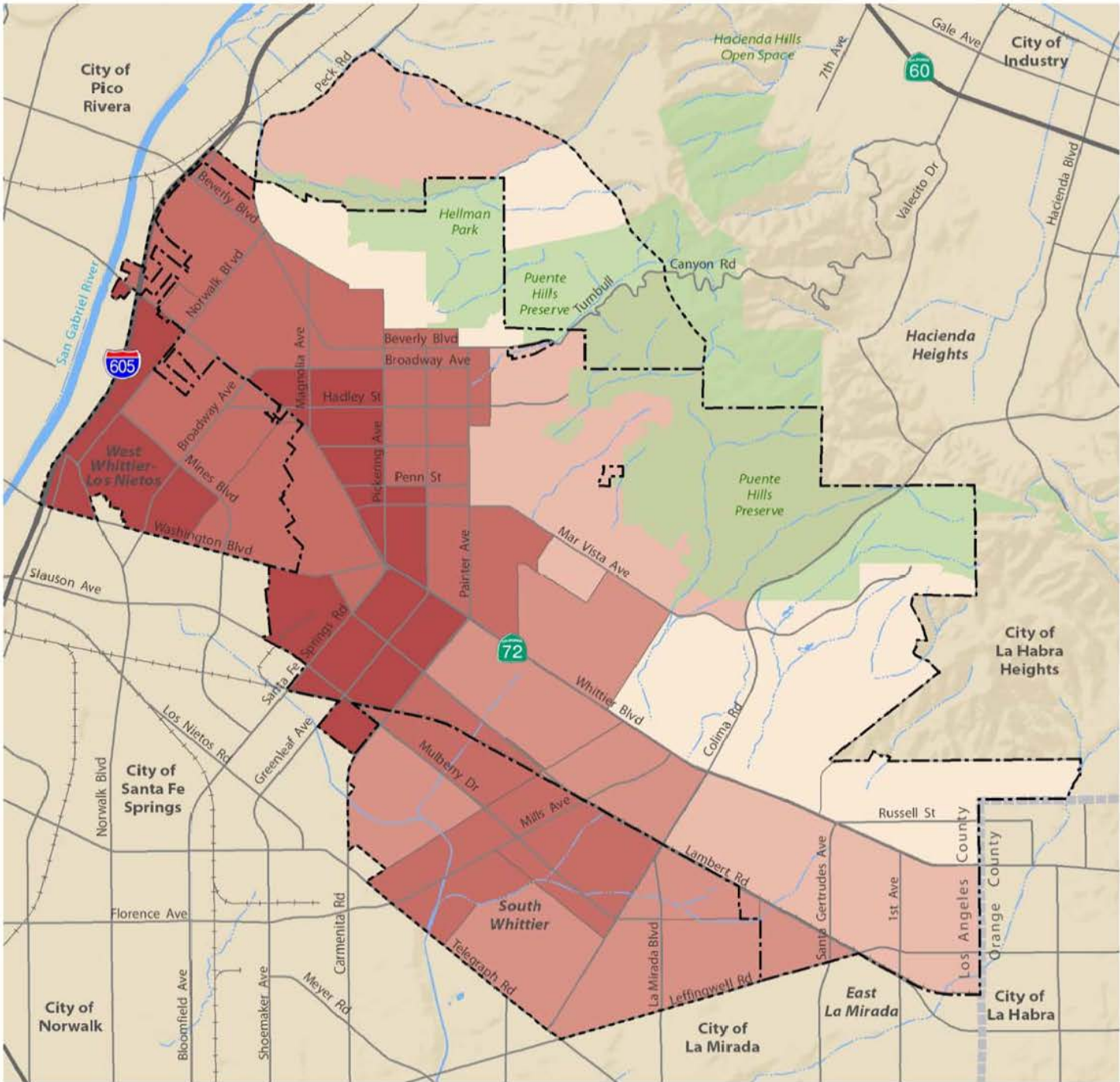


Figure 2-11:
Hispanic/Latino Population

ENVISION WHITTIER

Percentage of Hispanic/Latino Population by Census Tract

- 48.2% and Under
- 48.3% - 60.3%
- 60.4% - 72.4%
- 72.5% - 84.4%
- 84.5% and Over

Los Angeles County's Hispanic/Latino population percentage in 2015 was 48.2%.

Base Map Features

- Whittier City Boundary
- Whittier Sphere of Influence
- County Boundary
- Major Streets
- Freeways
- Railroads
- River and Creeks
- Open Space/Natural Areas

Source: City of Whittier and U.S. Census Bureau, American Community Survey, 2015.

Prepared by MIG, July 2017.



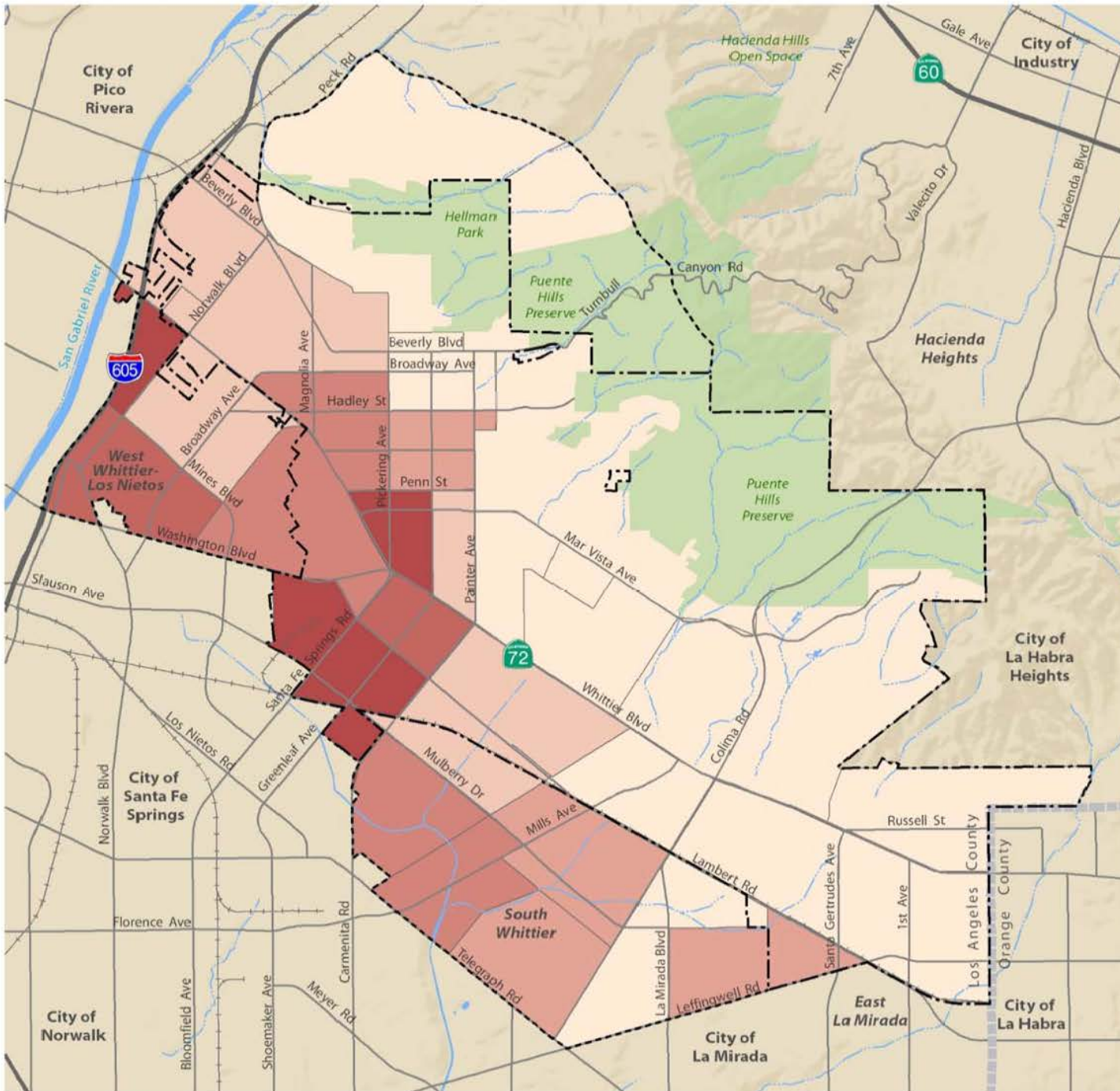


Figure 2-12:
Education Attainment

ENVISION WHITTIER

Educational Attainment

Percentage of Population Over Age 25 Without High School Education



This map identifies the percentage of population over age 25 without a high school education in 2012 by census tract. The Los Angeles County mean was 20.3%.

Base Map Features

- Whittier City Boundary
- Whittier Sphere of Influence
- County Boundary
- Major Streets
- Freeways
- Railroads
- River and Creeks
- Open Space/Natural Areas

Source: Public Health Alliance of Southern California, 2016 and U.S. Census Bureau, American Community Survey, 2012.

Prepared by MIG, July 2017.



Income

Household income determines a household's ability to balance housing costs with other necessities. Income levels can vary considerably among households, affecting preferences housing type and location, as well as needs and preferences related to transportation and social services.

The 2015 median household income in Whittier was \$66,457, or 118% of the region median income of \$56,196 (Figure 2-13). Whittier has a higher median income than the neighboring cities of Pico Rivera (\$55,752), Santa Fe Springs (\$53,168), and La Habra (\$63,037), but lower than La Mirada (\$79,330) and La Habra Heights (\$111,382).

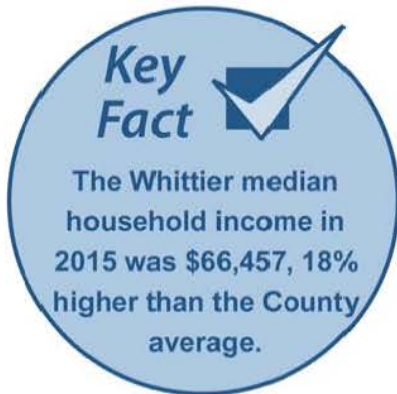
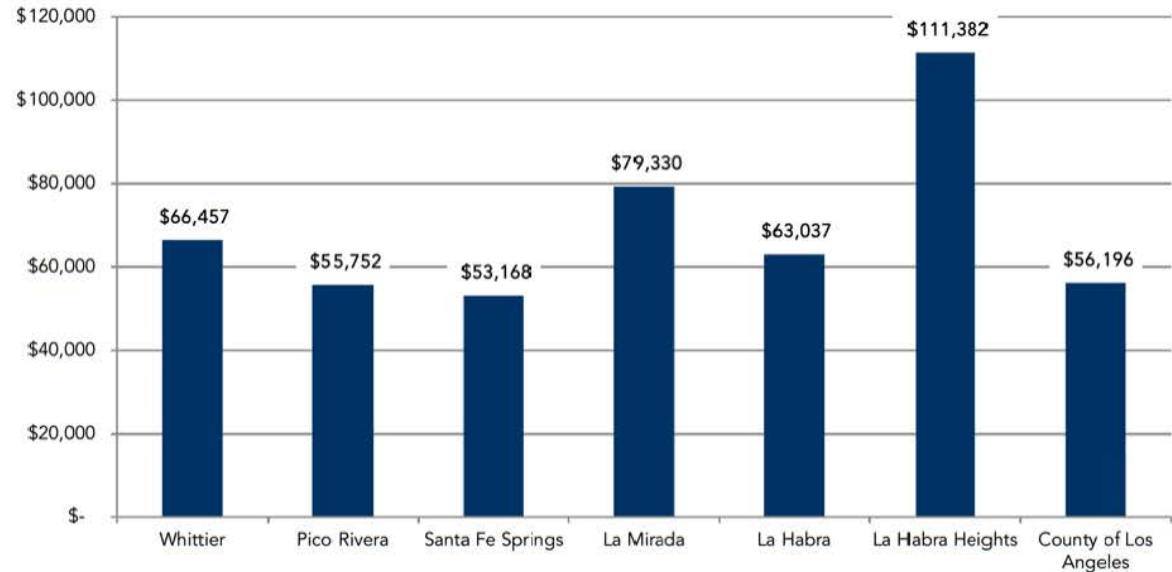


Figure 2-13:

Median Household Income (2015)

ENVISION WHITTIER



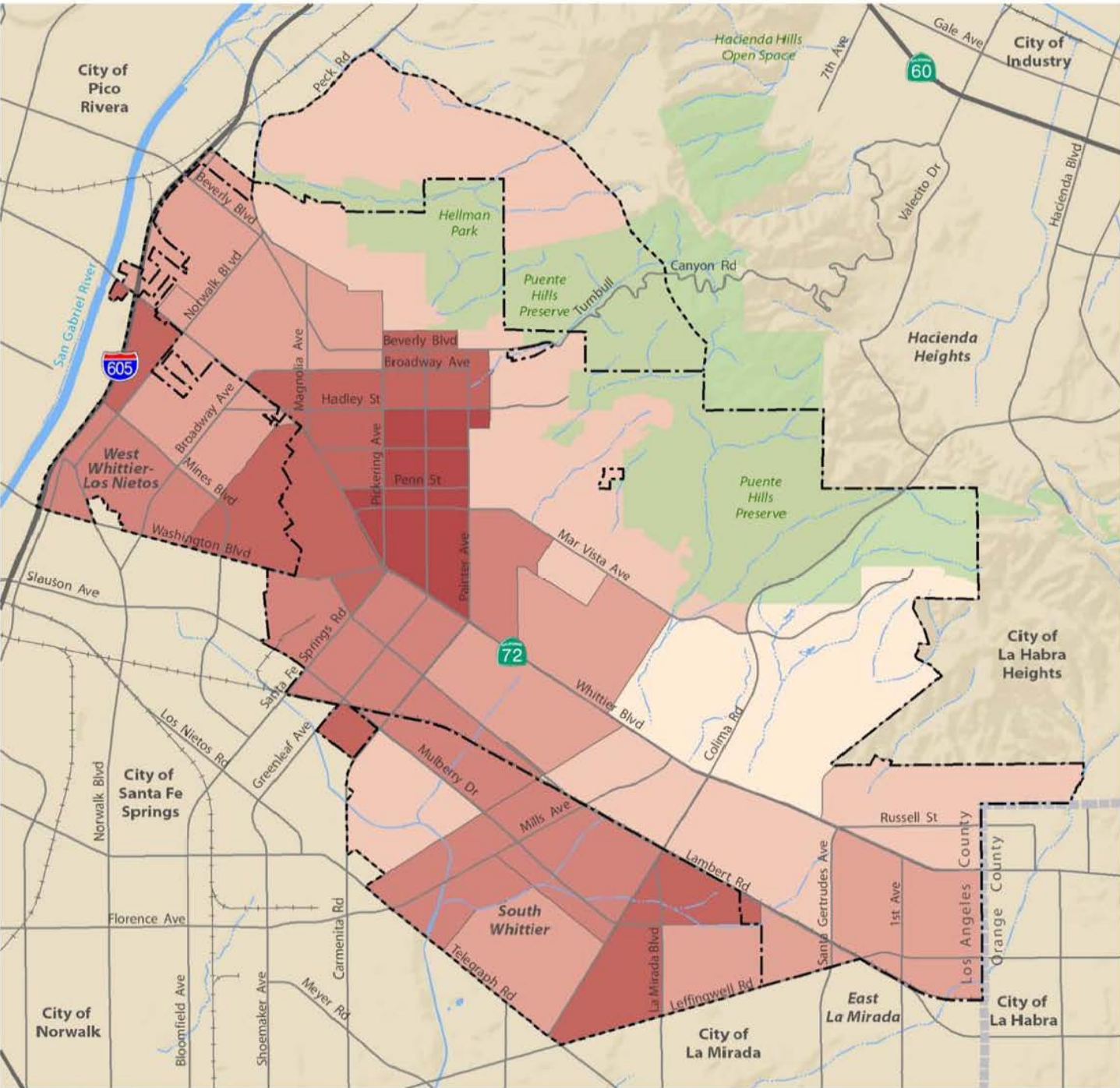
Income is closely tied with race/ethnicity, housing tenure (renter/owner), and age. In Whittier, renter households have a lower median income (\$45,679) than homeowner households (\$94,030). Hispanic households have lower median incomes (\$61,925) than White households (\$71,271). Younger households (with a head of household between the age of 25 and 44) earn more (\$70,896)

than older (with a head of household age 65 years or older) households (\$41,617).

The geographic concentration of households with lower median incomes and residents living in poverty is found in the southwest areas of the City and southern portions of the Sphere of Influence (see Figure 2-14 and 2-15). A notable concentration of lower-income residents and residents living in poverty also exists in the historic core.

Figure 2-14:
Median Household Income

ENVISION WHITTIER



2015 Median Household Income by Census Tract

	\$42,147.00 and Lower
	\$42,147.01 - \$56,196.00
	\$56,196.01 - \$70,245.00
	\$70,245.01 - \$81,294.00
	\$81,294.01 - \$112,392.00
	\$112,392.01 and Higher

2015 Los Angeles County Median Household Income: \$56,196

Base Map Features

- Whittier City Boundary
- Whittier Sphere of Influence
- County Boundary
- Major Streets
- Freeways
- Railroads
- River and Creeks
- Open Space/Natural Areas

Source: City of Whittier and U.S. Census Bureau, American Community Survey, 2015.

Prepared by MIG, July 2017.



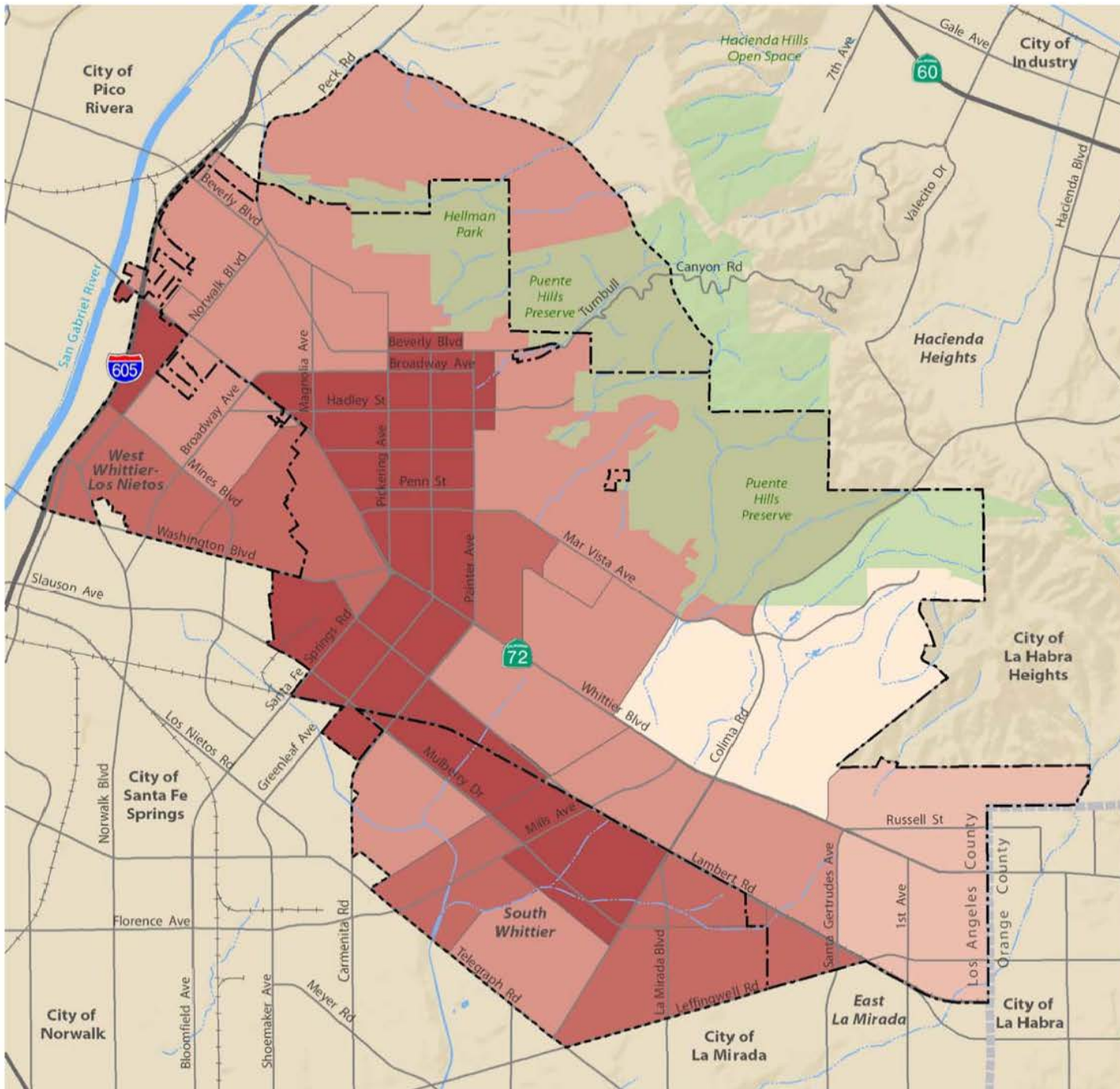
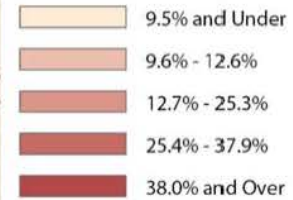


Figure 2-15:

Poverty

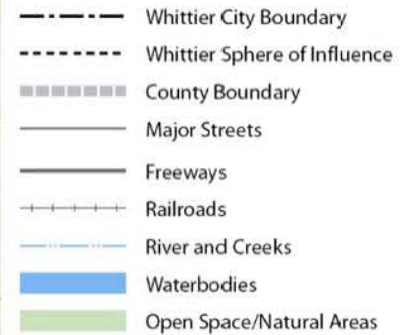
ENVISION WHITTIER

Percent of Residents Estimated to Live in Poverty



Percentage of population living below two times the federal poverty level (5-year estimate, 2011-2015) by Census Tract. The Los Angeles County mean was 25.3%.

Base Map Features



Source: CalEnvisionscreen 3.0, 2017; and U.S. Census Bureau, American Community Survey, 2015.

Prepared by MIG, July 2017.



Key Considerations

- Although the City's population is young overall, residents in general are becoming older. As a result, service demands and housing preferences will start to change. Services targeted towards aging residents (recreational, housing, medical, and other) will become an important factor in residents' quality of life.
- Educational attainment is an important indicator of income level and, therefore, ability to afford housing. In Whittier, twice the proportion of White residents have college degrees compared with Hispanic residents. As the City population continues to diversify, educational programs and services will be important not only for individual and household income but for overall economic wellbeing.



Oakmont of Whittier, an assisted living and memory care senior community, on Whittier Boulevard

Housing

This section explores housing conditions to identify issues and opportunities for future housing policy. The quality of housing supply can be evaluated based on a variety of characteristics including age, tenure, residential density, type, and cost.

Housing Age

Housing age has a direct correlation to the quality and condition of housing units. Deteriorating structures pose a safety hazard and can negatively impact property values within a neighborhood. Figure 2-16 shows the age of housing units in Whittier. Sixty-three (63) percent of units were constructed during or before 1960, with some structures in western Whittier dating back to as early as 1866 (Table 2-6). Housing units 50 years or older typically require rehabilitation to maintain compliance with building and safety codes. A majority of Whittier's housing stock is over 70 years old and, likely, requires significant repairs to remain habitable.

Housing Tenure and Residential Density

Housing tenure differentiates between units occupied by renters and those that are occupied by owners.



Whittier and the surrounding cities all have a higher percentage of homeowners than renters, as shown in Table 2-7. Homes in Whittier are roughly 60% owner occupied units. Most of the units are single-family homes in neighborhoods with densities averaging 4.8 units per acre (Figure 2-17). This level of density is relatively standard for suburban cities, but low compared to Los Angeles County.



Older residential building in Uptown

Table 2-6: Age of Housing

Decade Built	Housing Age	
	Number of Units	Percent of Units
Built 2000 or later	320	1%
1990s	664	2%
1980s	2,176	8%
1970s	3,268	11%
1960s	4,239	15%
1950s	10,914	38%
Before 1950	7,089	25%
Total	28,670	

Source: American Community Survey, 2010

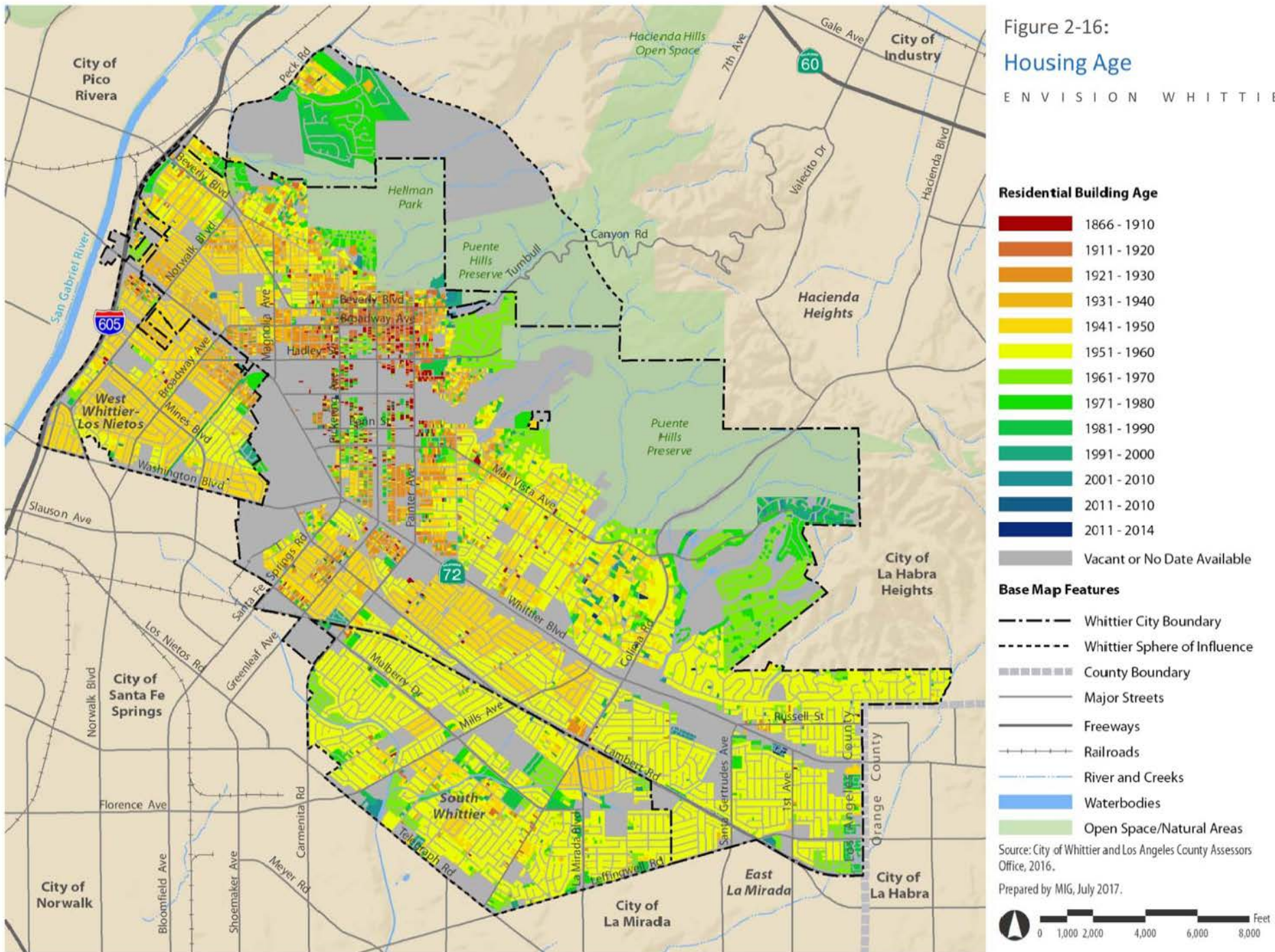
Table 2-7: Housing Tenure

Jurisdictions	Owner Occupied	Renter Occupied
Whittier	57%	43%
La Habra	55%	45%
La Habra Heights	93%	7%
La Mirada	77%	23%
Pico Rivera	67%	33%
Santa Fe Springs	60%	40%
LA County	46%	54%
Orange County	42%	45%

Source: American Community Survey, 2015

Figure 2-16:
Housing Age

ENVISION WHITTIER



Housing Unit Type

Most of Whittier's housing stock (65%) consists of single-family residences (see Tables 2-3 and 2-4). Mobile homes make up just one percent of housing units. Whittier is built out with little land available to accommodate new housing development; as a result, the City experienced only marginal growth in housing stock between 2010 and 2017.

Table 2-8: Age of Housing

Housing Characteristics	2000		2010		2017	
	Units	% of Units	Units	% of Units	Units	% of Units
Single-Family Units						
Single Family Detached	19,092	66%	19,355	65%	19,366	65%
Single-Family Attached	1,484	5%	1,165	4%	1,203	4%
Multiple-Family Units						
Multiple-Family Units (2 to 4 units)	2,058	7%	2,304	8%	2,308	8%
Multiple-Family Units (5 or more)	6,191	21%	6,574	22%	6,574	22%
Mobile Home Units	187	1%	193	1%	193	1%
Total	29,040	100%	25,591	100%	29,644	100%

Source: U.S. Census, 2000; California Department of Finance, 2010, 2017

Table 2-9: Housing Type

Jurisdictions	2010						2015					
	Single Family		Multi-Family		Other		Single-Family		Multi-Family		Other	
Whittier	19,882	69.3%	8601	30.0%	187	.7%	19,810	68.5%	8,843	30.6%	252	.9%
La Habra	11,792	60.3%	6,894	35.2%	873	4.5%	11,493	58.9%	7,188	36.8%	820	4.2%
La Habra Heights	1856	100%	0	0%	0	0.0%	2,012	98.4%	22	1.1%	11	0.5%
La Mirada	12,710	85.1%	2,053	13.7%	170	1.1%	12,129	82.3%	2,425	16.4%	188	1.3%
Pico Rivera	13,671	80.4%	2,833	16.6%	496	2.9%	13,619	79.1%	3,179	18.4%	425	2.5%
Santa Fe Springs	3,095	65.2%	1,584	33.3%	70	1.5%	3,534	68.1%	1,520	29.3%	132	2.5%
Los Angeles County	1,934,990	56.5%	1,432,812	41.8%	57,934	1.7%	1,948,248	56.0%	1,472,271	42.3%	56,199	1.6%
Orange County	656,529	62.9%	352,087	33.7%	33,638	3.2%	668,845	62.8%	365,583	34.3%	30,214	2.8%

Source: American Community Survey, 2010, 2015

Housing Density

Density is measured by how many units are in one acre of land. Housing units in and around Uptown have the highest housing densities, at over 10 units per acre. Most single-family neighborhoods range from one to eight dwelling units per acre (see Figure 2-17).

Housing Cost

It is important for Whittier's housing stock to support a mix of types and prices to ensure people in all stages of life can access and afford housing. Housing burden and homelessness are issues that are compounded by high housing costs and a lack of affordable housing units. Information about homelessness is discussed in Chapter 4. Table 2-10 shows that mortgage costs in Whittier are more expensive than most surrounding cities but rental costs are somewhat cheaper. Since 2010, the cost to rent in the City has increased by almost 13%, while the cost of mortgages has decreased moderately.

Table 2-10: Housing Cost

Jurisdictions	Median Mortgage			Median Rent		
	2010	2015	% Change	2010	2015	% Change
Whittier	\$2,399	\$2,285	-4.8%	\$1,091	\$1,232	12.9%
La Habra	\$2,328	\$2,096	-10.0%	\$1,242	\$1,325	6.7%
La Habra Heights	\$4,000+	\$3,549	-11.3%	\$986	\$2,533	156.9%
La Mirada	\$2,313	\$2,244	-3.0%	\$1,338	\$1,579	18.0%
Pico Rivera	\$1,876	\$1,785	-4.9%	\$1,123	\$1,210	7.7%
Santa Fe Springs	\$2,108	\$1,795	-14.8%	\$1,136	\$1,271	11.9%
LA County	\$2,421	\$2,279	-5.9%	\$1,117	\$1,231	10.2%
Orange County	\$2,674	\$2,539	-5.0%	\$1,423	\$1,548	8.8%

Source: American Community Survey, 2010, 2015



Single-family house in Uptown



Multi-family apartment building in Uptown

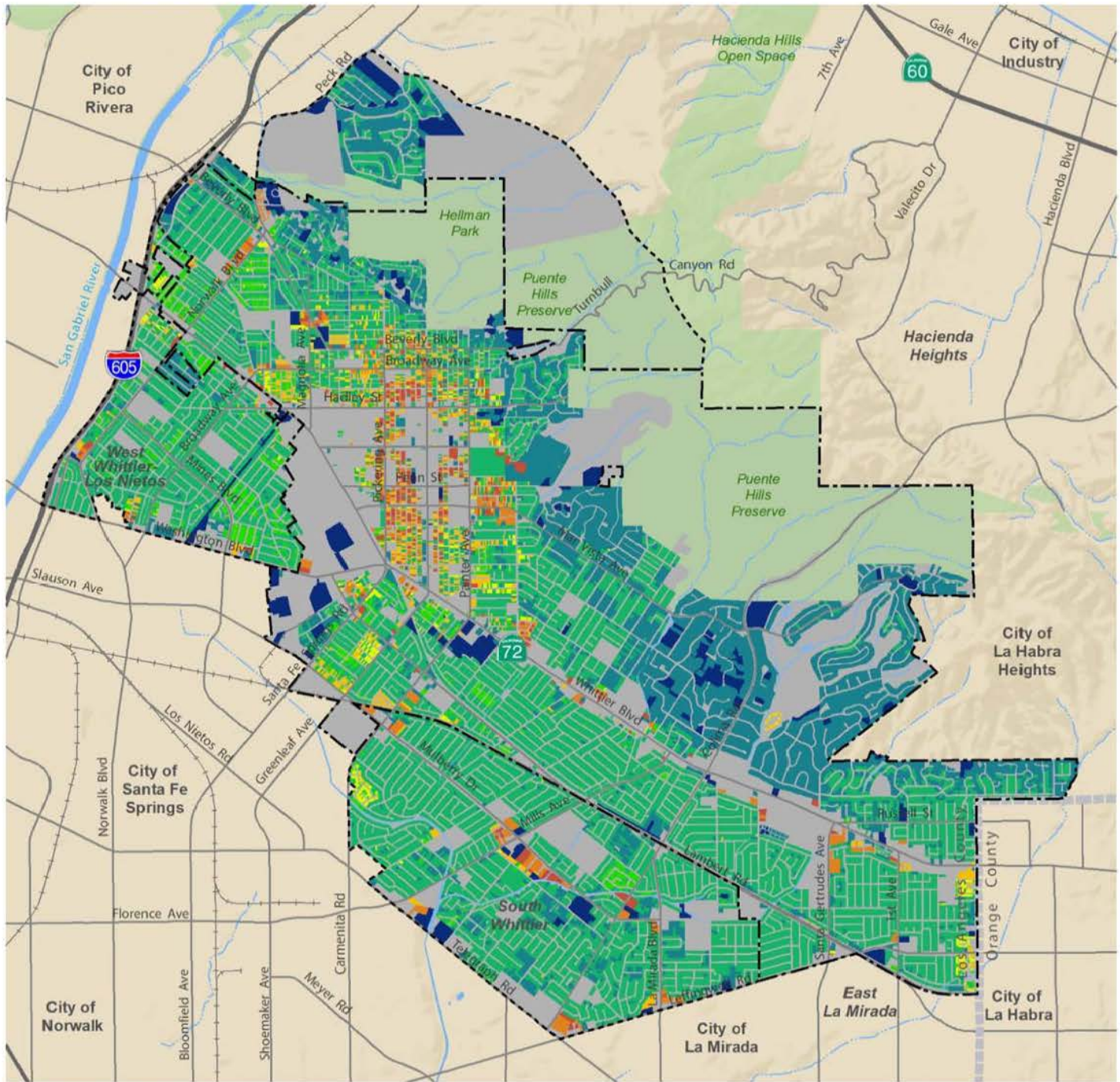
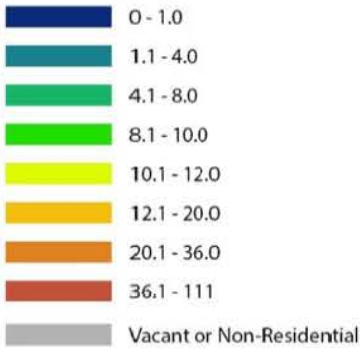


Figure 2-17:
Housing Densities

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Residential Densities (Dwelling Unit per Acre)



Base Map Features

- Whittier City Boundary
- - - Whittier Sphere of Influence
- ▬▬▬ County Boundary
- Major Streets
- Freeways
- Railroads
- River and Creeks
- Waterbodies
- Open Space/Natural Areas

Source: City of Whittier and Los Angeles County Assessors Office, 2016.

Prepared by MIG, July 2017.



Key Considerations

- Nearly 40% of the housing stock was built during the 1950s, making a large portion of the housing stock over 70 years old. Many of these housing units are likely in need of modernization; they may require substantial repairs or need renovation to meet current building codes.
- Over two-thirds of the housing stock consists of single-family homes, and nearly 60% is owner occupied. As an entirely built out city, development of new single-family and multi-family housing units will be challenging, with limited availability of vacant lands and developable underutilized sites.
- Whittier experienced a housing rental increase of nearly 13% between 2010 and 2015.
- Higher housing costs can contribute to poverty, as more residents spend more toward housing costs and less on other essentials such as food, healthcare, and transportation needs. Higher costs can also force low-income residents to move to substandard housing and possible homelessness.
- The Housing Element was adopted in 2013. The Element will not be included as

part of this General Plan update, and the City will not have to adopt another housing element until 2021. The 2014 to 2021 Regional Housing Needs Assessment allocates 878 housing units. The City is required to make available housing sites that are zoned to accommodate the 878 units.



Single-family house near Michigan Park

Urban Form and Community Design

Community design is defined as the:

- patterns of building height and development intensity;
- physical and natural elements, such as hillsides, open space, transportation corridors, and activity centers; and
- other focal elements.

Whittier is nestled against the Puente Hills and along the San Gabriel River in the west. Whittier’s development patterns have been influenced by these natural features and the historical beginnings as a Quaker community, railroad town, and walnut-growing region. A defining community characteristic in Whittier is the diverse residential neighborhoods that date from early turn-of-the-century to mid-century.

Gateways

Gateways are entry points that announce arrival into Whittier. Whittier Boulevard provides two major gateway entry points into the City. Other gateways include Beverly Boulevard at I-605, the Lambert Road/Colima Road intersection, and the Lambert Road/Washington Boulevard intersection. Minor gateways occur on Colima Road, Lambert Road, and Greenleaf Avenue as shown in Figure 2-18. As of 2017, most of

these entryways do little to identify and celebrate Whittier.

Landmarks

A “landmark” is a physical element that provides a point of reference or serves as a community identity marker. A landmark can be a structure, space, or natural feature. Landmarks also provide an opportunity to showcase local cultural assets and features.

Table 2-11 identifies key historic, civic, natural, and commercial landmarks.



Friendly Hills neighborhood entry marker

Table 2-11: Landmarks (2017)

Historic	Civic and Institutional	Natural and Recreation	Commercial
<ul style="list-style-type: none"> ▪ 7 National Register of Historic Places ▪ 24 California Register of Historic Resources ▪ 100+ Local Register of Historic Resources ▪ 4 Historic Districts ▪ Pio Pico State Historic Park 	<ul style="list-style-type: none"> ▪ City Hall ▪ Central Library and Branch Library ▪ Community Center ▪ Community Theatre ▪ Senior Center ▪ Transit Depot ▪ Whittier College ▪ PIH Health ▪ Whittier Hospital Medical Center ▪ Former Fred C. Nelles Youth Correctional Facility 	<ul style="list-style-type: none"> ▪ 24 Parks in City (4 in SOI) ▪ Whittier Greenway Trail ▪ Puente Hills Preserve ▪ Puente Hills ▪ Friendly Hills Country Club ▪ Rose Hills Memorial Park and Mortuary 	<ul style="list-style-type: none"> ▪ Uptown ▪ Whittier Boulevard Corridor ▪ Quad at Whittier ▪ Whittwood Town Center ▪ Whittier Marketplace



Figure 2-18:
Gateways, Landmarks, and
Corridors

City Gateways

- Major Entry Gateways
- Minor Entry Gateways

Landmarks

- National/State Historic Sites
- Parks
- Community Facilities

Key Corridors

- ▬ Whittier Corridor
- ▬ Major Corridor
- ▬ Minor Corridor
- ▬ Uptown Key Streets
- ▬ Greenway Trail

Base Map Features

- ▬ Whittier City Boundary
- ▬ Whittier Sphere of Influence
- ▬ County Boundary
- ▬ Major Streets
- ▬ Freeways
- ▬ Railroads
- ▬ River and Creeks
- ▬ Waterbodies

Source: City of Whittier and American Community Survey, 2015.
Prepared by MIG, July 2017.

0 1,000 2,000 4,000 6,000 8,000 Feet

Districts, Neighborhoods, and Corridors

Districts

Districts have an identifiable character due to building architecture, neighborhood design, street pattern and streetscape, and land use. A district is an integral part of a larger urban area with common characteristics that make it unique from other areas of the community. Distinguishing features may include building type, use, activity, and/or topography. Whittier's primary districts are listed in Table 2-12.

Uptown is Whittier's pre-eminent district. It is highly walkable because of its compact size, gridded street pattern and alleys, mix of land uses, and relatively small-scale buildings and streets. Uptown has numerous locally-owned stores, restaurants, and services. Uptown has and is near many landmark historic buildings, places of worship, and civic institutions, including City Hall and Whittier College.

Whittier College is also a prominent district. The 75-acre campus features historic Mediterranean-style architecture and lush, tree-lined streets. Neighboring streets dotted with cafes, record stores, and vintage shops reflect an eclectic, college-town appeal.

The PIH Health campus, located at Whittier Boulevard and Washington Boulevard, is a

major job center. The PIH Health campus' modern facilities are arranged in a series of multi-story towers. The campus serves as an anchor, encouraging the district to grow into a medical, biotech, and professional services hub.



PIH Health campus

Neighborhoods

A neighborhood can be defined by formal jurisdictional boundaries, or can grow organically from an informal sense of community. Neighborhoods consist typically of a mix of residential uses and community-serving facilities such as schools, churches, shops, and parks, though each neighborhood offers its own distinct flavor. For example, the Friendly Hills neighborhood has large, single-family properties, while Uptown offers more multi-family housing. Table 2-12 inventories Whittier neighborhoods.

Corridors

Corridors are passages (streets and sidewalks) that people use to get from one neighborhood and/or district to another. A corridor provides space for vehicular or pedestrian movement. Major corridors can carry large volumes of traffic, typically cross community boundaries. Whittier Boulevard is a major east-west street traversing the City that is a primary commercial corridor, as shown in Figure 2-1. Minor corridors carry smaller traffic volumes and often originate or terminate within the City limits. The Whittier Greenway Trail is a unique bicycle and pedestrian corridor that runs along a former rail line parallel to Whittier Boulevard and Lambert Road. Table 2-12 identifies key corridors.

The current General Plan designates four corridors as Urban Design Districts: Whittier Boulevard, Hadley Street, South Greenleaf, and Philadelphia Street. Each design district has a set of specific urban design guidelines aimed to improve and revitalize the character of these corridors.

Table 2-12: Neighborhoods, Districts, and Corridors

Districts	Neighborhoods		Major Corridors
<ul style="list-style-type: none"> ▪ Uptown ▪ Whittier College ▪ PIH Health campus 	City of Whittier <ul style="list-style-type: none"> ▪ Anaconda Park ▪ College Hills ▪ Friendly Hills ▪ Hadley Hills ▪ Hadley-Greenleaf ▪ Mar Vista Heights ▪ Michigan Park ▪ North West Whittier ▪ Hadley Greenleaf 	<ul style="list-style-type: none"> ▪ Orange Grove ▪ Palm Park ▪ Sun Gold ▪ Uptown ▪ Whittwood Sphere of Influence <ul style="list-style-type: none"> ▪ West Whittier – Los Nietos ▪ South Whittier ▪ East Whittier ▪ Parts of Hacienda Heights 	<ul style="list-style-type: none"> ▪ Whittier Corridor ▪ Colima Road ▪ Beverly Boulevard ▪ Lambert Road ▪ Mulberry Drive ▪ Mines Boulevard ▪ Washington Boulevard ▪ Norwalk Boulevard ▪ Painter Avenue ▪ 10 Minor Corridors ▪ Whittier Greenway Trail

pedestrians. Commercial buildings are set back from the road, with large surface parking lots against the roads, particularly along Whittier and Lambert Boulevards. The industrial areas adjacent to PIH Health along Washington Boulevard consist of long superblocks designed for truck traffic.

Key Considerations

- Gateways, when treated with design elements such as public art or landscaping, provide attractive welcome statements. Currently, most gateways are not inspirational.
- The Whittier Greenway Trail is a valued community asset, providing residents with walking and bicycling opportunities. The trail is a key pedestrian and bicycle corridor connecting several neighborhoods and districts.
- The Puente Hills are a natural resource for the community and provide scenic views throughout the City.
- Historic landmarks provide a source of community pride and can enhance social, cultural, and economic activities.

Building Patterns, Street Patterns, and Urban Form
 Building patterns are characterized by building form and development/street patterns that vary by districts and neighborhoods, as shown in Figure 2-19.

Uptown’s historic core supports walkability through a grid street system with compact development and larger building forms that encompass most of each block. Surrounding neighborhoods are also on a grid-street network, with a mix of smaller single-family homes and multi-family residences.

Whittier’s mid-century neighborhoods, just outside of Uptown, were developed on a grid-

street system. These neighborhoods are dotted with one- and two-story single-family homes. The street patterns become curvilinear as they approach the hillsides. Along the foothills, winding residential development patterns mimic the contours of the Puente Hills. The prevailing architectural style consists of ranch-style homes on large lots.

Other than Uptown and the surrounding neighborhoods, Whittier’s urban form is primarily designed to be navigated by automobile. Commercial areas with long blocks and frequent curb cuts support a suburban building fabric designed for cars. But this pattern creates connectivity challenges for

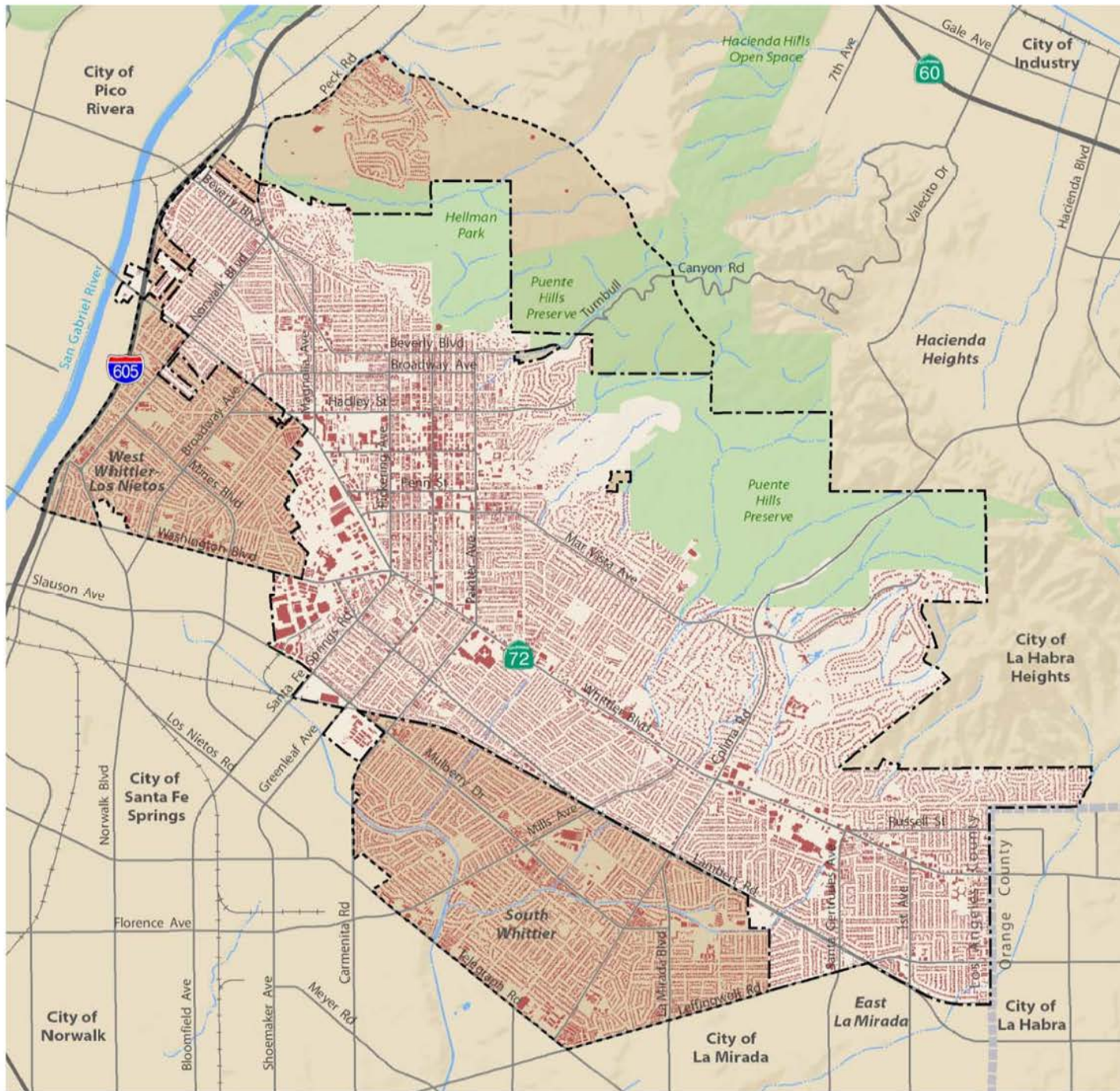











Figure 2-19:
Building Footprints

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Urbanization Pattern

 Building Footprints

Base Map Features

-  Whittier City Boundary
-  Whittier Sphere of Influence
-  County Boundary
-  Major Streets
-  Freeways
-  Railroads
-  River and Creeks
-  Waterbodies
-  Open Space/Natural Areas

Source: City of Whittier, 2017.

Prepared by MIG, July 2017.



Historical and Cultural Heritage

Prior to Western settlement, areas within present day Whittier were occupied by Native Americans, specifically the Gabrielino Indians. The Puente Hills are known to have archaeological and paleontological resources that pre-date Spanish and Mexican land grants; these resources date back thousands of years and are reflective of Native American settlement patterns. European influence began to change the landscape with a Spanish Land Grant to Jose Manuel Nieto in 1784, and later under Mexican rule, a grant to Juan Crispin Perez. Under American rule, Western expansion quickened with the Homestead Act of 1862. German immigrants, and the later establishment of a Quaker Colony, resulted in the establishment of the town of Whittier. The founding of the Quaker-associated Whittier College in 1887, and the Whittier State Reform School in 1891, further shaped the town's growth. A commercial center along bustling Philadelphia Street was in place by the 1920s. This older commercial center consisted of mostly wood-frame, one-, two- and three-story buildings housing grocers, clothing and shoe stores, real estate offices, restaurants, and services such as pharmacies and barber shops. Growth subsequently radiated out into the hills, with single-family residences occupying larger lots, and another commercial

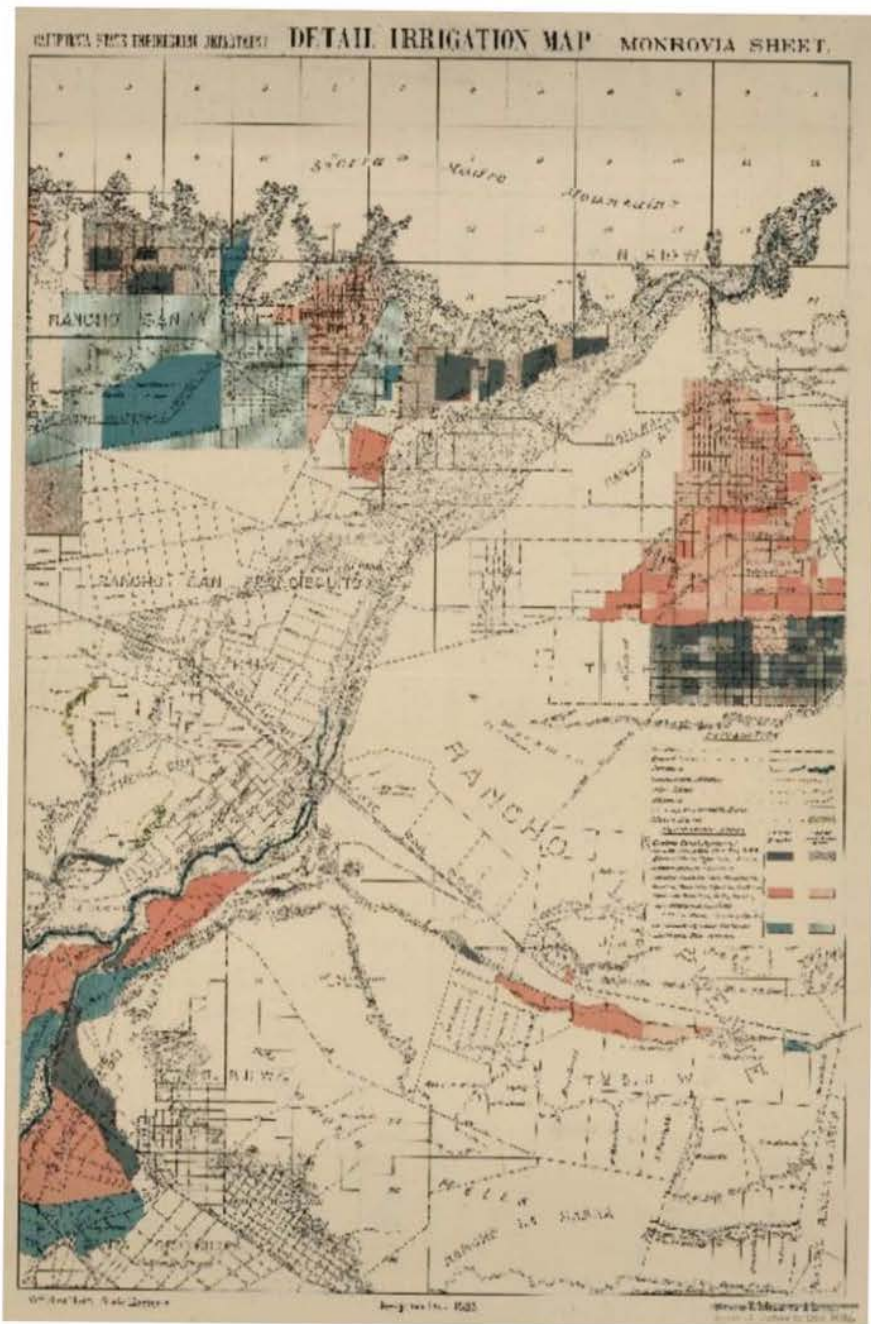
center developed along Whittier Boulevard by the 1950s.

Figure 2-20 shows the age of buildings in Whittier. Gradual annexation of county lands further extended Whittier's borders (Figure 2-21).

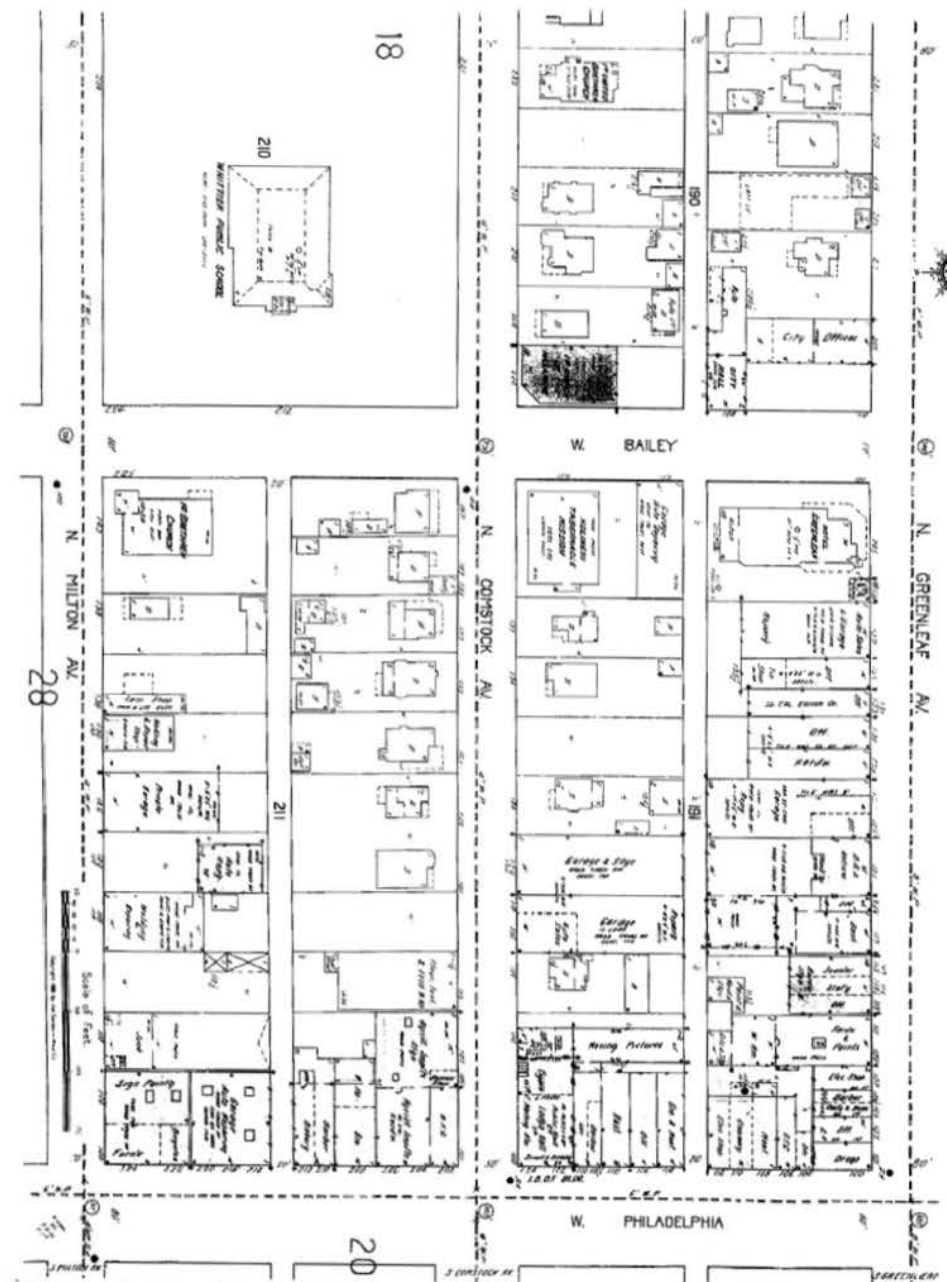
Cultural and historic resources include a variety of built resources dating to early Quaker settlement through to post-World War II modernism.



Philadelphia Street, circa 1902



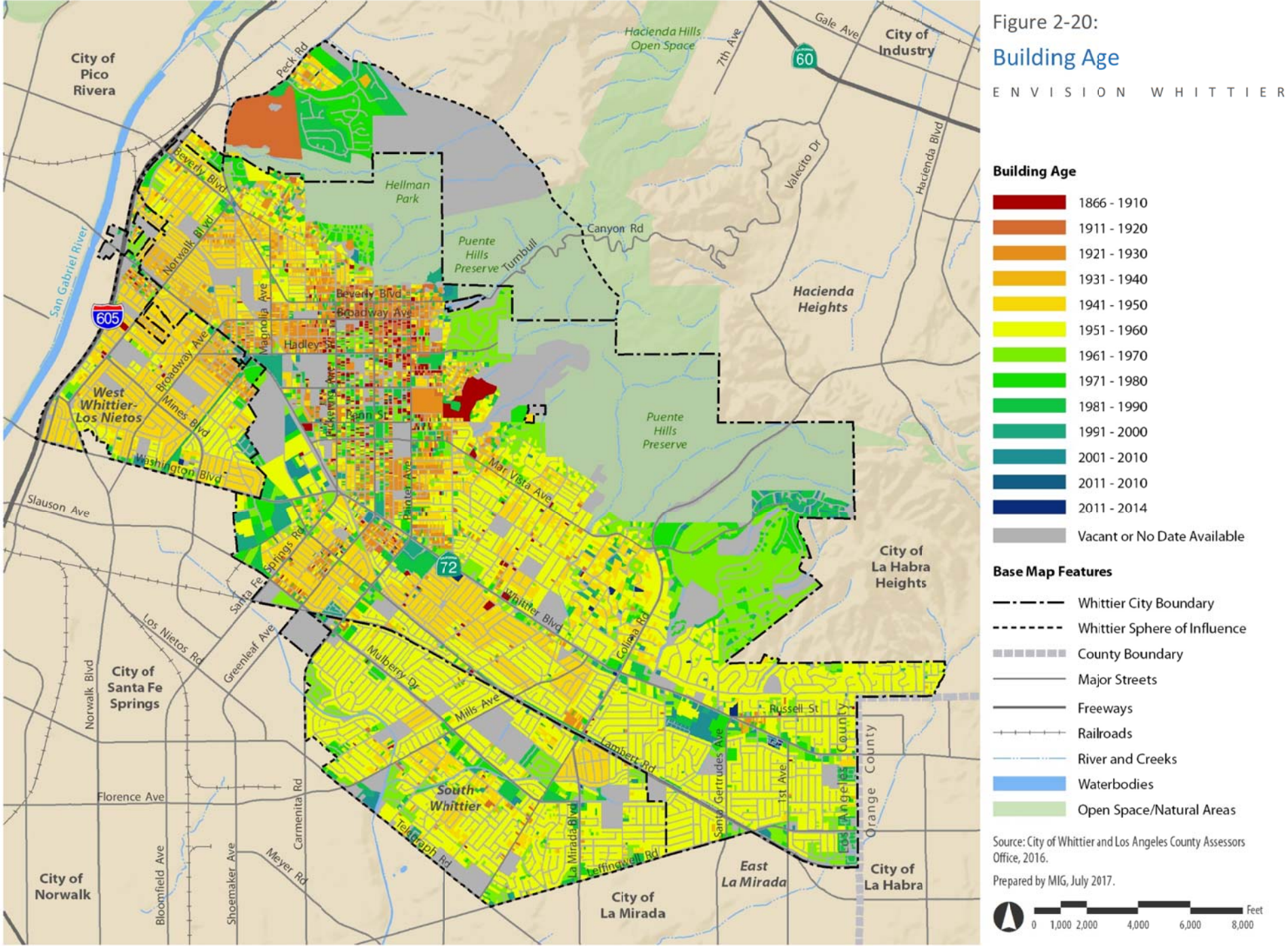
1888 Ranchos Map



1925 Sanborn Map of Comstock Avenue

Figure 2-20:
Building Age

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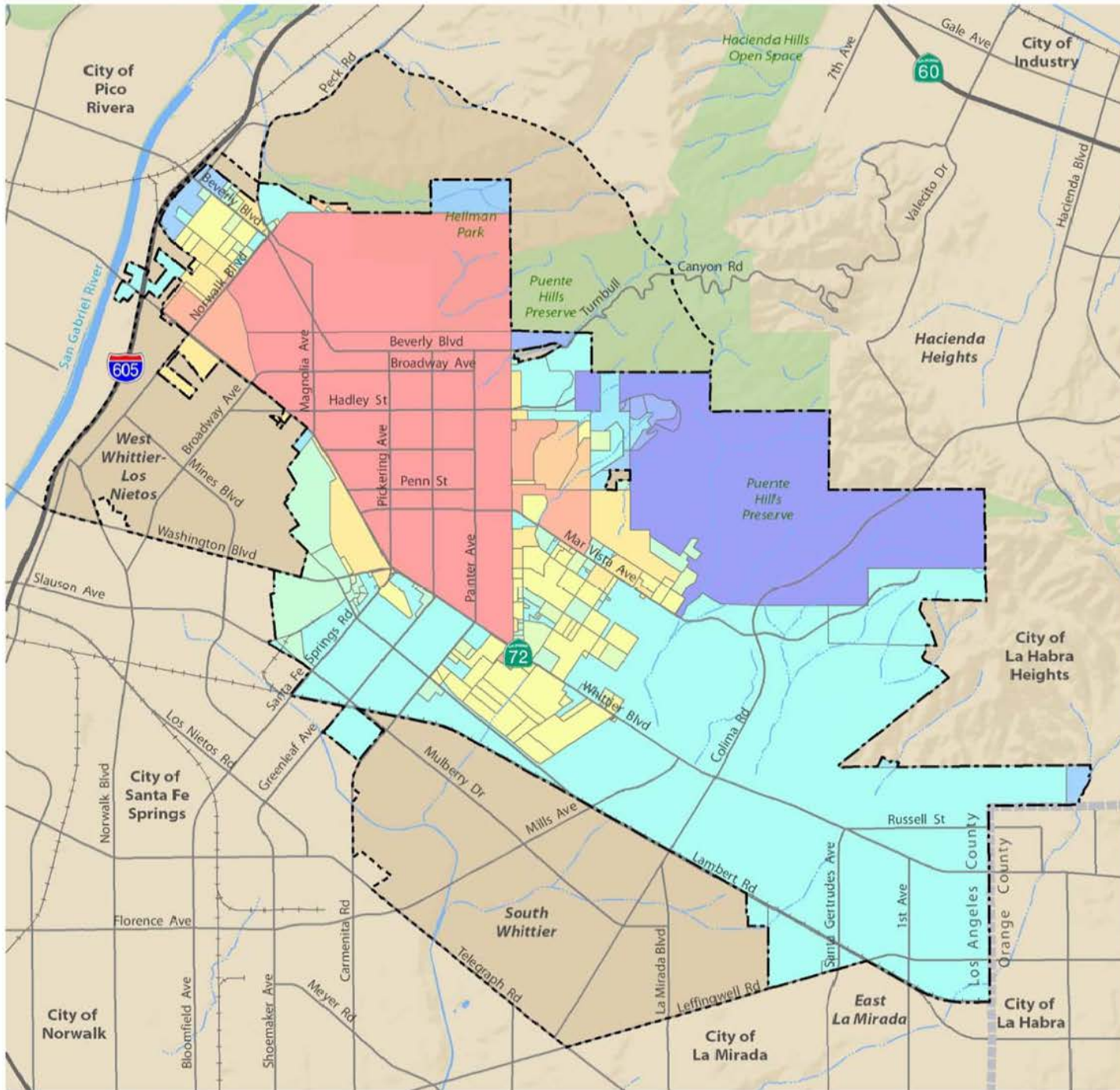


Figure 2-21:
Annexation History

ENVISION WHITTIER

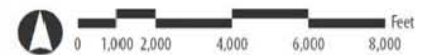
City Annexations (Year)

- 1898 - 1907
- 1908 - 1929
- 1930 - 1940
- 1941 - 1948
- 1949 - 1952
- 1953 - 1956
- 1957 - 1960
- 1961 - 1966
- 1967 - 1974
- 1975 - 1982
- 1983 - 1993
- 1994 - 1999

Base Map Features

- Whittier City Boundary
- Whittier Sphere of Influence
- County Boundary
- Major Streets
- Freeways
- Railroads
- River and Creeks
- Waterbodies
- Open Space/Natural Areas

Source: City of Whittier and Los Angeles County Public Works, 2013.
Prepared by MIG, July 2017.



With a rich past, the City has acted proactively, particularly with adoption of a Historic Resources Element in 1993. The City has received consistently high ratings from the Los Angeles Conservancy in its *Historic Preservation Report Card* for its efforts to preserve buildings exemplifying the local and regional history.

Significant historic and cultural resources and historic preservation efforts by the City include:

- Historical Resources Element in the 1993 General Plan
- Historic Resources Ordinance in Municipal Code Chapter 18.84, adopted in 1986, and subsequently updated. It applies to historic properties; it includes preservation guidelines, specific information on historic districts, and designated properties.
- Historic Resources Commission established under the Historic Resources Ordinance
- Local Register of Historic Resources with information on the historic resources (see Figure 2-22)
- Four designated historic districts and preservation programs (see Figure 2-23)
- Whittier Residential Historic Resources Survey, 2013, and the subsequent addition

of 61 identified resources to the Local Register of Historic Resources

- Whittier Non-Residential Historic Resources Survey, 2015, including resources related to the Modern Movement
- Dedicated City Planning staff with a background and focus in historic preservation to inform and participate in decision-making and project review process
- Historic preservation webpage on the City's website communicating information about historic districts, individual historic resources, and historic preservation programs and tools
- "A Brief History of Whittier to 1970" informs the community about important historic events and individuals that have shaped Whittier's past
- City of Whittier Library's History Room
- Mills Act Contracts on 36 properties that provide property owners with a financial incentive to preserve their historic buildings
- Uptown Specific Plan's goals and policies relating to the older commercial centers' revitalization. For example, one policy in the Specific Plan is to invest in historic preservation by promoting restoration and rehabilitation of existing buildings.



Aubrey Wardman House is on the official Local Register of Historic Resources.



Dorland House is on the official Local Register of Historic Resources.

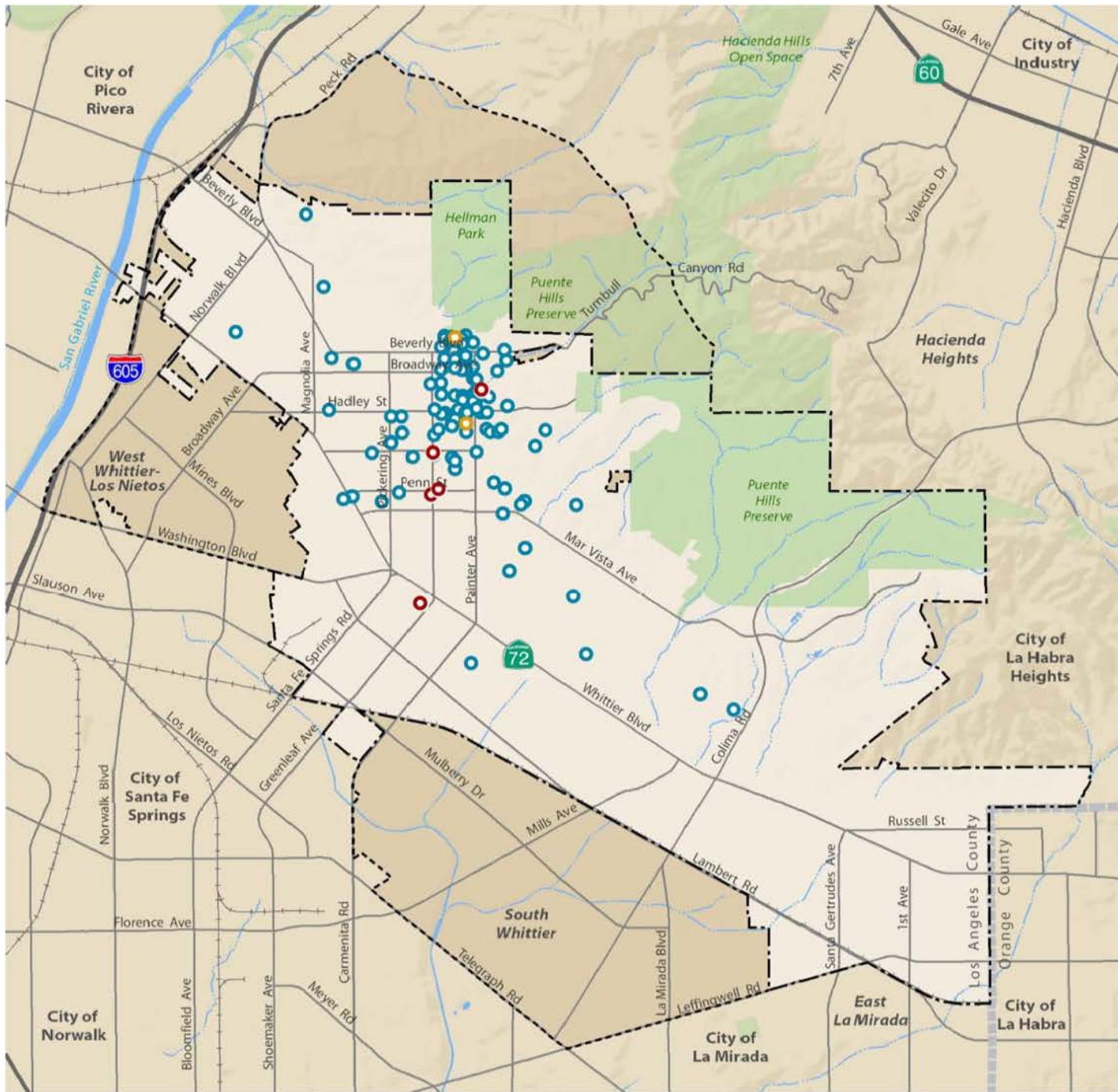


Figure 2-22:
Historic Landmarks (2017)

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Historic Landmarks

- National Register of Historic Places (5)
- California Register of Historic Resources (7)
- Local Official Register of Historic Resources (109)

Base Map Features

- Whittier City Boundary
- Whittier Sphere of Influence
- County Boundary
- Major Streets
- Freeways
- Railroads
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- Waterbodies
- Open Space/Natural Areas

Source: City of Whittier, 2017.

Prepared by MIG, July 2017.

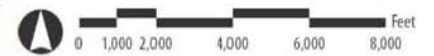
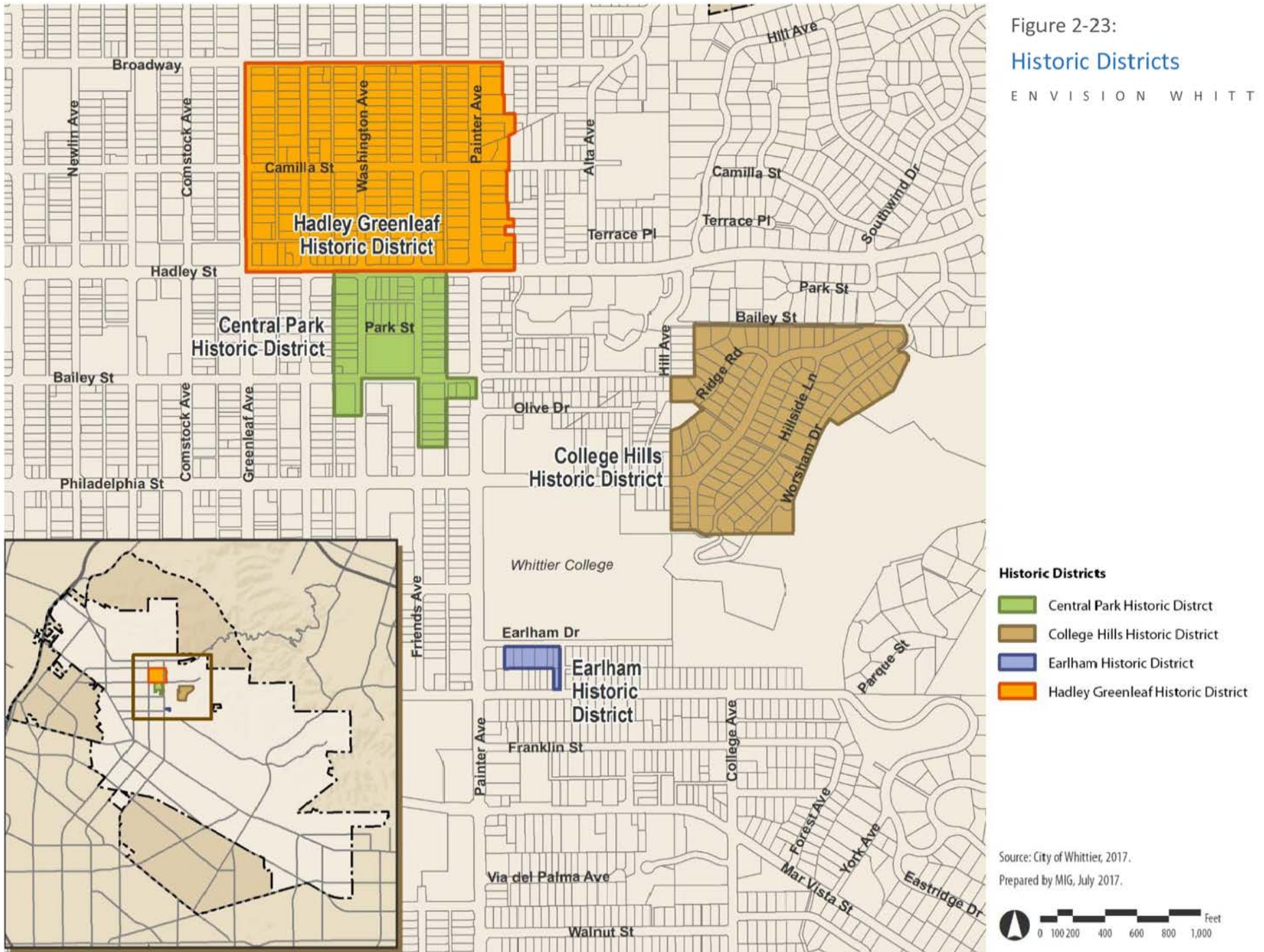


Figure 2-23:
Historic Districts

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Key Considerations

Historic preservation is a tool communities use to assist in maintaining unique community character. However, it is just one of many tools in the larger land use and planning tool box.

Preservation practices that work in one community may not be suited for another.

Update of the Historic Resources Element will allow Whittier to consider its current programs and practices and lay out a path for future programs or changes to policies that will allow for the best practices in historic preservation.

Some initial areas of opportunity are:

- Explore Certified Local Government (CLG) participation at the state and federal level. This would give Whittier a chance to apply for grant funds for focused preservation activities. Other Southern California cities that are CLGs include Pasadena, South Pasadena, Santa Ana, San Clemente, West Hollywood, Riverside, Redlands, Pomona, Glendale, Calabasas, and Burbank.
- Review current policy that requires Certificate of Appropriateness Application for all buildings constructed before 1941. Determine how to assess both the success and drawbacks of this policy. Consider how the recent historic resource survey efforts may inform changes to this policy.

- Research how other communities address:
 - tiered or categories of resources such as designated Landmarks
 - older “vintage” properties (sometimes called Structures of Merit)
 - historic district contributors
 - specific guidelines and policies employed for these various designations

This assessment will inform how varying levels of review and associated costs or fees for these reviews can be formulated.

- Consider a historical survey of Whittier’s post-World War II neighborhoods to expand the City’s historical resources.
- Determine best ways forward to assess historic resources that may be culturally significant, rather than just architecturally significant. Explore context statements related to various themes of Whittier’s development to ensure a broader understanding of the City’s historic and cultural resources.
- Work collaboratively with area organizations to formulate stronger historic preservation outreach programs informing community members about programs, like

the Mills Act, that can benefit property owners.

Economics and Education

Employment Trends

Labor and employment characteristics directly impact current and future needs in Whittier. Different industries and occupations within an industry often translate into different wage levels. These wage differences affect the level of a household's discretionary income and the ability to afford housing, transportation, medical care, and other essential expenses.

Employment growth typically leads to strong housing demand and increase in spending, while the reverse is true when employment contracts. In 2017, the State Employment Development Department estimated that Whittier had a labor force of 43,800 persons. SCAG's 2016-2040 growth forecast estimates that between 2012 and 2040, the City's labor force will increase by 18%. The Los Angeles region is expected to see a 23% increase in the labor force in that same period.

Whittier is in a strong employment market. In 2017, the unemployment rate was 3.5% (Figure 2-24). This was lower than the regional (4.5%) and State (4.9%) unemployment rates.

Employment composition in Whittier is similar to that of the larger Los Angeles County region

Figure 2-24: Unemployment Rate (June 2017)



Source: CA Employment Development Department, Monthly Labor Force Data for Cities and Census Designated Places (CDP) June 2017 Preliminary.

(Table 2-13). The most noticeable differences are that the City has a higher proportion of residents employed in the public administration and the educational services/health care/social assistance industries and a lower proportion employed in the information and the professional/scientific/management and administrative and waste management services industries. These are important

trends, as jobs in some of these industries, particularly public administration and information industries, have some of the highest earnings.

On the lower end of the earning scale, more than one quarter of working residents held jobs in the lowest earning industries: retail (\$21,827), arts and entertainment (\$18,105), and other services (\$22,417) industries.

The top five employers in the City are PIH Health, Interhealth Corp, Community College Rio Hondo, Los Angeles County Sanitation, and Whittier Hospital Medical Center.

Economic Generators

Businesses and industries are predominantly located in the Whittwood Town Center, Uptown Whittier, Whittier Marketplace, and the Quad shopping mall. Whittier is experiencing a resurgence of commercial activity, primarily along the Whittier Boulevard corridor. The success of commercial properties/land uses is of prime importance because sales and use taxes are the largest contributor to the General Fund.

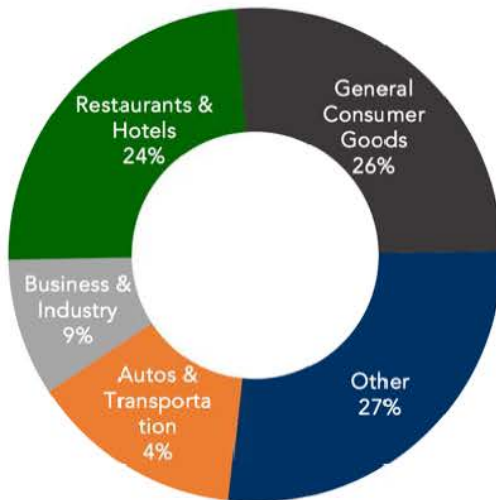
Whittier is also seeing a healthy gain in consumer and business spending. In terms of sales tax revenue, gross receipts for sales during the January through March 2017 period rose by 2.2% compared to the same quartering 2016. General consumer goods provide the largest sales tax revenue by business group at 26%, followed by restaurants and hotels at 24%, business and industry at 9%, and autos and transportation at 14% (Figure 2-25).

Table 2-13: Employment by Industry and Income

Industry	Percent Employment		Median Income	
	City of Whittier	LA County	City of Whittier	LA County
Agriculture, forestry, fishing and hunting, and mining	0.3%	0.5%	\$13,958	\$21,495
Construction	5.2%	5.7%	\$40,536	\$28,028
Manufacturing	10.2%	10.3%	\$41,483	\$32,380
Wholesale trade	4.5%	3.5%	\$40,334	\$33,822
Retail trade	11.8%	10.7%	\$21,827	\$21,771
Transportation and warehousing, and utilities	6.0%	5.3%	\$48,354	\$37,357
Information	2.9%	4.4%	\$57,813	\$56,712
Finance and insurance, and real estate and rental and leasing	5.5%	6.3%	\$48,575	\$46,479
Professional, scientific, and management, and administrative and waste management services	9.9%	12.5%	\$40,397	\$38,171
Educational services, and health care and social assistance	23.6%	20.6%	\$41,115	\$36,012
Arts, entertainment, and recreation, and accommodation and food services	8.8%	10.8%	\$18,105	\$19,513
Other services, except public administration	5.6%	6.2%	\$22,417	\$20,038
Public administration	5.8%	3.2%	\$58,182	\$57,844
Total	100.0%	100.0%	\$36,963	\$31,413

Source: U.S. Census Bureau, 2011-2015 American Community Survey 5-Year Estimates

Figure 2-25: Sales Tax Revenue by Business Group



In addition to manufacturing, housing, and workforce development, the City has identified four geographical target areas for economic development:

- **Uptown Whittier:** Uptown Whittier is Whittier’s historic business district. The lack of redevelopment financial resources has left the City with limited ability to address Uptown’s infrastructure issues such as parking constraints and the inability to improve the lighting and streetscape.

- **Whittier Boulevard:** The City has seen a resurgence of development along this main commercial corridor, which is guided by the Whittier Boulevard Specific Plan (WBSP).
- **Lambert Road:** Several commercial clusters occur at key locations along Lambert Road. The City aims to address business attraction/retention, the corridor’s vacant/underutilized properties, and properties with deferred maintenance.
- **Washington Boulevard/PIH Health:** PIH Health, founded as Presbyterian Intercommunity Hospital, is an important medical resources and job generator. Future development of other medical/biotechnology uses in proximity to the hospital, including Washington Boulevard, Whittier Boulevard, and the Workplace District, is an important goal.

Key Considerations

While located in a strong labor market, more than one quarter of working residents in Whittier hold jobs in the lowest-earning industries (including retail). The resurgence of commercial development is important for the City’s fiscal health but is also creating lower earning retail and service jobs. Workforce development and education programs can enhance economic stability for Whittier residents by improving marketable work skills matched to the regional labor market.

Schools and Educational Facilities

Public School Districts

Whittier residents are served by two high school districts and five elementary/middle school districts. These seven districts operate a total of 48 schools with over 36,000 enrolled students. Jurisdictional boundaries are not coterminous with the boundaries of the City of Whittier or the sphere. Only 33 of the schools are located within Whittier and the sphere (Figure 2-26). The other 15 schools are located outside these boundaries but still provide services to residents from Whittier neighborhoods. One out of every five residents in the Planning Area is within the ages of 5 through 17, for a school age population of approximately 30,000ⁱ.

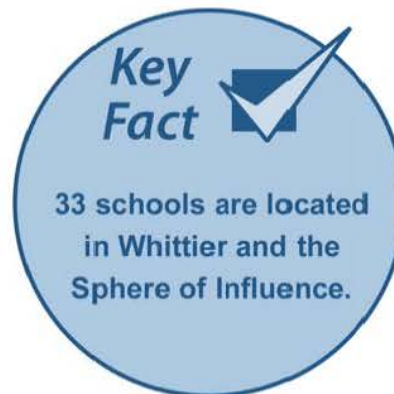
The Whittier Union High School District has an enrollment of nearly 12,500 students; the district encompasses most of Whittier. Five of its six high schools are located within the Planning Area.ⁱⁱ The Fullerton High School District serves a small portion of southeastern Whittier with a high school located in Fullerton.

With an enrollment of 8,830 students in 13 schools, the East Whittier School District is the largest elementary/middle school district serving Whittier. The second largest elementary/middle school district, the Whittier

City School District, operates eight elementary schools, two middle schools, and one K-8 school. The remaining three of the five elementary school districts serving Whittier are smaller in terms of enrollment and number of school facilities. Many of these schools are located in nearby jurisdictions. Open enrollment allows residents to attend any school operated by these districts even if it is located outside of Whittier.

Other Schools

In addition to the numerous public schools, 25 private schools in Whittier serve 4,095 students. Over 75% of these private schools are religiously affiliated, primarily Christian and Catholic.ⁱⁱⁱ



Higher Education

Whittier College, a private four-year liberal arts college with an undergraduate enrollment of 1,650 students, is located in Uptown. Half of the students live off campus in private housing around the college campus. Whittier College recently completed a major campus center, athletic facilities renovation, and the Science and Learning Center renovation. Whittier Law School, located in Costa Mesa, announced in 2017 that it will be closing and is no longer accepting new student enrollments.



Whittier College

Figure 2-26:

Schools

ENVISION WHITTIER

School District Boundaries

Elementary School Districts

- East Whittier Elementary
- Los Nietos Elementary
- South Whittier Elementary
- Whittier City Elementary
- Lowell Joint Elementary (Fullerton)

High School Districts

- Whittier Union High School
- Fullerton Union High School

School Levels

- E East Whittier Elementary Schools (9)
- M East Whittier Middle Schools (2)
- E South Whittier Elementary School (1)
- E Whittier City Elementary Schools (8)
- M Whittier City Middle Schools (3)
- H Whittier Union High Schools (4)
- E Lowell Joint Elementary School (1)

Other Schools

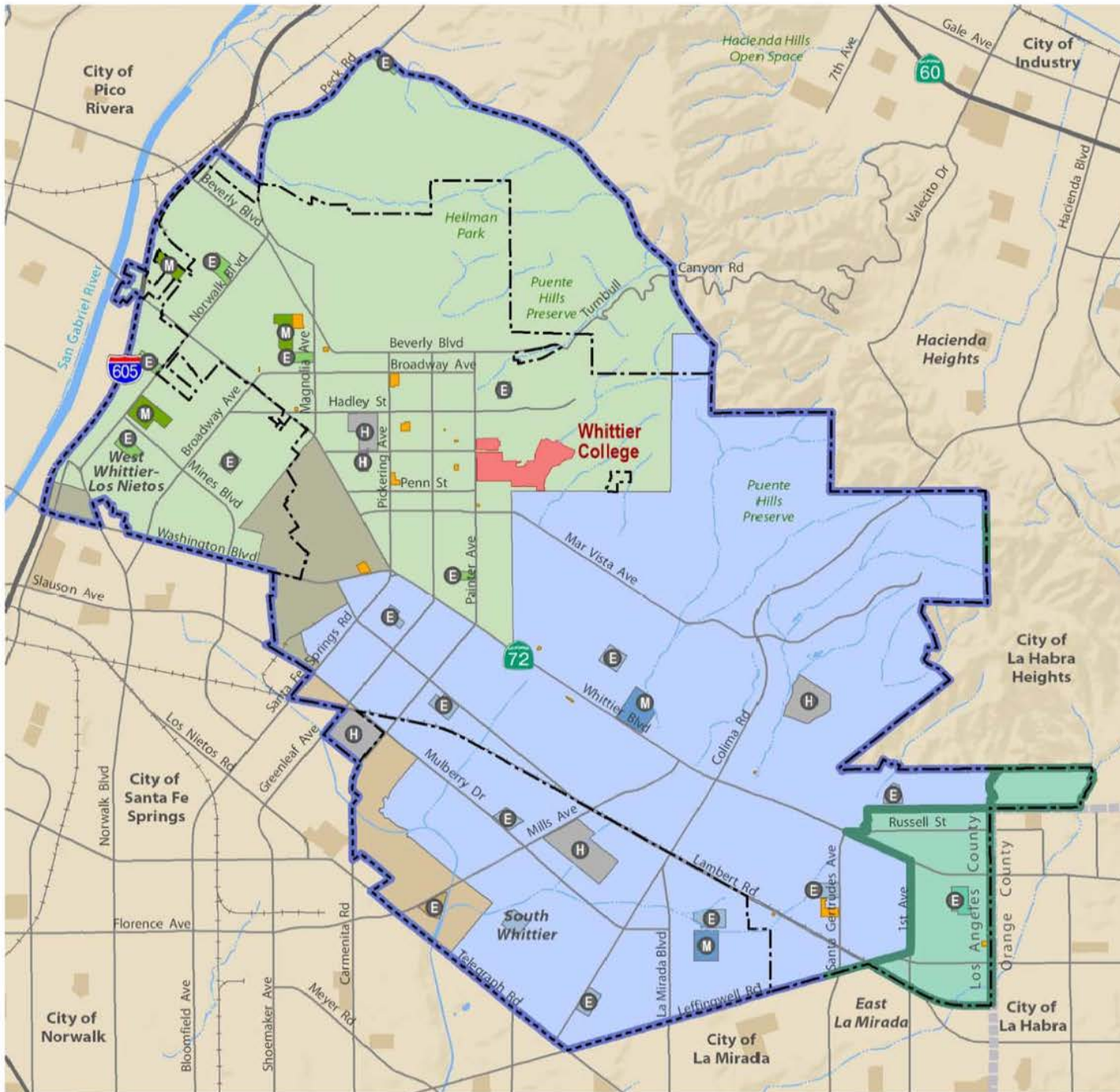
- Whittier College
- Private Schools

Base Map Features

- Whittier City Boundary
- Whittier Sphere of Influence
- County Boundary
- Major Streets
- Freeways
- Railroads
- River and Creeks
- Waterbodies

Source: City of Whittier, 2017.

Prepared by MIG, July 2017.



Key Considerations

- Open enrollment provides Whittier students the flexibility of attending any school in their school district. Since the boundaries of the seven districts serving Whittier are not coterminous with those of the City, some students from Whittier may attend schools located outside the jurisdictional boundaries of the City and its Sphere of Influence.
- Enrollment trends bear directly on decisions concerning the future of school facilities. Increasing enrollment can stress the capacity of existing facilities to accommodate larger student populations if this growth is not anticipated or planned. Declining enrollments may require the need to identify interim uses for school buildings and other facilities, including the potential to provide additional park and recreational opportunities for the community.

Table 2-14: Enrollment by School District

School Districts	No. of Schools Within Whittier & its Sphere of Influence	No. of Schools Outside Whittier Serving Whittier Residents	Enrollment (2015-16)
Elementary & Middle School Districts Serving Whittier Residents			
East Whittier City School District	13	0	8,830
Los Nietos School District	0	4	2,100 ¹
Lowell Joint School District	3	3	3,159 ¹
South Whittier School District	1	6	3,094 ¹
Whittier City School District	11	0	6,300
Subtotal	28	13	23,483¹
High School Districts Serving Whittier Residents			
Whittier Union High School District	5	1	12,456 ¹
Fullerton Union High School District	0	1	2,110 ²
Subtotal	5	2	12,456¹
Total	33	15	38,409¹
Total (excluding Fullerton Union High School District)			35,939

Source: Whittier area school districts: East Whittier City School District, Los Nietos School District, Lowell Joint School District, South Whittier School District, Whittier City School District, Whittier Union High School District, and Fullerton Union High School District

Notes: 1) Enrollment includes both Whittier and non-Whittier residents. 2) Enrollment at Fullerton Union High School includes some students from Whittier.

Library Facilities

The City of Whittier Library was established in 1900. Today, the City has two library facilities: the Central Library, built in 1956 as part of the City's Civic Center, and the Whittwood Branch Library, built in 1968 and located on South Gertrudes Avenue (Figure 2-27). Most Whittier residential neighborhoods are within a one-mile walking distance to either of the two libraries. Three Los Angeles County public libraries are in or near the Whittier's Sphere of Influence: Sorensen Library in West Whittier-Los Nietos, Los Nietos Library on Slauson Avenue, and South Whittier Library.



Whittwood Branch Library

The Whittier Public Library collection includes over 230,000 items, annually circulates 450,000 items, and receives 750,000 hits on its website and electronic databases. Both branches offer internet access and provide free Wi-Fi. The Whittier Public Library also offers a wide range of programs for children, teens, adults, and seniors.

For over a century, the Whittier Public Library has played a key role in the life of the community. Today, however, the limited size and aging condition of the Central Library building make it difficult to satisfy rising demand for services, and the need to modernize and keep pace with 21st century information technologies. The City has begun planning the Central Library's renovation. The proposed renovation will turn the Central Library into a state-of-the-art facility and add 8,000 square feet to the current 36,586-square-foot building. For this purpose, the City put a \$22 million-dollar general obligation bond measure before voters on the November 2017 ballot. As of this documents' publication, the bond measure's outcome is not determined. The Whittwood Branch Library was upgraded in 2012 for \$5.8 million.



Key Considerations

- The Whittier Public Library is one of the City's oldest institutions and, based on recent voter survey data, continues to enjoy wide public support.
- Most neighborhoods are within one mile of either of the two City libraries.
- The Central Library building is outdated and lacks the capacity to fully meet all community needs. The City plans to renovate and expand the Central Library if the \$22 million bond measure passes on the November 2017 ballot.

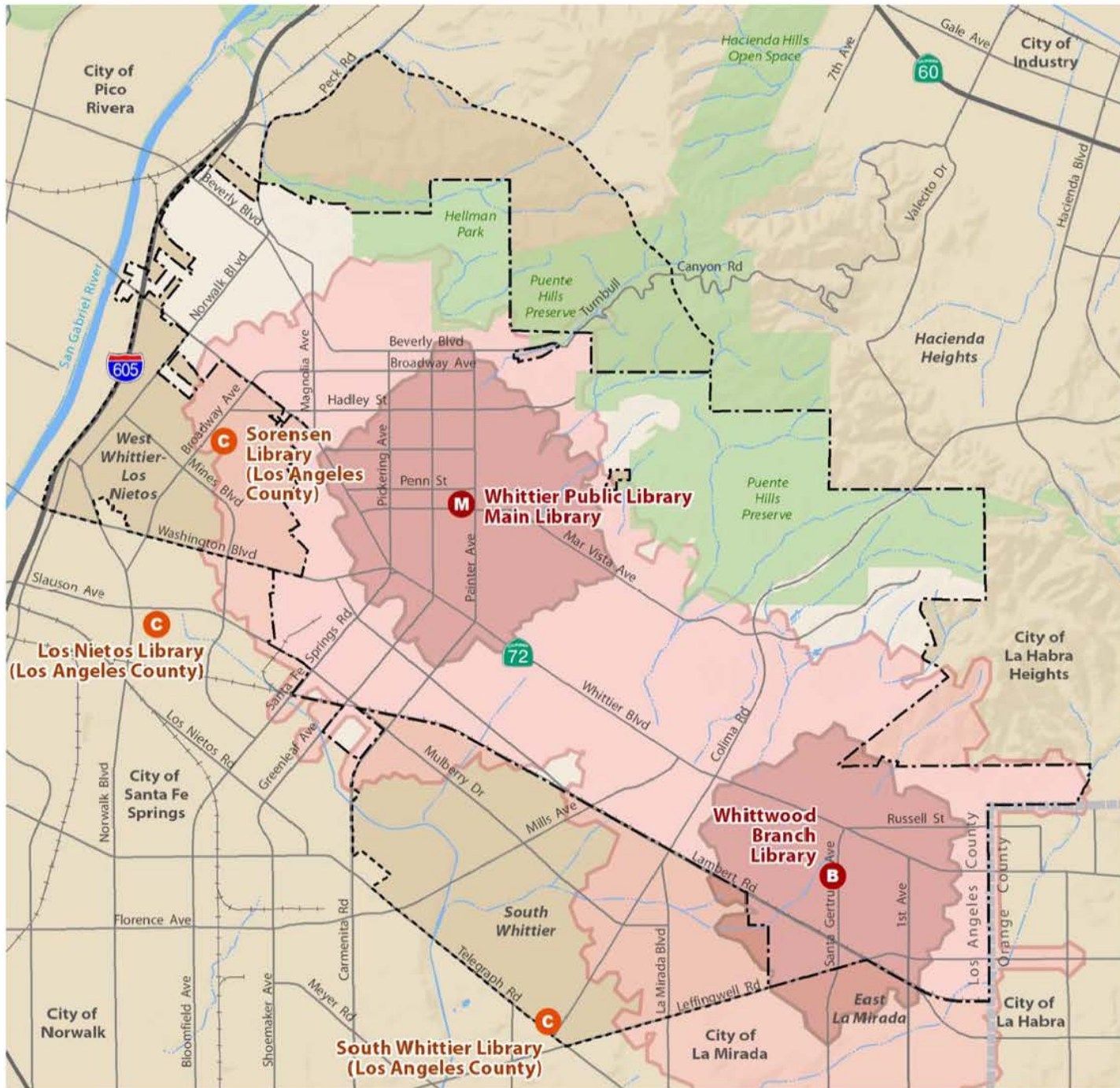


Figure 2-27:

Libraries

ENVISION WHITTIER

Whittier Public Library

M Main Library

B Branch Library

County of Los Angeles Public Library

C County Libraries

Whittier Library Service Area

Within a One-Mile Distance

Within a Two-Mile Distance

Base Map Features

Whittier City Boundary

Whittier Sphere of Influence

County Boundary

Major Streets

Freeways

Railroads

River and Creeks

Waterbodies

Open Space/Natural Areas

Source: City of Whittier, and Los Angeles County Public Library, 2017.

Prepared by MIG, July 2017.



City Services

Public Services and Facilities

Originally founded as a Quaker Colony, the City of Whittier incorporated in 1898. In 2017, nearly 120 years later, Whittier is consistently ranked among the most livable cities in the United States. City-provided public services and facilities contribute to the high quality of life enjoyed by residents. Figure 2-28 shows Whittier's community facilities' location.

As the City continues its efforts to further enhance Whittier's livability, the City is moving to invest nearly \$16 million in bond funds for Uptown business district and Whittier Boulevard infrastructure improvements. The City also plans to extend the Whittier Greenway Trail, a 4.5-mile recreational and commuter bikeway and pedestrian path, 2.8 miles eastward.

City Hall and Civic Center Complex

The Civic Center—bounded by Penn Street, Painter Avenue, Mar Vista Street, and Washington Avenue—includes City Hall, the Whittier Police Department, Central Library, Whittier Community Center, Whittier Community Theater, Whittier Senior Center, and the Whittier Courthouse. City Hall,



completed in 1955, serves as the headquarters for the Mayor, City Council, City Manager, and other local government departments. Many of the Civic Center facilities are aging and in need of renovation. The City renovated and expanded the Police Station in 2010. The City plans to expand and renovate Central Library.

Whittier Corporate Yard

Whittier maintains a corporate yard at the intersection of Hadley Street and the Whittier Greenway Trail. The City uses the yard to store its equipment, trucks, and other materials.

City Government Structure

The City of Whittier has a "Council-Manager" form of government, with the elective officers consisting of a Mayor elected citywide for a two-year term and four City Council members

elected by district to four-year terms. The Mayor is the official head of the City. The City Council serves as the City's primary policy-making and legislative body. The City Manager is responsible to the City Council as head of the administrative branch of the City government.

The City has four boards and six commissions that serve in advisory roles (see Table 2-15). Below the City Manager, the City has eight departments: Administration/City Manager's Office; Administrative Services, City Clerk; Community Development; Parks, Recreation, and Community Services; Police; Public Library; and Public Works.

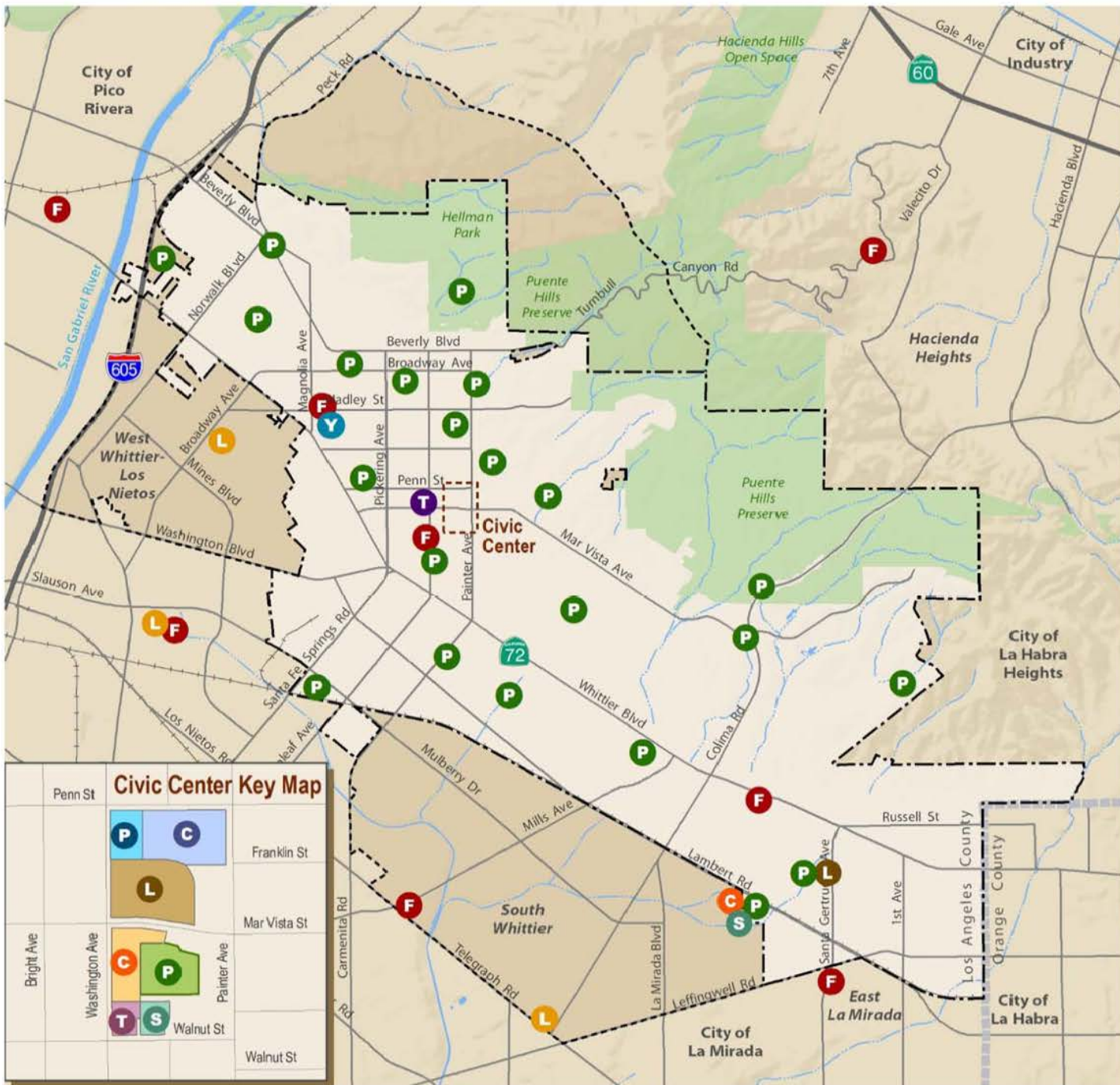
Administration/City Manager

The City Manager and Assistant City Manager are the administrative heads of municipal government operations; they implement the policies and directives of the City Council, and supervise and coordinate the activities of the various City departments.

Figure 2-28:

Community Facilities

ENVISION WHITTIER



City of Whittier

- City Hall
- Whittier Police Department
- Community Center
- Whittier Parks
- Community Theater
- Senior Center
- Whittier Library
- Corporate Yard
- Transportation Depot

Los Angeles County

- Los Angeles County Fire Station
- Los Angeles County Library

Base Map Features

- Whittier City Boundary
- Whittier Sphere of Influence
- County Boundary
- Major Streets
- Freeways
- Railroads
- River and Creeks
- Waterbodies
- Open Space/Natural Areas

Source: City of Whittier, 2017.
Prepared by MIG, July 2017.

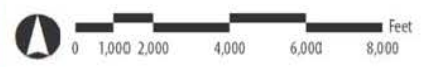


Table 2-15: City Boards and Commissions

Boards	Commissions
<ul style="list-style-type: none"> ▪ Board of Appeals ▪ Design Review Board ▪ Library Board ▪ Personnel Board 	<ul style="list-style-type: none"> ▪ Cultural Arts Commission ▪ Historic Resources Commission ▪ Parking Commission ▪ Planning Commission ▪ Social Services Commission ▪ Parks, Recreation and Community Services Commission

Administrative Services Department

The Administrative Services Department administers the City's financial affairs, human resource functions, risk and emergency management responsibilities, revenue and investment management duties, and the handling of both business and animal control licenses.

City Clerk

The City Clerk has custody of and is responsible for all official City records and other authorities.

Public Works Department

The Public Works Department manages and provides street, water and sewer, solid waste disposal, transportation engineering, and City fleet and Civic Center maintenance. The Street Division maintains 194.6 miles of streets, including State Highway 72. The Street Division also maintains streetlights, street signs, and street sweeping. The Solid Waste Division works with private contractors, Athens Services (west side of the City) and with Republic Services (east side), to provide solid waste collection services. The Solid Waste Division also operates Savage Canyon Landfill, located at 13919 Penn Street.

See the Infrastructure section for more information on water and sewer in Whittier.

Parks, Recreation, and Community Services

The Parks, Recreation, and Community Services operates and maintains recreation areas and facilities, provides community and social services, promotes cultural arts, and maintains the City's public transportation network. See the Parks and Recreation section for more information.



Founders Memorial Park

Community Development Department

The Community Development Department oversees planning citywide for a safe, well-designed physical environment, balanced growth, preservation, and revitalization. Most of its work is carried out through three divisions. Planning Services administers ordinances and policies related to land use and development. Building & Safety establishes and enforces minimum building standards to safeguard public health, safety and general welfare. The economic development program is designed to maintain a business-friendly environment that will increase the City's sales tax revenue, retain and enhance existing businesses, promote local support of businesses in Whittier, encourage job creation, and attract new business and industry. This division also

disburses federal funds for social services and housing programs within the City.

Police Department

The Whittier Police Department provides a variety of law enforcement services to both Whittier and the City of Santa Fe Springs. The Department has Patrol, Investigation, Support Services, and Administration Divisions. See the Fire and Safety section for more information.

Public Library

The Whittier Public Library provides information services and services to Whittier residents and maintains two libraries. See the Libraries section for more information.

County of Los Angeles

Los Angeles County maintains three libraries and three parks within or near Whittier's Sphere of Influence (see the Open Space and Natural Resources and Libraries sections for more information). Los Angeles County also provides fire and rescue services to the City of Whittier (see the Fire and Safety section for more information). The Whittier Courthouse, part of the Los Angeles County Superior Court system, closed in 2013. It is scheduled to reopen in 2018 and will house five family law courtrooms.

Key Considerations

- The Civic Center public buildings were built in the mid to late 1950s; most are now in need of renovation. The Police Station was renovated in 2010. A 2017 ballot measure if passed will allow for the expansion and renovation of the Central Library.
- The City is spending \$25 million to fund infrastructure improvements in Uptown and along Whittier Boulevard.



Whittier Courthouse

Fire and Safety Services

Fire and Emergency Services

The City of Whittier contracts with the Los Angeles County Fire Department (LACFD) for Emergency Medical Services (EMS), fire and rescue services, and safe haven services. The LACFD operates four fire stations in Whittier and within the sphere. A fifth fire station designated by the Los Angeles County Fire Department as a Whittier fire station lies just outside the sphere. Nearly all areas of Whittier are located within two miles of one of these fire stations (see Figure 2-29). Nearby Los Angeles County fire stations in Pico Rivera also provide fire protection services to Whittier neighborhoods, with emergency response available by Santa Fe Springs Fire.

Police Department

Law enforcement services are provided by the City of Whittier Police Department, which operates out of its headquarters adjacent to City Hall at 13200 Penn Street. This state-of-the-art police station opened in 2010. The Whittier Police Department also serves residents in adjacent Santa Fe Springs.

The Police Department has 121 sworn officers and 54 civilian staff. Given an overall population of 105,981 in Whittier and Santa Fe

Springs, approximately 1.7 law enforcement employees (officers and civilians) per 1,000 residents are provided. This is 52.8% less than the California average of 3.6 officers per 1,000 residents and 48.5% less than the national average of 3.3 residents per 1,000 residents. See Figure 2-31 for a map of resident proximity to the Police Department.

The Department is organized into four divisions: Patrol, Investigations, Support Services, and Administrative. The Patrol Division, with 70 officers assigned to patrol City streets, is the largest detail in the Department.

Although the Whittier Police Department operates out of a single central headquarters located in the Civic Center, teams of officers are assigned to operate in four distinct areas of the City (Figure 2-30). Under this geographic policing structure, officers can develop distinct familiarity with the community safety issues in the areas to which they are assigned. Each of the geographic areas receives “24/7” service, with at least one member of every geographical team always working in that area.

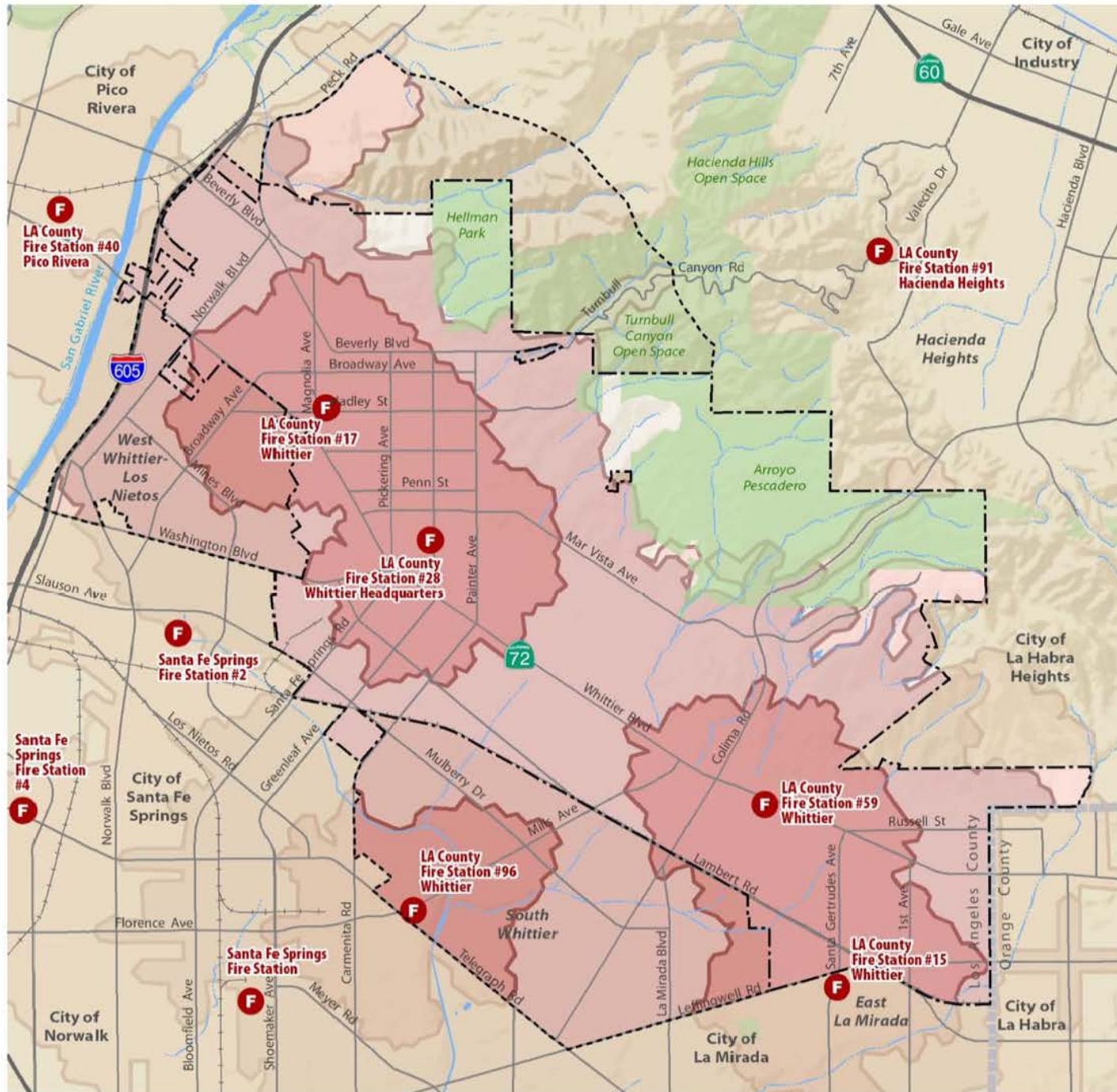


Whittier Police Department

Figure 2-29:

Fire Stations

ENVISION WHITTIER



Los Angeles County Fire Stations

F Fire Stations

Service Areas

- One-Mile Service Area Distance
- Two-Mile Service Area Distance
- Three-Mile Service Area Distance

Base Map Features

- Whittier City Boundary
- Whittier Sphere of Influence
- County Boundary
- Major Streets
- Freeways
- Railroads
- River and Creeks
- Waterbodies
- Open Space/Natural Areas

Source: City of Whittier and State of California Department of Forestry and Fire Protection.

Prepared by MIG, July 2017.



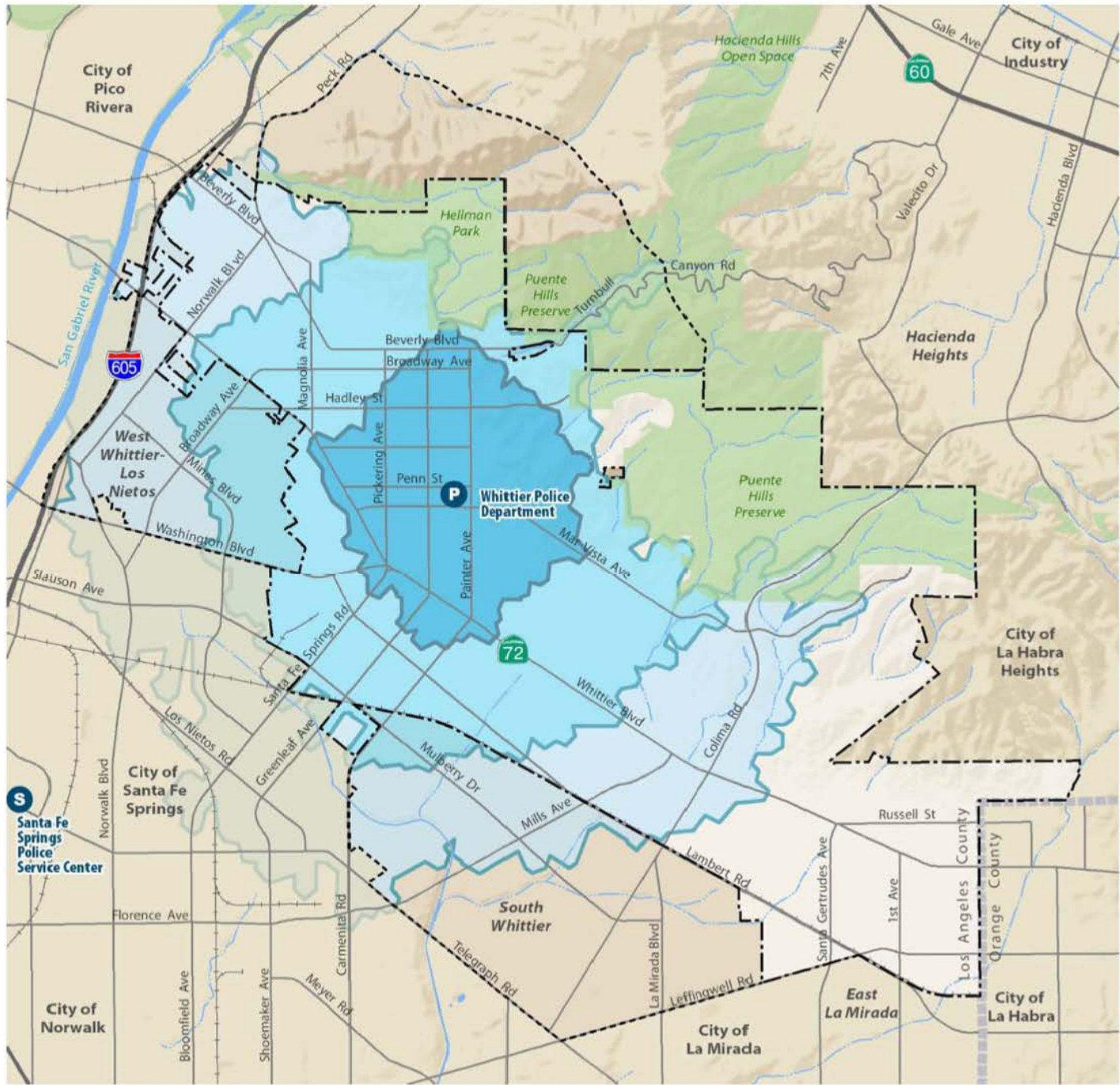


Figure 2-30:
Police Department Service Areas

ENVISION WHITTIER

- Whittier Police Department**
- P Whittier Police Department
 - S Santa Fe Springs Police Services Center

- Service Area Distances**
- One-Mile Service Area Distance
 - Two-Mile Service Area Distance
 - Three-Mile Service Area Distance

- Base Map Features**
- Whittier City Boundary
 - Whittier Sphere of Influence
 - County Boundary
 - Major Streets
 - Freeways
 - Railroads
 - River and Creeks
 - Waterbodies
 - Open Space/Natural Areas

Source: City of Whittier and State of California Department of Forestry and Fire Protection.
 Prepared by MIG, July 2017.



In 2016, the Whittier Police Department launched the Mental Evaluation Team, which pairs a police officer with a mental health clinician to provide assistance to those suffering a mental health crisis or needing mental health and other services.

Crime Statistics

Based on the statistics shown below, the overall crime rate in Whittier is 4% higher than the California average and 10% higher than the national average (Table 2-16). These data are derived from the FBI’s uniform crime reports for 2015. The overall crime rate is driven upward by the large number of property crimes — defined as burglary, theft and vehicle theft — which constitute over 90% of all reported incidents. The property crime rate in Whittier is 10% higher than the average in California and 16% higher than the national average. In contrast, the rate for violent crimes, which include murder, rape, robbery and assault, is 36% lower than the California average and 27% lower compared than the overall national average.

In comparison with other cities, Whittier is safer than 47% of other California cities and 37% of cities nationwide. In sum, Whittier is below average in safety compared to other cities in California and the United States.

Crime rates in Whittier have increased in recent years. Between 2014 and 2015, the overall crime rate increased by 10% from 2,859 per 100,000 people to 3,153. This increase was largely due to a 12% rise in property crimes from 2,584 per 100,000 people in 2014 to 2,882 in 2015. Violent crimes declined by 1% between those two years, from 275 per 100,000 people in 2014 to 271 in 2015. Most notably crime rates in 2012 to 2015 are lower than the crime rates from the early 1990s (see Table 2-17 and Figure 2-32).

In response to increasing crime, the City has asked residents to become part of the solution by joining the Neighborhood Watch program and suggested that merchants join the Whittier Area Chamber of Commerce’s Business Watch Program. The City is also providing the Police Department with more resources, including a Problem-Oriented Policing Team tasked with identifying underlying conditions for specific public safety problems and developing proactive, long-term solutions that target these conditions. The City is also pursuing two anti-crime legislative initiatives at the State level.

The Police Department uses a geographical policing structure, which a team of officers works to resolve community and crime problems under the direction of a sergeant or a lieutenant. The team is responsible and

accountable for providing “24-7” service to their area within the City (see Figure 2-31).

Table 2-16: Reported Annual Crime in Whittier (2015)

Annual Crime in Whittier	Violent Crime	Property Crime	Total
Reported Incidents	238	2,531	2,769
Whittier per 100,000 Perscns	271	2,882	3,153
California per 100,000 Perscns	426	2,618	3,045
National per 100K Persons	373	2,487	2,860

Figure 2-31: Public Service Areas

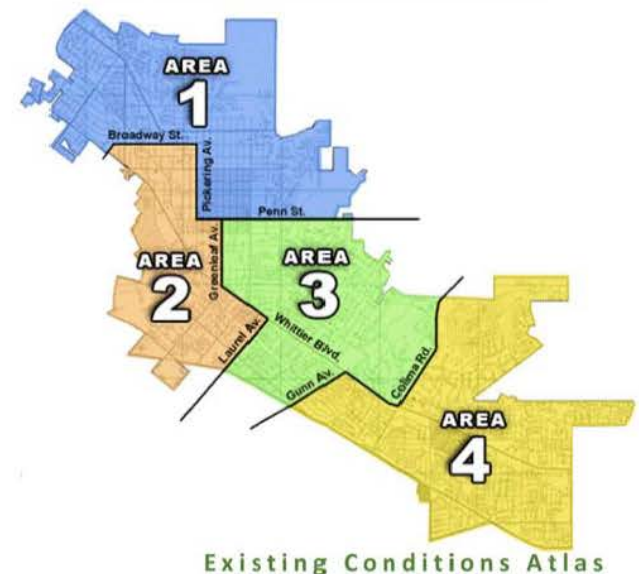


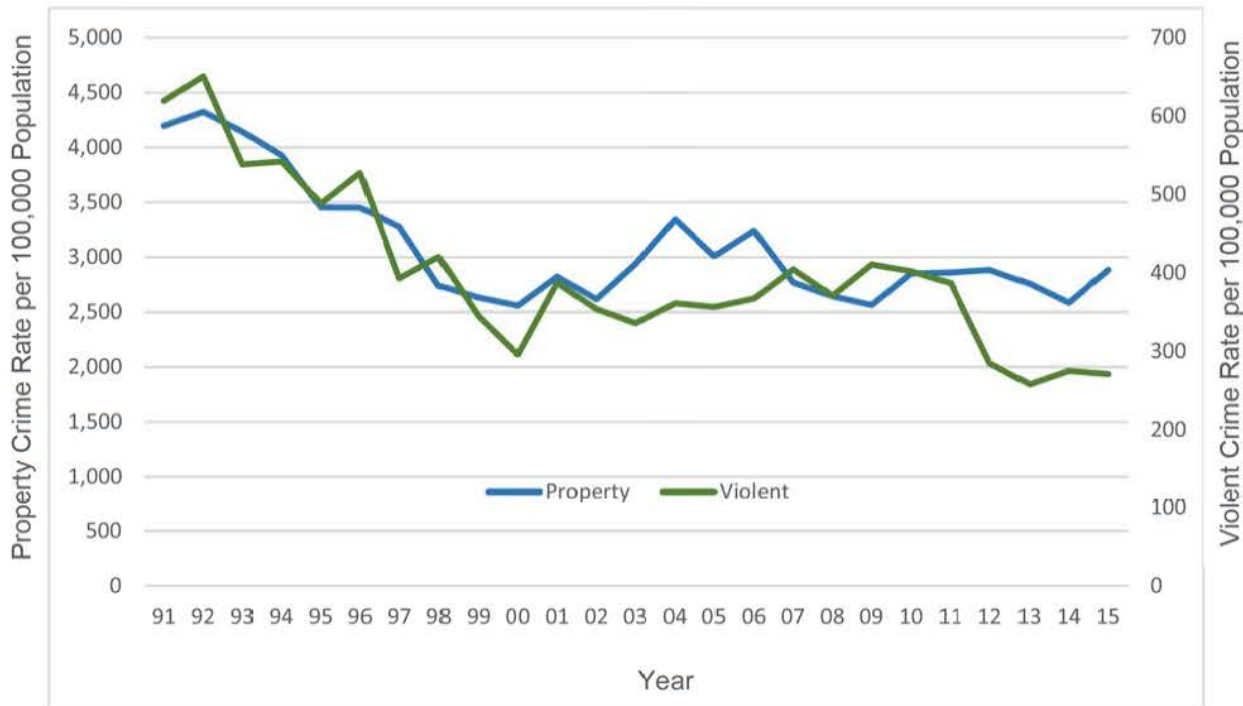
Table 2-17: Reported Annual Crime (1991 to 2015)

Year	Population	Violent Crime ¹			Property Crime ²			Total Crime Rate per 100,000 Population
		No. of Offenses Reported	Rate per 100,000 Population	Percent Change per Year	No. of Offenses Reported	Rate per 100,000 Population	Percent Change per Year	
1991	79,288	491	619.3	--	3,327	4,196.1	--	4,815
1992	80,558	524	650.5	5.0%	3,483	4,323.6	3.0%	4,974
1993	81,356	438	538.4	-17.2%	3,370	4,142.3	-4.2%	4,681
1994	81,929	444	541.9	0.7%	3,217	3,926.6	-5.2%	4,469
1995	96,584	472	488.7	-9.8%	3,338	3,456.1	-12.0%	3,945
1996	80,948	427	527.5	7.9%	2,793	3,450.4	-0.2%	3,978
1997	81,937	322	393.0	-25.5%	2,686	3,278.1	-5.0%	3,671
1998	80,254	337	419.9	6.8%	2,200	2,741.3	-16.4%	3,161
1999	80,294	277	345.0	-17.8%	2,114	2,632.8	-4.0%	2,978
2000	83,680	248	296.4	-14.1%	2,142	2,559.8	-2.8%	2,856
2001	85,235	330	387.2	30.6%	2,406	2,822.8	10.3%	3,210
2002	86,755	307	353.9	-8.6%	2,271	2,617.7	-7.3%	2,972
2003	86,342	290	335.9	-5.1%	2,538	2,939.5	12.3%	3,275
2004	86,353	312	361.3	7.6%	2,887	3,343.3	13.7%	3,705
2005	86,077	307	356.7	-1.3%	2,592	3,011.3	-9.9%	3,368
2006	85,234	313	367.2	2.9%	2,760	3,238.1	7.5%	3,605
2007	84,038	340	404.6	10.2%	2,328	2,770.2	-14.4%	3,175
2008	82,727	307	371.1	-8.3%	2,188	2,644.8	-4.5%	3,016
2009	82,096	337	410.5	10.6%	2,105	2,564.1	-3.1%	2,975
2010	85,331	343	402.0	-2.1%	2,433	2,851.2	11.2%	3,253
2011	86,334	334	386.9	-3.8%	2,468	2,858.7	0.3%	3,246
2012	86,740	247	284.8	-26.4%	2,502	2,884.5	0.9%	3,169
2013	86,450	223	258.0	-9.4%	2,383	2,756.5	-4.4%	3,015
2014	86,952	239	274.9	6.6%	2,247	2,584.2	-6.3%	2,859
2015	86,688	238	271.0	-1.4%	2,531	2,882.0	11.5%	3,153

Source: U.S. Federal Government, U.S. Department of Justice, Federal Bureau of Investigations (FBI), Uniform Crime Reporting, 1991 to 2015.

Notes: 1) Violent crimes include murder, rape, robbery, and assault. 2) Property crimes include burglary, theft, and motor vehicle theft.

Figure 2-32: Reported Annual Crime (1991 to 2015)



Key Considerations

- Fire and emergency services contracted with the Los Angeles County Fire Department, which has five stations located in or adjacent to the City of Whittier and its sphere. Nearly all parts of Whittier are located within two miles of one of these fire stations.
- In 2015, the overall crime rate in Whittier was 4% higher than the California average and 10% higher than the national average. However, crime rates are lower today than they were in the early 1990's.
- The overall crime rate of 3,154 incidents per 100,000 people increased by 10% between 2014 and 2015, and was driven entirely by a 12% increase in property crimes.
- The Whittier Police Department has responded to increasing crime with many initiatives including a Problem-Oriented Policing Team.

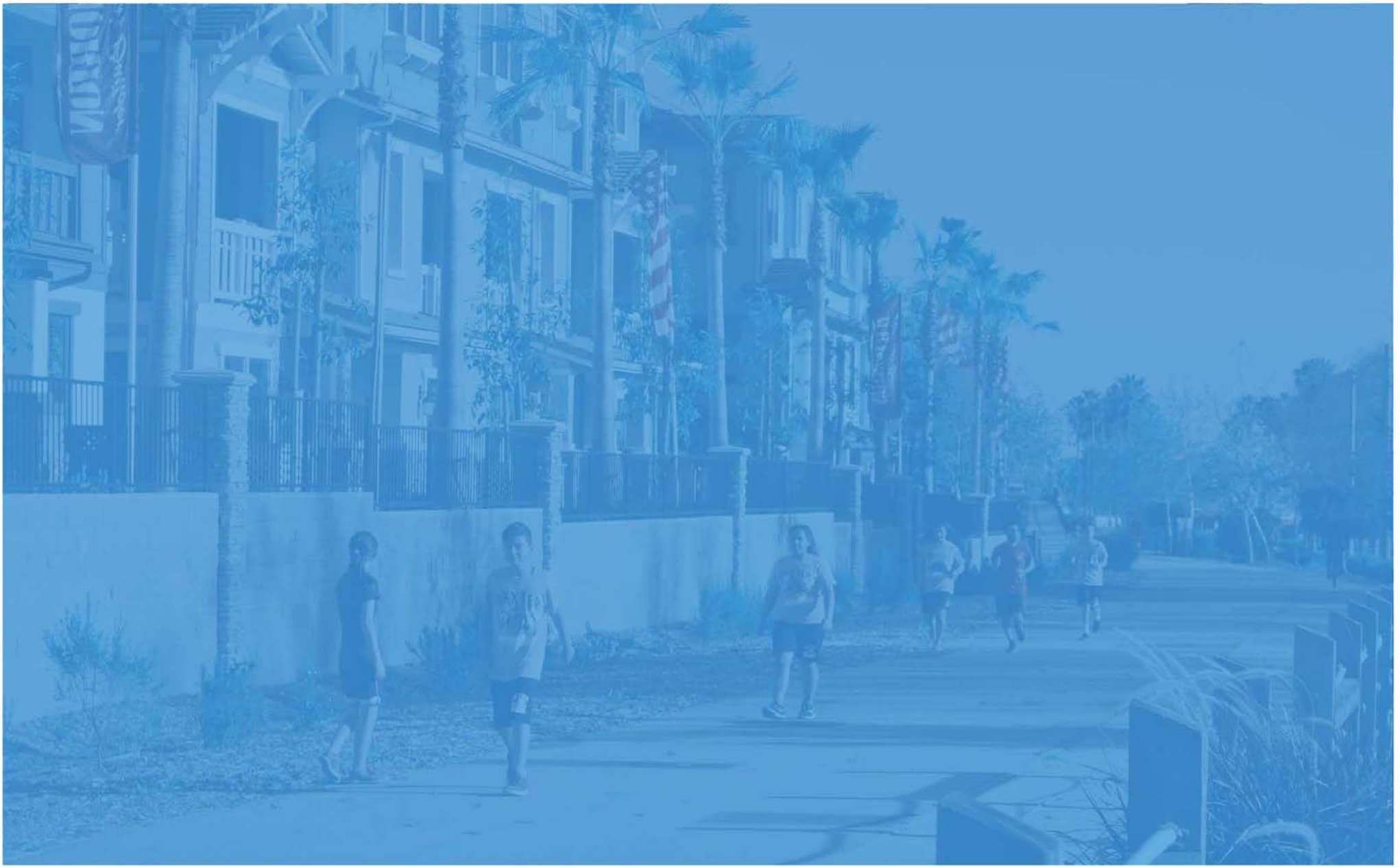
ⁱ 2016 population within City of Whittier of 87,690 + 55,000 in Sphere of Influence census tracts = 142,690 x 2.0.8% between ages 5 and 17

ⁱⁱ Four of the five Whittier facilities are comprehensive high schools with the fifth facility a combination of alternative, continuing and adult schools sharing the same campus.

ⁱⁱⁱ www. privateschoolreview.com



CHAPTER 3: Access and Connections



CHAPTER 3: Access and Connections

Introduction

This chapter discusses Whittier's transportation, water, wastewater, and stormwater infrastructure systems and how the systems are used today.

The Transportation and Mobility section examines Whittier's roadway, public transit, bicycle and pedestrian, local freight systems, and existing operating traffic conditions in terms of Vehicle Miles Traveled (VMT) and levels of service (LOS).

The Infrastructure section discusses water, wastewater, and stormwater systems.



The Greenway Trail, opened in 2009, has been extraordinarily popular with walkers and cyclists

Transportation and Mobility

Introduction

Existing conditions data were compiled from recent plans and studies, field observations, and field data collection. Inventoried here are:

- Roadway system
- Public transit system
- Bicycle and pedestrian transportation facilities
- Local freight system
- Existing Vehicle Miles Traveled (VMT)
- Existing operating traffic conditions and levels of service (LOS)

Whittier is part of the Southern California Association of Governments (SCAG) region. Table 3-1 outlines the growth projected for the City of Whittier according to the SCAG forecasts in the Regional Transportation Plan/Sustainable Communities Strategy.

Whittier Boulevard Specific Plan (WBSP)

The Whittier Boulevard Specific Planⁱ, most recently updated in 2015, aims to revitalize Whittier Boulevard (California State Route 72), a Caltrans roadway. This corridor is

Table 3-1: SCAG Demographic and Growth Forecasts

Variable	2012	2040	Percent Change
Population	85,900	96,900	13%
Household	28,300	32,600	15%
Employment	26,900	31,700	18%

Source: Regional Transportation Plan/Sustainable Communities Strategy: Demographics and Growth Forecasts Appendix, SCAG, 2016

characterized by auto-oriented retail and commercial development and provides an entrance point into the City at the interchange with I-605. Through implementation of the WBSP, the City seeks to increase transit options along Whittier Boulevard. The Specific Plan looks to explore the pursuit of a multi-modal transit station at the Five Points intersection and/or the Whittier Boulevard/ Painter intersection, to coordinate access between services offered by the City of Whittier, the MTA, and Montebello Bus Lines. It also looks to establish a commuter shuttle from activity points in the City and on the corridor to the Metrolink station at Norwalk Center.

Whittwood Town Center Specific Plan (WTCSP)

The Whittwood Town Center Specific Plan,ⁱⁱ most recently amended in 2012, outlines a strategy for the redevelopment of the large retail area on Whittier Boulevard between Scott Avenue and Santa Gertrudes Avenue, called the Whittwood Town Center. The WTCSP works with the Whittier Boulevard Specific Plan to improve the Whittier Boulevard corridor. A key goal of the WTCSP is to create a pedestrian-oriented environment with a mix of uses through design guidelines and development standards. The WTCSP's Circulation Plan describes signage, streetscape landscaping, and internal and external circulation for vehicles and pedestrians.



Uptown Whittier Specific Plan

The Uptown Whittier Specific Planⁱⁱⁱ addresses Whittier's historic retail core, a 185-acre area comprised of 35 city blocks. The Uptown Whittier Specific Plan's goal is to cultivate this district as a healthy and livable town center with enhanced retail through shared parking, placemaking, design standards (form-based code), improvements to the public realm, and affordable housing. A key principle is pedestrian-orientation through mixed-use, improved pedestrian connectivity, and a park-once strategy.

City of Whittier Bicycle Transportation Plan

The Bicycle Transportation Plan^{iv} builds on previous planning efforts that spurred development of the Whittier Greenway Trail, a Class I bikeway and pedestrian path. The Bicycle Transportation Plan prioritizes upgrading and creating additional bike facilities connecting on-street bike lanes to the Greenway Trail. Another goal is connecting the northern terminus of the Greenway Trail to another Class I bikeway north of Whittier, the San Gabriel River Trail. The Plan also addresses bicycle parking, safety, and education.

Existing Transportation System

Whittier's roadway network consists of Whittier Boulevard (California State Route 72), minor arterials, collector streets, and local streets. Figure 3-1 displays the current street classifications. I-605 traverses the northwestern edge of Whittier. The street network generally follows a north-south grid pattern in and around historic Uptown Whittier. The grid pattern changes to a northeast-southwest orientation in other areas of Whittier shaped in part by the Puente Hills. Some Whittier neighborhoods depart from the grid pattern and use a loop and lollipop roadway pattern.

Roadway Network

Freeways

I-605 traverses the northwestern border of Whittier. Whittier Boulevard, Beverly Boulevard, and Pioneer Boulevard provide local access to I-605.

Arterials and Streets

Major arterials are designed to move large volumes of traffic through the community to other major arterial roadways or freeways. Whittier Boulevard is Whittier's only major arterial; it runs northeast-southwest through the City. Whittier Boulevard provides access to I-

605 and connects with the adjacent cities of Montebello, Pico Rivera, and La Habra. Whittier Boulevard provides two travel lanes in each direction with limited street parking. Whittier Boulevard's posted speed limit is 35 to 45 miles per hour.

Minor arterials are designed to move traffic from major arterials to secondary streets. Table 3-2 describes Whittier's primary streets.

Secondary Streets

Secondary streets are designed to collect and distribute traffic from major highways and arterials to community destinations. Greenleaf Avenue, Santa Gertrudes Avenue, and Mar Vista Street are secondary streets (Table 3-3).

Collector Streets

Collector streets are designed to move traffic from local streets to secondary major arterials. Janine Drive, La Cuarta Street, and Washington Street are classified as collector streets.

Local Streets

Local streets provide access to individual parcels and generally provide one travel lane in each direction, with on-street parking permitted on both sides of the street.

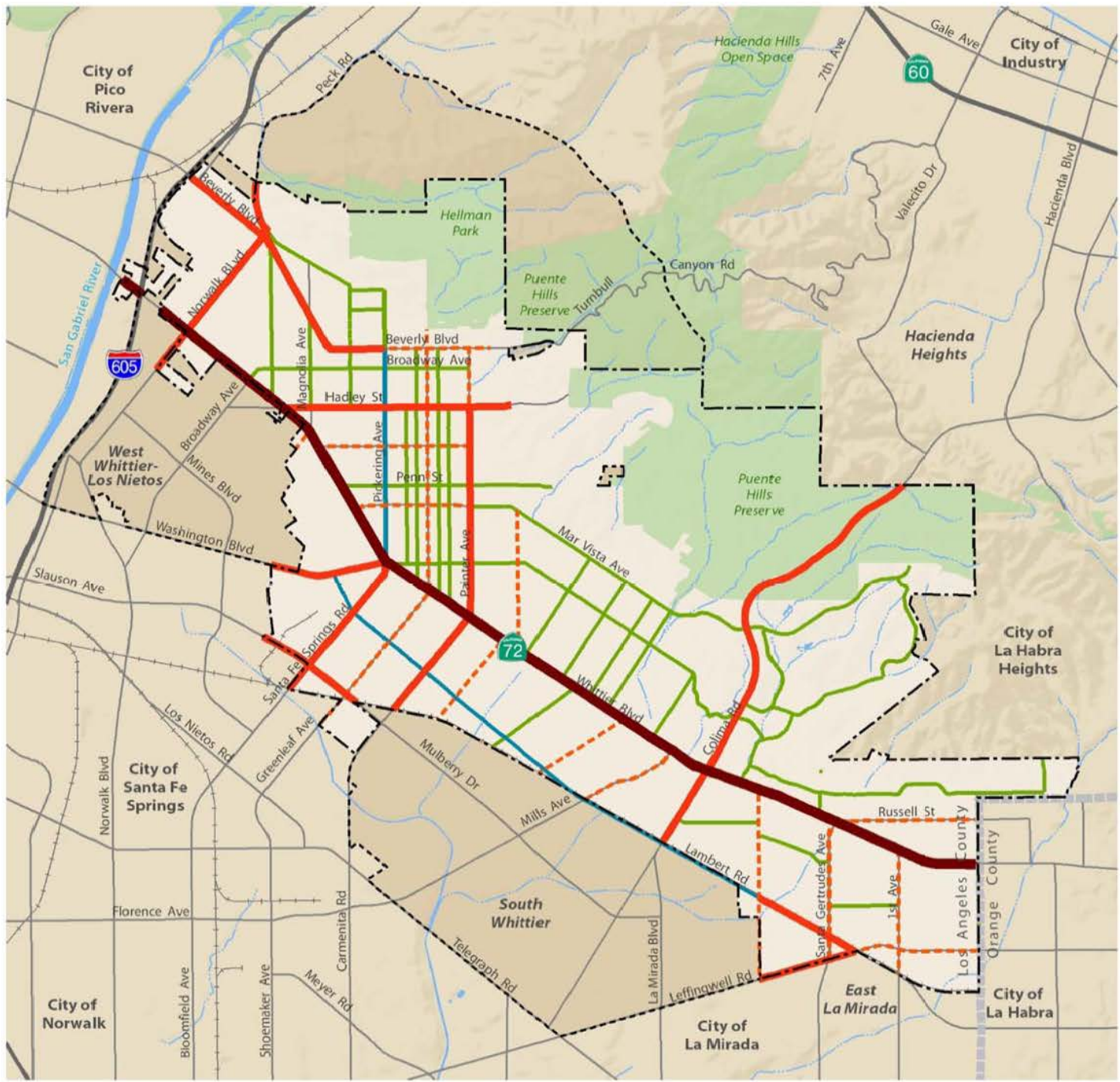


Figure 3-1:
Street Classification

ENVISION WHITTIER

Street Classification

- Major Arterial
- Minor Arterial
- Secondary Street
- Secondary Street - Augmented
- Collector Street

Base Map Features

- Whittier City Boundary
- Whittier Sphere of Influence
- County Boundary
- Major Streets
- Freeways
- Railroads
- River and Creeks
- Open Space/Natural Areas

Source: Fehr & Peers; 2017 and City of Whittier, 2017.
Prepared by Fehr & Peers, September 2017.



Table 3-2: Primary Street Descriptions

Name	Connections / Description	Classification, Number of Lanes, Bike Facility	Parking	Speed
Beverly Boulevard/Turnbull Canyon Road	<p>Northwest of Hoover Avenue, Beverly Boulevard runs roughly parallel to Whittier Boulevard, provides access to I-605 and Pico Rivera to the northwest.</p> <p>East of Hoover Avenue, Beverly Boulevard runs east-west and eventually turns into Turnbull Canyon Road.</p>	<p>Minor arterial; secondary street east of Pickering Avenue</p> <p>Two travel lanes in each direction</p>	<p>On-street parking permitted in some situations</p>	<p>30 - 40 mph</p>
Norwalk Boulevard	<p>Runs southwest-northeast and intersects both Whittier Boulevard and Beverly Boulevard.</p> <p>After its intersection with Beverly Boulevard, Norwalk Boulevard becomes Workman Mill Road and exits the City.</p> <p>Southwest of Whittier, Norwalk Boulevard connects with the industrial area of Santa Fe Springs.</p>	<p>Minor arterial</p> <p>Two travel lanes in each direction</p>	<p>On-street parking permitted on some segments</p>	<p>40 mph</p>
Santa Fe Springs Road	<p>Runs southwest-northeast, parallel to Norwalk Boulevard, and intersects Whittier Boulevard at the Five Points intersection.</p> <p>Connects Whittier to the industrial area of Santa Fe Springs</p> <p>After the Five Points intersection, Santa Fe Springs road extends north as Pickering Avenue.</p>	<p>Minor arterial</p> <p>Two travel lanes</p> <p>Class II bicycle lane in each direction</p>	<p>On-street parking on both sides of the street</p>	<p>40 mph</p>
Painter Avenue (south of Hadley Street)	<p>Eastern edge of Uptown Whittier</p> <p>South of Whittier, Painter Avenue is called Carmenita Road.</p> <p>South of Whittier Boulevard, Painter Avenue runs southwest-northeast, parallel to Santa Fe Springs Road and Norwalk Boulevard.</p> <p>North of Whittier Boulevard, Painter Avenue becomes a north-south arterial.</p>	<p>Minor arterial</p> <p>Two travel lanes in each direction</p>	<p>On-street parking in residential areas</p>	<p>40 mph south of Whittier Boulevard, 35 mph north of Whittier Boulevard</p>
Painter Avenue (north of Hadley Street)	<p>Painter Avenue runs north-south and dead ends in the Puente Hills.</p>	<p>Minor arterial</p> <p>One travel lane in each direction</p>	<p>On-street parking in residential areas</p>	<p>25 mph</p>
Colima Avenue	<p>Runs southwest-northeast</p> <p>Colima Avenue extends from Whittier into Hacienda Heights.</p> <p>Colima Avenue is one of the few connections that cross the Puente Hills.</p>	<p>Minor arterial</p> <p>Two travel lanes in each direction</p> <p>Class II bicycle lane in each direction</p>	<p>On-street parking on both sides of street</p>	<p>40 - 50 mph</p>

Name	Connections / Description	Classification, Number of Lanes, Bike Facility	Parking	Speed
Lambert Road	Runs northeast-southwest, parallel to Whittier Boulevard Lambert Road begins at Washington Boulevard and extends along the southern border of the City into La Habra.	Minor arterial Two travel lanes in each direction. Center two-way left-turn lane between Santa Fe Springs Road and Laurel Avenue and again between Calmada Avenue and Mills Avenue for limited segments	On-street parking on the east side of the street between Washington Boulevard and Hydro Drive	40 – 45 mph

Table 3-3: Secondary Street Descriptions

Name	Connections / Description	Lanes	Bicycle Lanes	Parking
Greenleaf Avenue	Runs southwest-northeast south of Whittier Boulevard Becomes a north-south road north of Whittier Boulevard	One lane of travel in each direction Center two-way left-turn lane south of Penn Street and between Hadley Street and Beverly Boulevard	Class II bicycle lane in each direction south of Penn Street and between Hadley Street and Orange Drive	Parallel on-street parking on both sides of the street, except between Mar Vista Street and Hadley Street. In Uptown, on-street parking is diagonal.
Santa Gertrudes Avenue	North-south street Enters the City from La Mirada and terminates at Whittier Boulevard adjacent to the Whittwood Town Center.	Two travel lanes in each direction	Class II bicycle lanes in each direction between Lambert Road and Starbuck Street	On-street parking is permitted on a few segments of the street, where there are no bicycle lanes.
Mar Vista Street	West of Painter, Mar Vista Street is a secondary street. Mar Vista Street is a collector east of Painter Avenue. Mar Vista Street runs east-west from Whittier Boulevard to College Avenue. At College Avenue, Mar Vista Streets runs northwest-southeast, until San Lucas Drive, where again it runs east-west. Mar Vista Street terminates in the Friendly Hills neighborhood. Planted medians surrounded by stamped and painted pavement (traffic calming) are between La Sierra Avenue and York Avenue.	Where Mar Vista Street is a secondary street, two travel lanes in each direction with a center two-way left turn lane Where Mar Vista Street is a collector street, one travel lane in each direction	Class II bicycle lanes in each direction between Whittier Boulevard and Painter Avenue, and again between Colima Road and Cerquita Drive	On-street parking is provided for a limited segment between Painter Avenue and Valley View Avenue, and between Vale Drive and Catalina Avenue.

Source: Whittier General Plan, 1993

Planned Improvements

Table 3-4 describes planned transportation improvements including signals, sidewalks, ADA ramps, bike lanes, sharrow paving, and guard rails.

Collision History

The Statewide Integrated Traffic Records System (SWITRS) and the Transportation Injury Mapping System (TIMS) provide details of collision history in Whittier. Table 3-5 summarizes 2012 to 2016 collision data by mode. Motorcycles are included as a subset of motor vehicles.

Each collision counted in the inventory represents a single collision reported to police, for a total of 1,796 during this five-year period. This inventory does not represent all collisions that may have occurred because some collisions do not have complete data and others were classified as non-collision incidents. Most collisions involved a motor vehicle and a person on a bicycle, a person walking, or another person driving.

Tables 3-6 through 3-8 show the intersections with the highest frequency of collisions by mode. Table 3-6 lists the 10 intersections where motor vehicle with motor vehicle collisions occur most frequently. Nine of the locations on this list include Whittier Boulevard

Table 3-4: Planned Transportation Improvements

Improvement	Location	Source
Install LED countdown pedestrian heads, accessible Pedestrian Signals with ADA - compliant push buttons	40 Signalized intersections	Highway Safety Improvement Program Cycle 8 – Caltrans Local Assistance
Construct new sidewalks and ADA - compliant wheelchair access ramps; install new centerline striping, Class II bike lanes, sharrow pavement marking and signing	La Serna Drive between Whittier Boulevard and Youngwood Drive, adjacent to La Serna High School	Highway Safety Improvement Program Cycle 8 – Caltrans Local Assistance
Upgrade guard rails	22 locations with guard rails	Highway Safety Improvement Program Cycle 8 – Caltrans Local Assistance
Traffic Safety Improvements	Beverley Boulevard	Federal Aid Program
Construction of Class I Bike and Pedestrian Trail	Union Pacific Railroad ROW adjacent to Lambert Road from Mills Ave to east City limits	Federal Aid Program
Recommendation from Director of Public Works/City Council to implement a Complete Streets Program	Citywide	Complete Streets Agenda Report

Table 3-5: Collision Summary by Mode, 2012-2016

Type of Collision	Number of Collisions	Number of Fatalities	Number of Injuries
Bicycle and Motor Vehicle	166	2	162
Pedestrian and Motor Vehicle	168	8	163
Motor Vehicles and Motor Vehicle or Another Object	1,462	10	2,229

* Motorcycles are included as a subset of motor vehicles
 Source: Transportation Injury Mapping System (TIMS), 2017

or Lambert Road. Figure 3-2 shows the intersection with the highest collision frequency.

Table 3-7 displays the 24 intersections with the most bicycle collisions. These occurred throughout the City. Intersections with the highest reported number of collisions involving people walking or biking between 2012 and 2016 occurred along Hadley Street.

Table 3-8 lists the 15 intersections with the highest number of collisions involving pedestrians in the City, with collision locations dispersed throughout the City.

Table 3-6: Motor Vehicle Collision Frequency

Intersection of Incident	# of Collisions
Lambert Road/Gunn Avenue	21
Lambert Road/Greenleaf Avenue	20
Painter Avenue/Lambert Road	17
Whittier Boulevard/Mills Avenue	16
Lambert Road/Calmada Avenue	16
Whittier Boulevard/Norwalk Boulevard	14
Whittier Boulevard/Central Avenue	14
Whittier Boulevard /Colima Road	14
Whittier Boulevard/Painter Avenue	12
Mulberry Drive/Greenleaf Avenue	12

Source: Transportation Injury Mapping System (TIMS), 2017

Table 3-7: Pedestrian Collision Frequency, 2012-2016

Intersection of Incident	# of Collisions
Pickering Avenue/Hadley Street	4
Painter Avenue/Lambert Road	4
Greenleaf Avenue/Wardman Street	3
Colima Road/Whittier Boulevard	3
Scott Avenue/Whittier Boulevard	2
Scott Avenue/Cullen Street	2
Pickering Avenue/Bailey Street	2
Calmada Avenue/Lambert Road	2
Painter Avenue/La Cuarta Street	2
Colima Road/Whittier Boulevard	2
Painter Avenue/Penn Street	2
Lindley Avenue/Philadelphia Street	2
Greenleaf Avenue/Penn Street	2
Washington Avenue/La Cuarta Street	2
Greenleaf Avenue/Wardman Street	2
Gunn Avenue/Whittier Boulevard	2
Mills Avenue/Whittier Boulevard	2
Newlin Avenue/La Cuarta Street	2
Whittier Boulevard/Hadley Street	2
Painter Avenue/Camilla Street	2
Painter Avenue/Whittier Boulevard	2

Intersection of Incident	# of Collisions
Painter Avenue/Danbrook Drive	2
Whittier Boulevard/Calmada Avenue	2
Painter Avenue/La Cuarta Street	2

Source: Transportation Injury Mapping System (TIMS), 2017

Table 3-8: Bicycle Collision Frequency

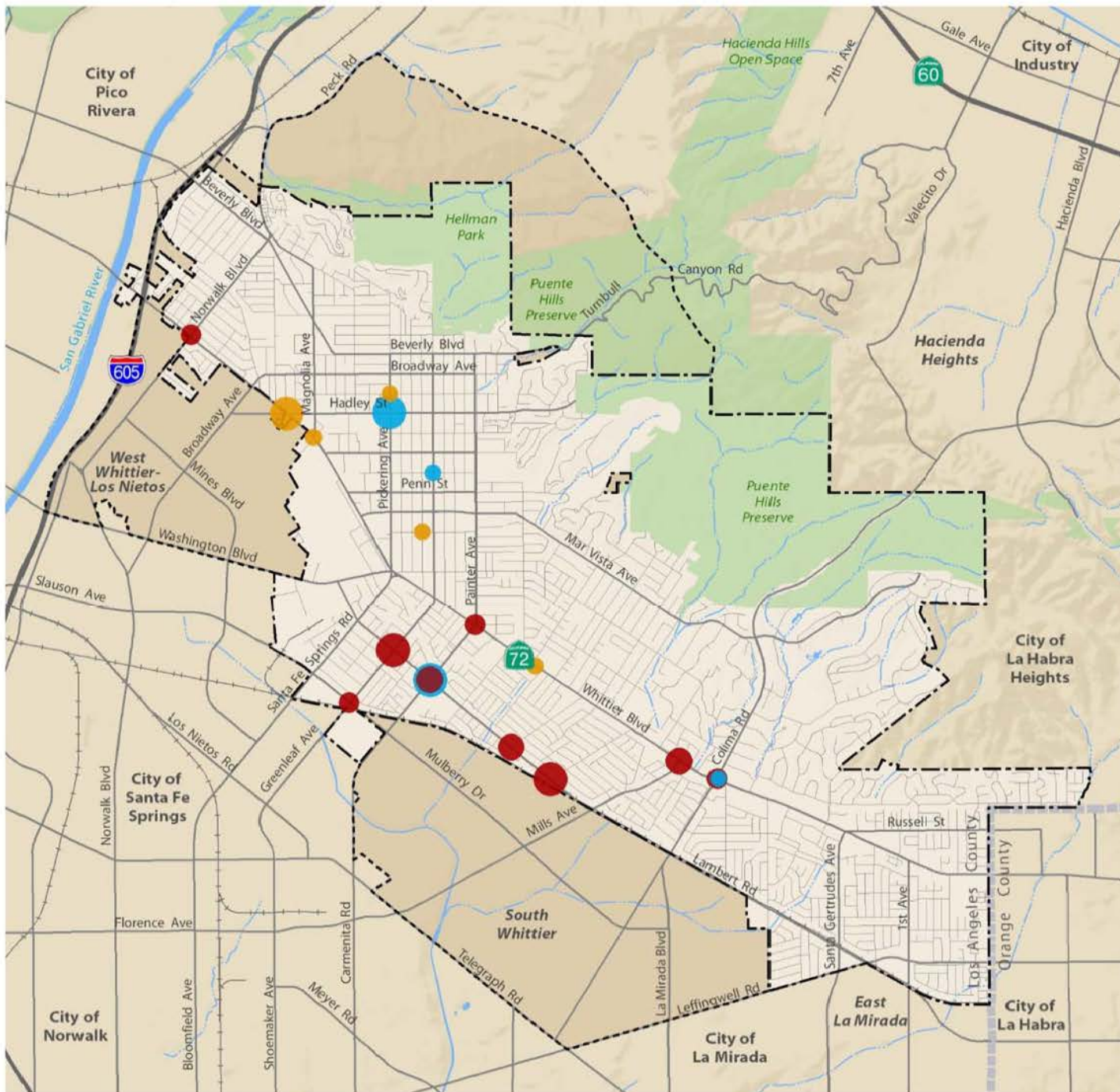
Intersection of Incident	# of Collisions
Whittier Boulevard/Hadley Street	5
Pickering Avenue/Camilla Street	3
Walnut Street/Comstock Avenue	3
Whittier Boulevard/Sorensen Avenue	3
Michigan Avenue/Whittier Boulevard	3
Hadley Street/Whittier Avenue	2
Hadley Street/Canobie Avenue	2
Mar Vista Street/Whittier Boulevard	2
Hadley Street/Alta Avenue	2
Hadley Street/Citrus Avenue	2
Broadway/Citrus Avenue	2
Whittier Boulevard/Mills Avenue	2
Painter Avenue/Russell Street	2
Pickering Avenue/Beverly Boulevard	2
Mills Avenue/Whittier Boulevard	2

Source: Transportation Injury Mapping System (TIMS), 2017

Figure 3-2:

Collision Frequency

ENVISION WHITTIER



Vehicle Collisions Frequency Between 2012 and 2016

Vehicles

- 12 - 14
- 15 - 17
- 18 - 21

Vehicle/Bicycle

- 3
- 4 - 5

Vehicle/Pedestrian

- 3
- 4

Base Map Features

- Whittier City Boundary
- Whittier Sphere of Influence
- County Boundary
- Major Streets
- Freeways
- Railroads
- River and Creeks
- Open Space/Natural Areas

Source: Fehr & Peers; 2017 and Transportation Injury Mapping System, 2017.

Prepared by MIG, September 2017.



Table 3-9 displays the frequency of collisions by mode for different times of day. This table shows that collisions are the most frequent during the evening rush hour when a bicycle or motor vehicle is involved. Pedestrian collisions occur most frequently in the late evening and frequently during evening rush hour.

The City has several policies to improve pedestrian safety. To encourage the safety of elementary school students who walk to school, Whittier adopted a crossing guard policy that requires a crossing guard at crossings on the “Suggested Safest Route to

School” that meet set criteria. The City won a Safe Routes to School Grant in the 2005-2006 cycle to construct sidewalks and curb ramps surrounding Orange Grove Elementary School.

First adopted in 2001 and last revised in 2005, the *Traffic Calming Policy: A Procedural Guide to Neighborhood Traffic Management* outlines the procedure for a neighborhood to request traffic-calming interventions and the criteria that must be met to warrant traffic-calming interventions. The Traffic Calming Policy is a community-driven process that includes deciding upon traffic-calming features with the

community, a community petition, and a temporary installation period. One traffic-calming intervention—speed humps—is also addressed in a Policy for the Installation of Speed Humps. This policy outlines the considerations and criteria for speed hump installation, which can be City initiated or the result of a citizen petition.

In 2017, the City adopted its Complete Streets Program ordinance. The goal is to make streets safe and convenient to all users of all transportation modes.

Table 3-9: Collisions by Time of Day, 2012-2016

Time of Day		Bicycle and Motor Vehicle Collisions		Pedestrian and Motor Vehicle Collisions		Motor Vehicles and Motor Vehicle Collisions	
		Number	Percent	Number	Percent	Number	Percent
Very Early Morning	12:00 AM-2:59 AM	4	2%	6	4%	51	4%
	3:00 AM-5:59 AM	0	0%	2	1%	30	2%
Morning Rush hours	6:00 AM-8:59 AM	18	11%	19	11%	171	13%
Mid-morning/early-afternoon	9:00 AM-11:59 AM	19	11%	16	10%	200	15%
	12:00 PM-2:59 PM	27	16%	22	13%	246	18%
Evening rush hours	3:00 PM-5:59 PM	53	32%	38	23%	360	27%
Nighttime	9:00 PM-11:59 PM	36	22%	50	30%	204	15%
Total		166	100%	168	100%	1348	100%

Source: Transportation Injury Mapping System (TIMS), 2017

The ordinance states that the City will make complete streets a regular part of every transportation project and program. Also, State law requires a complete streets approach to planning when a comprehensive general plan update is undertaken.

Public Transportation System

Whittier is served by several transit providers: Metro, Norwalk Transit, Foothill Transit, Sunshine Shuttle, and Montebello Bus. Montebello Bus and Metro provide regional connections to East Los Angeles and downtown Los Angeles, and Los Angeles International Airport, respectively. Norwalk Transit provides north-south connection between El Monte in the north to Norwalk in the south. Norwalk Transit Route 7 stops at El Monte Station, which is a transfer point for the Metro Silver Line, Foothill Transit, El Monte Transit, and Greyhound Bus. Foothill Transit provides more localized service, with connections from Whittier to Baldwin Park and the City of Industry. Sunshine Shuttle, operated by the Los Angeles County Department of Public Works, provides local service with routes that connect centers within Whittier and Santa Fe Springs. Table 3-10 displays operational information for these lines, and the routes are shown in Figure 3-3.

Table 3-10: Bus Transit Lines in the City of Whittier

Line(s)	Origin	Destination	Frequency (in minutes)
Metro 120	Los Angeles International Airport	Whittwood Town Center	40-50 (peak), 60 (off-peak)
Norwalk Transit – Route 1	Rio Hondo College	Bellflower	30 (peak and off-peak)
Norwalk Transit – Route 7	El Monte Station	Norwalk Green Line Station	40-60 (peak and off-peak)
Foothill Transit - 274	Baldwin Park Metro Link	Beverly Boulevard/Norwalk Boulevard, Whittier	30-60 (peak), 60 (off-peak)
Foothill Transit - 285	Puente Hills Mall, City of Industry	Beach Boulevard/La Habra Boulevard, La Habra	30 (peak and off-peak)
Sunshine Shuttle – Route A	Sorensen Park	Whittwood Town Center	60 (peak and off-peak)
Sunshine Shuttle – Route B	Whittwood Town Center	Whittwood Town Center	60 (peak and off-peak)
Montebello Bus Lines - 10	East Los Angeles College, Monterey Park	Whittwood Town Center	10-15 (peak), 15-25 (off-peak)
Montebello Bus Lines - 40	Beverly Boulevard/Norwalk Boulevard, Whittier	Downtown Los Angeles	10-15 (peak), 18-30 (off-peak)
Montebello Bus Lines - 90 Express	Beverly Boulevard/Norwalk Boulevard, Whittier	Downtown Los Angeles	20-25 (peak only)
Montebello Bus Lines - 50	La Mirada	Downtown Los Angeles	25-35 (peak and off-peak)

Source: Los Angeles County Metropolitan Transportation Authority, June 2017

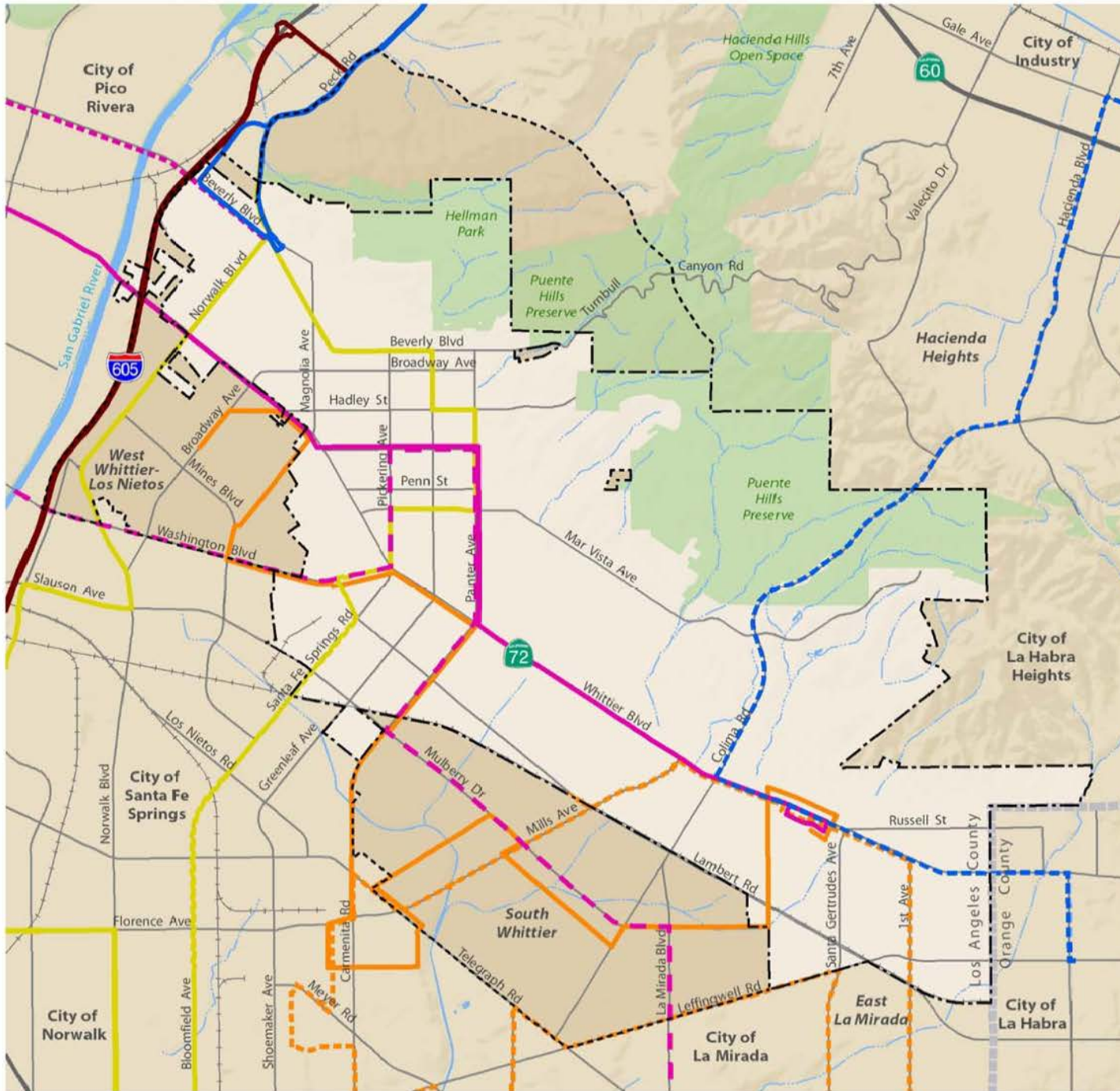


Figure 3-3:
Transit Lines

ENVISION WHITTIER

Bus Routes

- Foothill Transit - 274
- - - Foothill Transit - 285
- LA Metro - 120
- Montebello - 10
- - - Montebello - 40 and 90
- · - Montebello - 50
- Norwalk Transit - 1
- - - Norwalk Transit - 7
- Sunshine Shuttle - A
- - - Sunshine Shuttle - B

Base Map Features

- Whittier City Boundary
- Whittier Sphere of Influence
- County Boundary
- Major Streets
- Freeways
- Railroads
- River and Creeks
- Open Space/Natural Areas

Source: Fehr & Peers; 2017 and City of Whittier, 2017.

Prepared by Fehr & Peers, September 2017.



In the future, Metro service may extend to Whittier, providing the City with additional transit options. The East Transit Corridor Phase 2 Light Rail Transit Extension (also known as Gold Line Eastside Extension) includes an alternative that would extend the Gold Line from its current endpoint in East Los Angeles along Washington Boulevard to Whittier. The other alternative is to extend service along State Route 60 to the City of South El Monte. The 2014 Draft Environmental Impact Study/Report included these two alternatives. After the comment period, Metro submitted staff recommendations to Metro's Planning/Programming Committee and the Metro Board; these bodies approved a motion to undertake a technical study to refine the two alternatives. The technical study is ongoing, as of 2017.

Figure 3-4 depicts bus ridership by stop in Whittier. This map includes data from Los Angeles Metro, Foothill Transit, and Montebello Transit; it does not include ridership for routes operated by the other transit providers in Whittier. The points on the map represent bus stops and are sized according to normalized average daily boardings and alightings at each stop. Two Whittier stops average daily ridership over 200: the stops for the Montebello bus at Norwalk Boulevard/ Beverly Boulevard

and the Montebello bus at the Whittwood Town Center. Other areas with high ridership are Philadelphia Street in Uptown Whittier, PIH Health, Norwalk Boulevard/Whittier Boulevard, and Painter Avenue/Mulberry Drive in the Sphere of Influence.



Norwalk Transit bus on Hadley Street

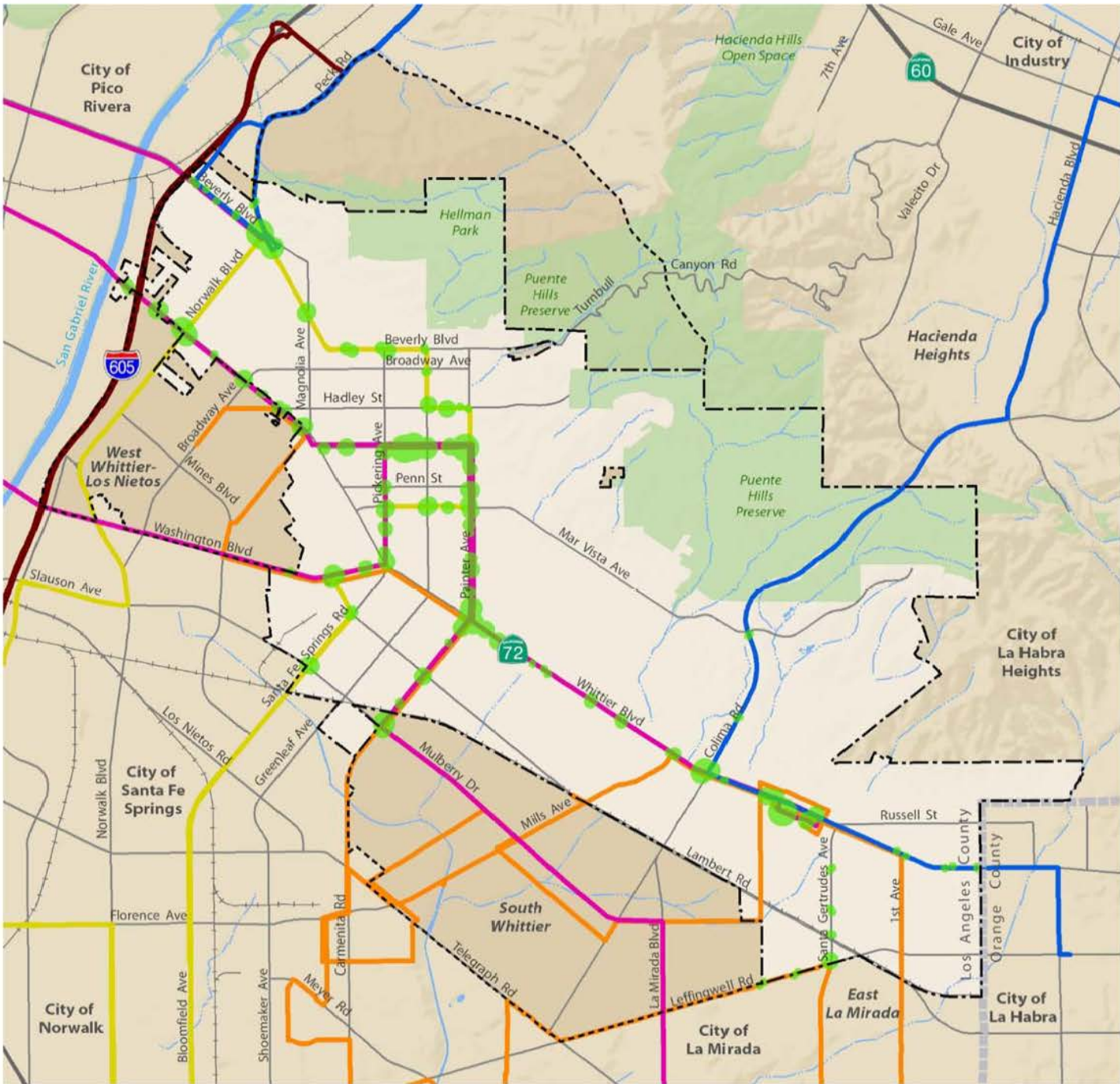


Figure 3-4:
Transit Ridership
 ENVISION WHITTIER

Transit Daily Ridership

- 0-15
- 16-39
- 31-60
- 61-120
- 121-240

Bus Routes Providers

- Foothill Transit
- LA Metro
- Montebello Buslines
- Norwalk Transit
- Sunshine Shuttle

Base Map Features

- Whittier City Boundary
- Whittier Sphere of Influence
- County Boundary
- Major Streets
- Freeways
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- River and Creeks
- Open Space/Natural Areas

Source: Fehr & Peers; 2017 and City of Whittier, 2017.
 Prepared by Fehr & Peers, September 2017.



Bicycle System

Whittier has a robust bicycle network, with the Whittier Greenway Trail, a Class I Bikeway (trail dedicated exclusively for the use of bicyclists) as a key factor. The trail begins near I-605 and extends 4.5 miles southward to Mills Avenue along an abandoned rail right-of-way. In 2013, the City acquired a 2.8-mile easement along the rail active right-of way to extend the trail from Mills Avenue to the eastern City limits. The goal is to link the Greenway Trail with other regional trails, particularly the Santa Ana River Trail. The Greenway Trail includes connections to transit, sculptures, and interpretive signs, making it an asset for commuters and recreational cyclists alike.

Near Whittier, another Class I Bikeway, the San Gabriel River Trail, extends from Seal Beach to San Gabriel Canyon Road.

In addition to the Greenway Trail, Whittier has approximately 32 miles of Class II bike lanes (on-street lanes dedicated to cyclists) and Class III bike routes (roads designated as shared roadways). These routes connect to the Greenway Trail and extend outward throughout Whittier and include destinations such as Uptown, Whittwood Town Center, La Serna High School, and Friendly Hills Country



Bicyclist on the Whittier Greenway Trail

Club. Figure 3-5 displays Whittier's bicycle network.



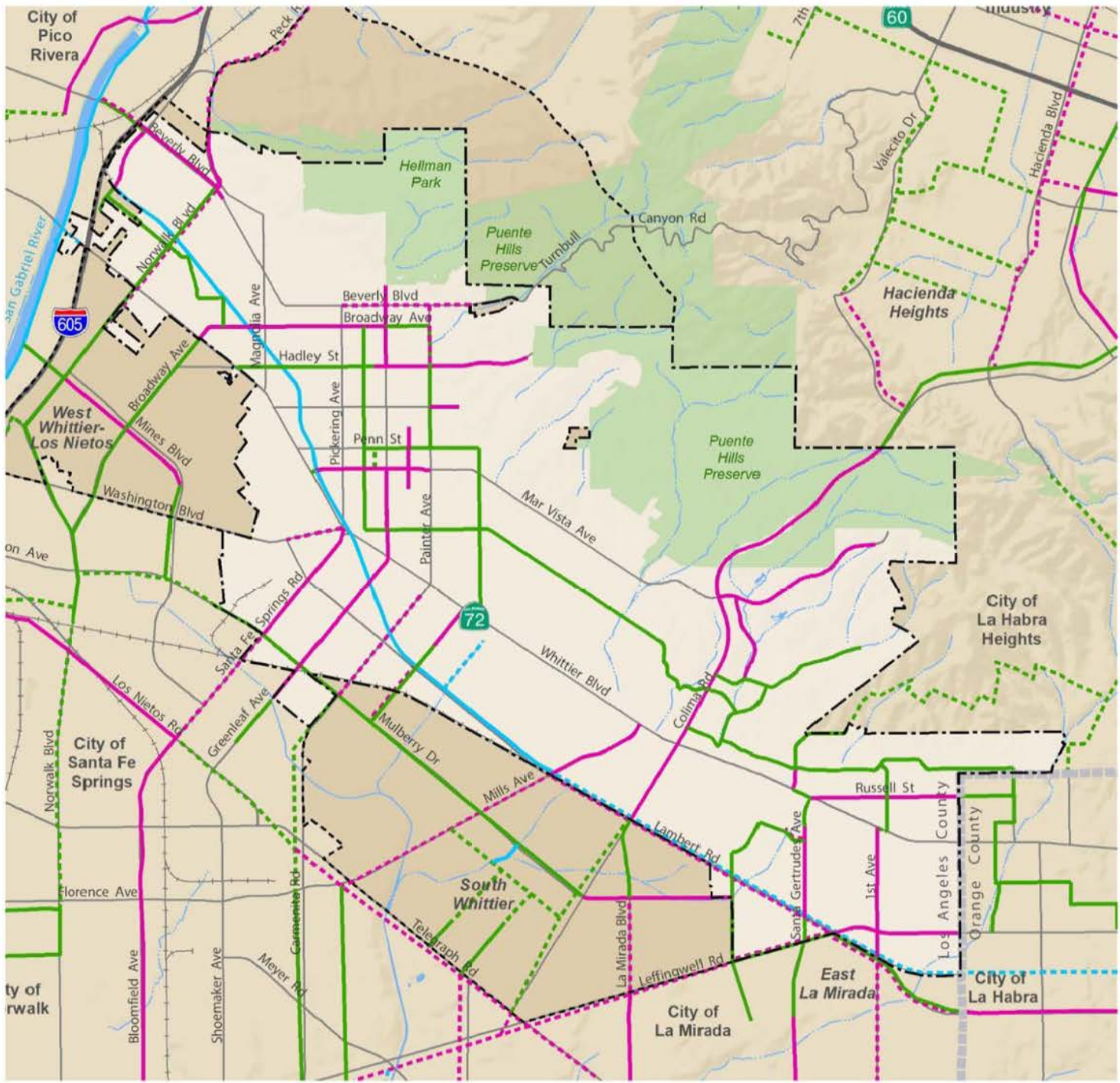


Figure 3-5:
Bicycle Facilities

ENVISION WHITTIER

- Bicycle Facilities**
- Existing Class I Bike Path
 - Existing Class II Bike Path
 - Existing Class III Bike Path
 - - - Proposed Class I Bike Path
 - - - Proposed Class II Bike Path
 - - - Proposed Class III Bike Path

- Base Map Features**
- Whittier City Boundary
 - Whittier Sphere of Influence
 - County Boundary
 - Major Streets
 - Freeways
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 - Open Space/Natural Areas

Source: Fehr & Peers; 2017 and City of Whittier, 2017.
Prepared by Fehr & Peers, September 2017.



Pedestrian Facilities

Pedestrian circulation and access are primarily provided by sidewalks throughout Whittier, except in a few neighborhoods. Pedestrian crosswalks are provided at signalized and some unsignalized intersections. The Whittier Greenway Trail, in addition to being a Class I Bikeway, contains a separate pedestrian path, providing another way for pedestrians to travel across Whittier.

Public Parking

In Uptown, 10 parking lots and one parking structure are available for public use. Most of the surface parking lots provide three-hour free parking, while one surface lot and the parking structure provide metered parking or fee per entry parking, respectively. In and around Uptown, free on-street diagonal and parallel parking is available. Other public parking is available at community facilities, including parks, City Hall, and schools. Off-street parking is available at businesses, shopping centers, and commercial/industrial areas.

Some Whittier neighborhoods have permit parking through Preferential Parking Districts (PPDs). PPDs are established when neighborhood residents submit a petition to the Public Works Department requesting a PPD.

Freight

I-605 is part of the Primary Highway Freight System, in the National Highway Freight Network. This route connects with I-405 near the ports of Long Beach and Los Angeles, and connects with I-210 to the north.

The abandoned Union Pacific Railroad Company right-of way was purchased by Whittier and converted into the Whittier Greenway Trail. Where the Greenway Trail ends, at Mills Avenue, the rail right-of-way merges with an active rail corridor, owned by Union Pacific. This rail line extends southeast and terminates in the industrial district in Brea and extends northwest to the rail terminal in the Santa Fe Springs' Valla industrial area.

Existing VMT Summary

To determine how much Whittier residents and employees drive, the weekday vehicle trips and vehicle miles traveled by those within Whittier were estimated. Table 3-11 and 3-12 provide a summary of vehicle trips and vehicle miles traveled in total and per capita (based on population) for the City of Whittier, the City of Long Beach, and Los Angeles County. On average, for all trip types and vehicle miles traveled by land use, Whittier's residents and employees are traveling longer distances than

do residents of Long Beach and all of Los Angeles County.

Table 3-11: Vehicle Miles Traveled by Land Use

Jurisdiction	Residential VMT per Capita	Office VMT per Employee
City of Whittier	15.3	18.9
City of Long Beach	12.7	17.5
Los Angeles County	13.4	18.4

Source: SCAG, 2012.



Whittier Greenway Trail

Table 3-12: Vehicle Miles Traveled by Trip Type, 2012

City of Whittier	Vehicle Trips	Vehicle Miles Traveled	VMT per Capita (Population: 83,597)
HBW Trips	38,000	547,000	6.5
HBO Trips	77,000	627,000	7.5
NHB Trips	49,000	406,000	4.9
Total Trips	164,000	1,580,000	18.9
City of Long Beach	Vehicle Trips	Vehicle Miles Traveled	VMT per Capita (Population: 468,432)
HBW Trips	206,000	2,844,000	6.1
HBO Trips	381,000	2,793,000	6.0
NHB Trips	245,000	1,812,000	3.9
Total Trips	832,000	7,449,000	15.9
Los Angeles County	Vehicle Trips	Vehicle Miles Traveled	VMT per Capita (Population: 9,918,214)
HBW Trips	5,012,000	72,046,000	7.3
HBO Trips	8,491,000	68,457,000	6.9
NHB Trips	5,800,000	40,515,000	4.1
Total Trips	19,303,000	181,018,000	18.3

Source: SCAG Model, 2012

Note: HBW: Home-Based Work trips

NHB: Non-Home-Based Work trips

HBO: Home-Based Other trips

Existing Traffic Analysis

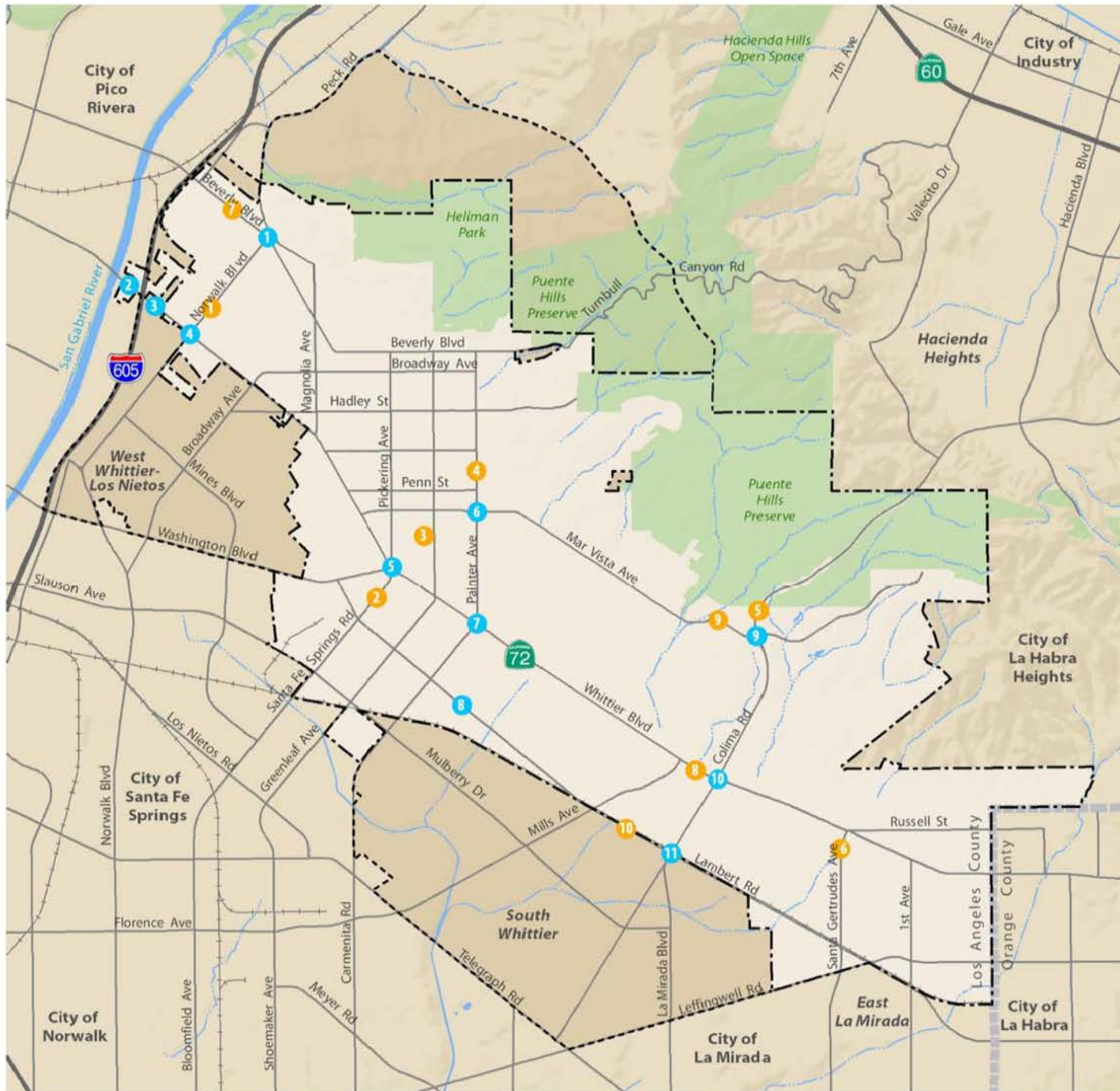
Traffic counts at 11 key intersections were conducted to assess vehicular operating conditions. The intersections are:

- Norwalk Boulevard/Beverly Boulevard
- I-605 SB Ramps/Whittier Boulevard
- I-605 NB Ramps/Whittier Boulevard
- Norwalk Boulevard/Whittier Boulevard
- Whittier Boulevard/Pickering Avenue/Washington Boulevard/Santa Fe Springs
- Painter Avenue/Mar Vista Street
- Painter Avenue/Whittier Boulevard
- Laurel Avenue/Lambert Road
- Colima Road/Mar Vista Road
- Colima Road/Whittier Boulevard
- Colima Road/Lambert Road

These intersections and the segments that were analyzed are displayed in Figure 3-6.

Figure 3-6:
Traffic Count Locations

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Traffic Count Locations

- Intersection
- Segment

Base Map Features

- Whittier City Boundary
- Whittier Sphere of Influence
- County Boundary
- Major Streets
- Freeways
- Railroads
- River and Creeks
- Open Space/Natural Areas

Source: Fehr & Peers, 2017 and City of Whittier, 2017.

Prepared by Fehr & Peers, September 2017.



Level of Service

Roadway segment capacity is determined by several factors including number of lanes, intersection operations, presence of driveways, heavy vehicle adjustment factor, and on-street parking.

The following roadway segments counts were analyzed:

North-South

- Norwalk Boulevard between Whittier Boulevard and Beverly Boulevard
- Santa Fe Springs Road between Lambert Road and Whittier Boulevard
- Greenleaf Avenue between La Cuarta Street and Mar Vista Street
- Painter Avenue between Penn Street and Philadelphia Street
- Colima Road between Mar Vista Street and City limit
- Santa Gertrudes Avenue between Lambert Road and Whittier Boulevard

East-West

- Beverly Boulevard between and I-605 overpass and Norwalk Boulevard

- Mar Vista Street between Catalina Avenue and Colima Road
- Whittier Boulevard between Mills Avenue and Colima Road
- Lambert Road between Mills Avenue and Colima Road

Table 3-13: Signalized Intersection LOS Criteria

Level of Service	Description	V/C Ratio
A	Operations with very low delay occurring with favorable progression and/or short cycle length.	0.000-0.600
B	Operations with low delay occurring with good progression and/or short cycle lengths.	0.601-0.700
C	Operations with average delays resulting from fair progression and/or longer cycle lengths. Individual cycle failures begin to appear.	0.701-0.800
D	Operations with longer delays due to a combination of unfavorable progression, long cycle lengths, or high V/C ratios. Many vehicles stop and individual cycle failures are noticeable.	0.801-0.900
E	Operations with high delay values indicating poor progression, long cycle lengths, and high V/C ratios. Individual cycle failures are frequent occurrences. This is considered to be the limit of acceptable delay.	0.901-1.000
F	Operation with delays unacceptable to most drivers occurring due to over saturation, poor progression, or very long cycle lengths.	Over 1.000

Key Findings

Potential opportunities for multimodal transportation improvements include:

- Expanding the bicycle network to enhance connections between the Whittier Greenway Trail, the San Gabriel River Trail, the Santa Ana River Trail, and Whittier's key employment and shopping centers.
- Continued implementation of the adopted Complete Street Policy.
- Providing static and real-time information about all transit routes in Whittier in one central location to improve rider experience and make riding transit more attractive.
- Continuing to enhance Uptown using streetscape improvements that create a park-once environment, thus, promoting increased pedestrian activity.
- East Transit Corridor Phase 2 Light Rail Transit extension (also known as Gold Line Eastside Extension) to East Los Angeles to Whittier via Washington Boulevard.

Potential constraints:

- Limited rights-of-way and funding available for expansion of vehicle capacity or the roadway network.
- Limited rights-of-way for expanding the Class I bicycle network.
- Whittier Boulevard is owned and controlled by Caltrans.
- Transit service is provided by several different transit agencies.
- Political and stakeholder concern regarding tradeoffs between complete streets strategies and multi-modal safety improvements that may require the conversion of travel or parking lanes.
- Natural features (Puente Hills) constrain connections in the southwest-northeast direction, particularly to the City of Industry and the San Gabriel Valley.
- Metro's East Transit Corridor extension route is uncertain, and a definitive timeline is not yet established.

Infrastructure

Water

Four water providers serve the Planning Area (Figure 3-7).

City of Whittier Water Division, Public Works Department

The Public Works Department operates and maintains a water pumping plant in Pico Rivera that produces 8,000,000 gallons of water a day, filling 11 reservoirs in Whittier. Public Works provides water service to 48,000 customers in the western half of the City.

San Gabriel Valley Water Company

The San Gabriel Valley Water Company is an investor-owned water utility that provides water service to the West Whittier-Los Nietos area.

Suburban Water Systems

Suburban Water Systems is a public utility water company that provides water service to the eastern half of the City and portions of unincorporated South Whittier.

Orchard Dale Water District

Orchard Dale Water District primarily serves residential customers in unincorporated South Whittier.

Most water is drawn from aquifers in the San Gabriel Main Basin and Coastal Plain of the Los Angeles Central Basin. Since the majority of the Planning Area is built out, the water companies do not anticipate significant population growth. Planned capacity improvements within Whittier are primarily to maintain adequate fire flows.

The City of Whittier and San Gabriel Valley Water Company can also supply recycled water, but the distribution area is limited. Recycled water use is primarily for Caltrans freeway/highway irrigation, City of Whittier parks (Founders Park and Palm Park), and at schools (Dexter School, Orange Grove School, and Longfellow School). To promote water conservation, the City has adopted a Water Efficient Landscape Ordinance.

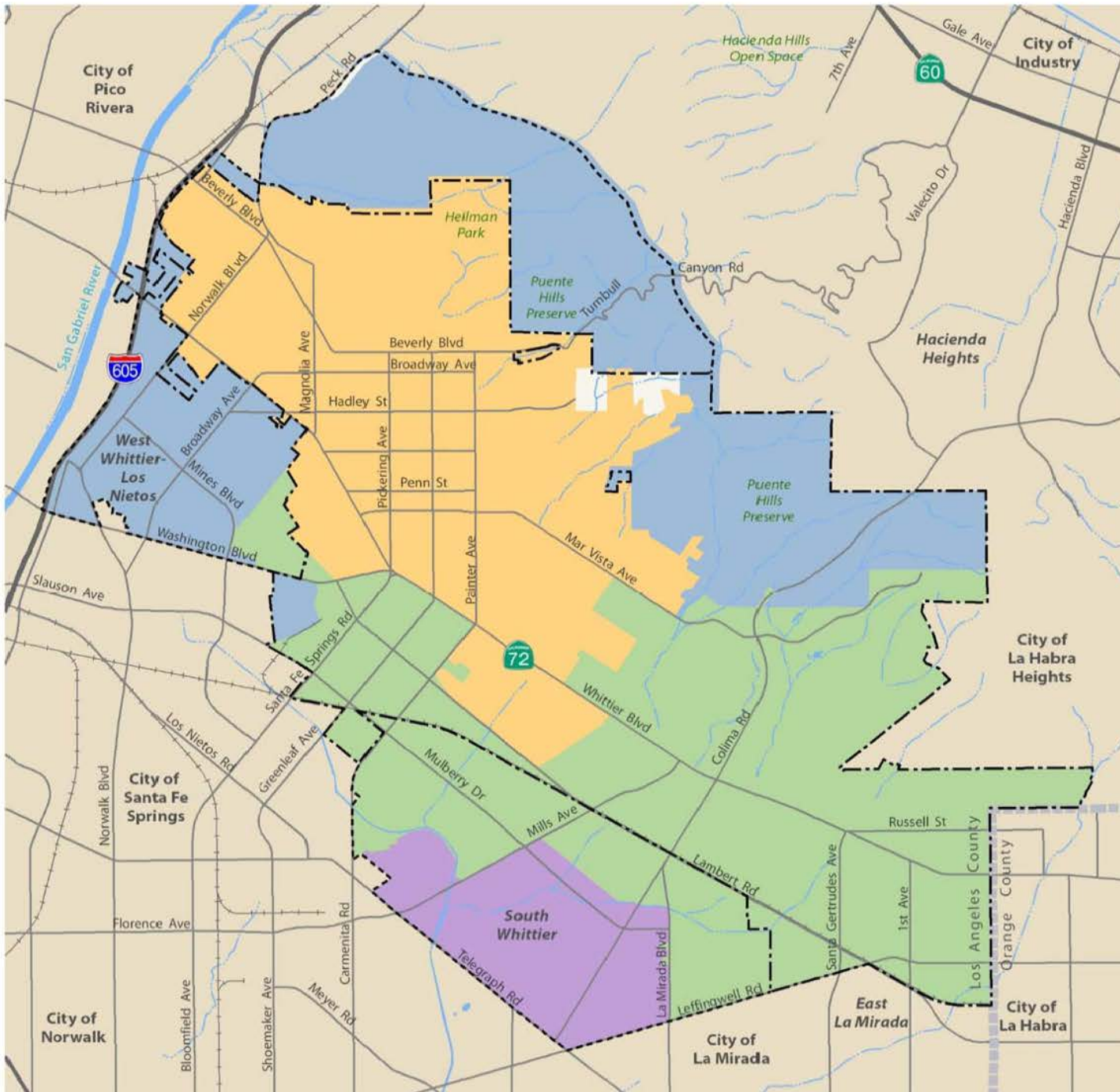


Suburban Water Systems' Office



Figure 3-7:
Water Districts

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Water Districts

- City of Whittier
- Orchard Dale Water District
- San Gabriel Valley Water Company
- Suburban Water Systems

Base Map Features

- Whittier City Boundary
- Whittier Sphere of Influence
- County Boundary
- Major Streets
- Freeways
- Railroads
- River and Creeks
- Waterbodies
- Open Space/Natural Areas

Source: City of Whittier and Los Angeles County Public Works, 2013.
Prepared by MIG, July 2017.



Wastewater

The City owns, operates, and maintains the wastewater collection system serving Whittier homes, businesses, and institutions. The wastewater collection system consists of approximately 194 miles of sanitary sewer mains. In addition to these City sewers, approximately seven miles of private sewers and 14 miles of County Sanitation Districts of Los Angeles County (LACSD) trunk sewers traverse the City (Figure 3-8).

The City's wastewater system conveys wastewater into the LACSD trunk sewer at various locations throughout the City. Once in the LACSD trunk sewer system, the wastewater is conveyed to the LACSD wastewater treatment plant for final treatment and disposal.

Planned capital improvements include:

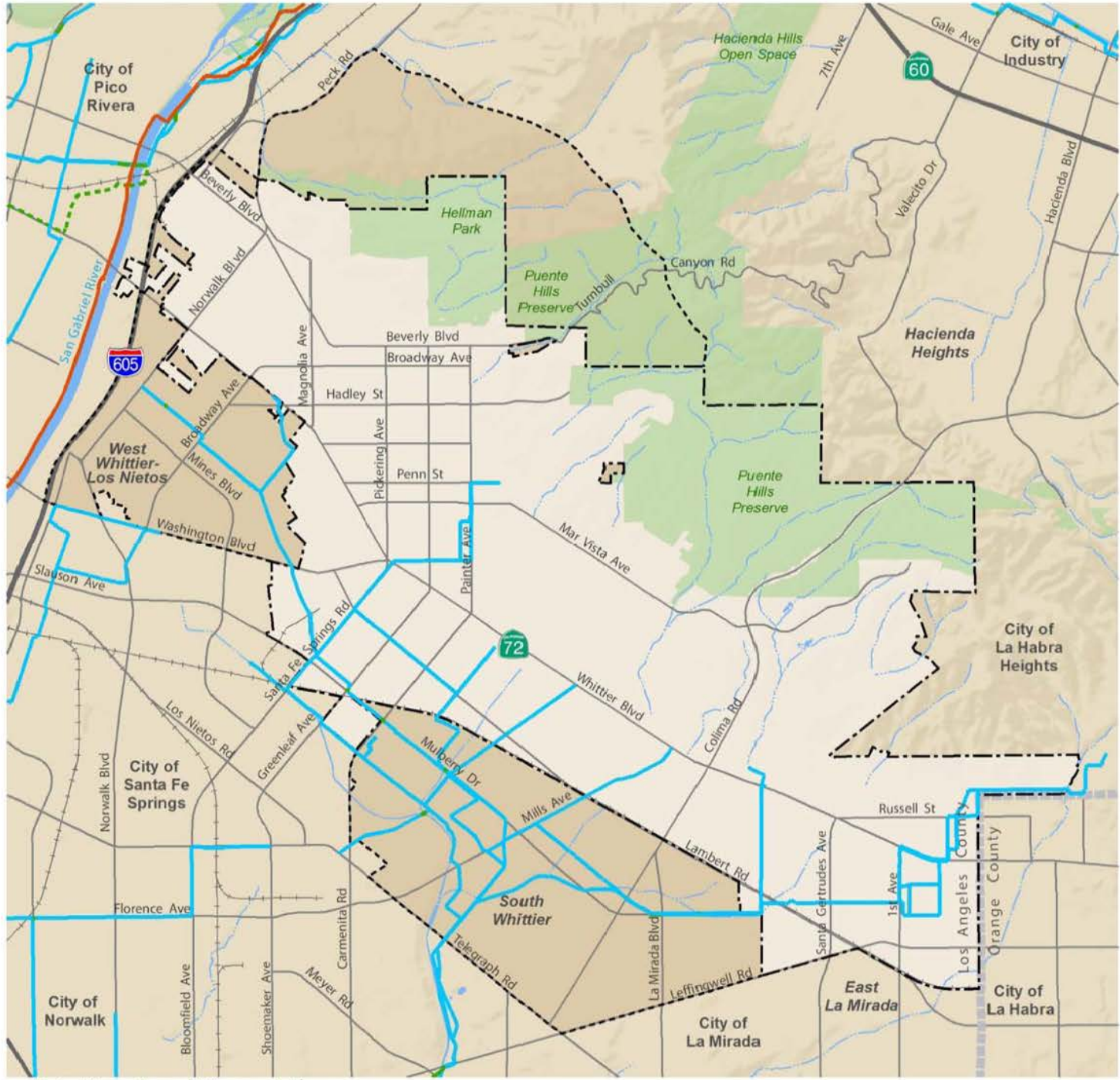
- 17,200 linear feet of pipe replacement to correct existing capacity deficiencies and problem hot spots. These improvements include the La Cuarta Capacity Improvement Project, which is required prior to further development in Uptown.

- 31,500 linear feet of pipe replacement is planned through 2035 to provide capacity for future growth and to replace aging pipes.



Figure 3-8:
Major Wastewater Facilities

ENVISION WHITTIER



Sewer Trunk Lines (LA County Sanitation Districts)

- In Service Gravity
- In Service Siphon / Suction
- Outfall (San Gabriel River)
- - - Out of Service Gravity / Siphon

Base Map Features

- Whittier City Boundary
- Whittier Sphere of Influence
- County Boundary
- Major Streets
- Freeways
- Railroads
- River and Creeks
- Waterbodies
- Open Space/Natural Areas

Source: City of Whittier and Los Angeles County Sanitation Districts, 2013.

Prepared by MIG, July 2017.



Stormwater

Whittier's storm drain system is operated by the Los Angeles County Flood Control District (LACFCD) (Figure 3-9). Stormwater endpoint discharge is the Pacific Ocean via the San Gabriel River and its tributaries -- Coyote Creek, La Miranda Creek, Leffingwell Creek, and Verde Creek. The San Gabriel River is impaired by pollutants, including metals (copper, lead, zinc) and selenium that are carried by stormwater. Metals are common stormwater pollutants associated with roads and parking lots. Other sources of these pollutants include building materials (such as galvanized steel) that are exposed to rain. The City is a co-permittee in the Los Angeles County National Pollutant Discharge Elimination System (NPDES) Municipal Separate Storm Sewer System (MS4) Permit.

Limited portions of the Planning Area are mapped as flood hazard zones with 0.2% annual chance of inundation. These areas include portions of Whittier Boulevard, Hadley Street, Palm Avenue, and Jacmar Avenue.

NPDES Compliance

To comply with the NPDES permit and reduce stormwater pollution, the City has implemented the following measures:

- Plan Review and Implementation of Construction and Post-Construction Water Quality Best Management Practices (BMPs) for Development and Redevelopment
- Low Impact Development (LID) Ordinance
- Green Street Ordinance
- Regenerative Street Sweeping
- Participation in the Gateway Region of Los Angeles LID BMP Program (installation of bioretention tree wells on Milton Avenue and Comstock Avenue)

BMP Locations

The City is evaluating opportunities to install regional water quality BMPs at the following locations:

Coyote Creek Watershed

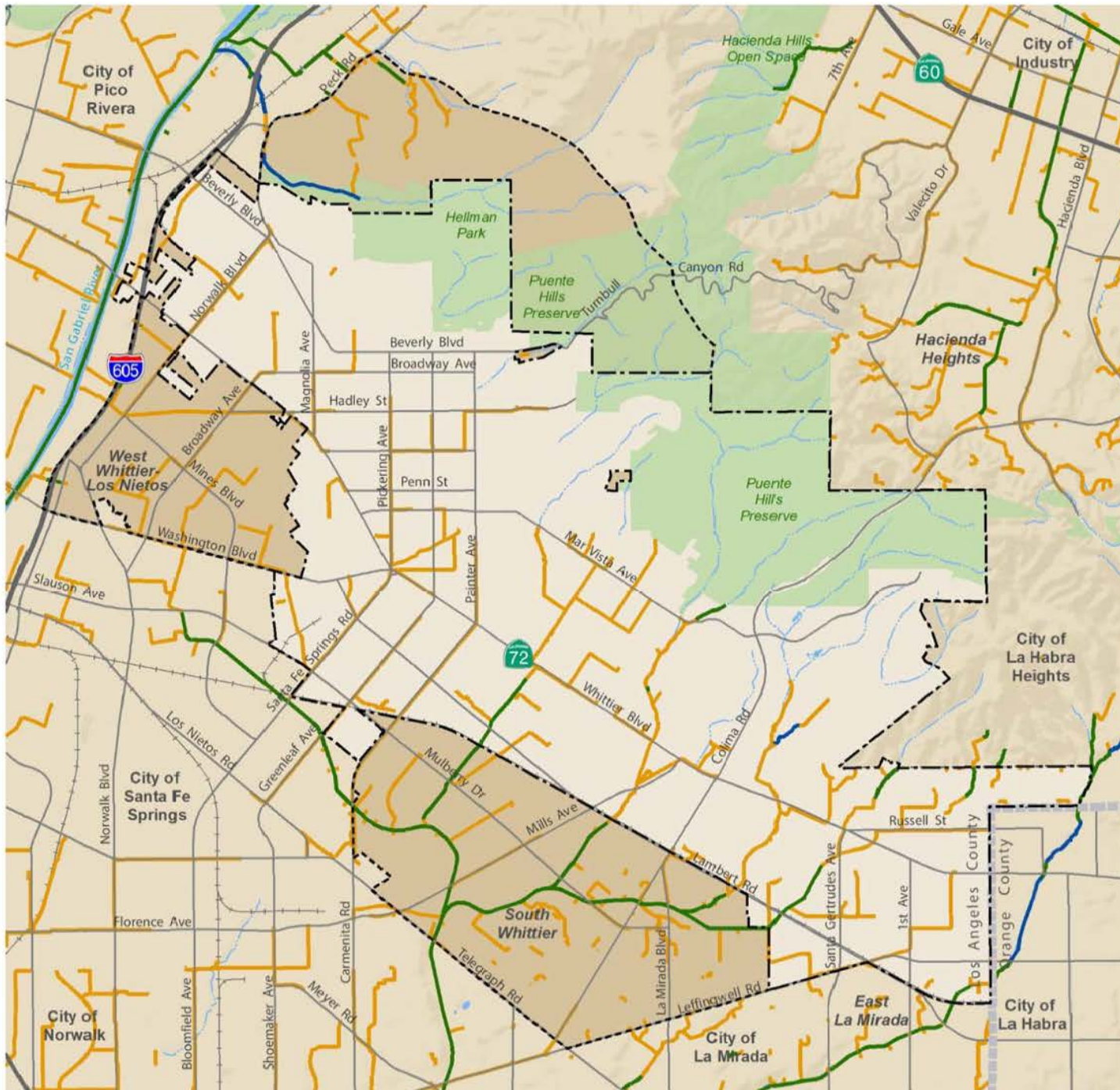
- Arroyo Pescadero Park (Puente Hills Preserve)
- Parnell Park
- Michigan Park
- York Field Park
- Founders Memorial Park
- Leffingwell Ranch Park
- John Greenleaf Whittier Park

- Central Park
- Kennedy Park
- Anaconda Park
- Laurel Park

San Gabriel Watershed

- Hellman Wilderness Park
- Palm Park
- Amigo Park
- 10559 Whittier Boulevard Park

Figure 3-9:
Storm Drainage Facilities
 ENVISION WHITTIER



Storm Drains

- Open Drainage Course
- Natural Drainage Course
- Gravity Main

Base Map Features

- Whittier City Boundary
- Whittier Sphere of Influence
- County Boundary
- Major Streets
- Freeways
- Railroads
- River and Creeks
- Waterbodies
- Open Space/Natural Areas

Source: City of Whittier and Los Angeles County Public Works, 2013.
 Prepared by MIG, July 2017.



Key Considerations

Water

- The City can benefit regional water supplies and help to restore historic groundwater levels by applying Low Impact Development principles to maximize aquifer recharge of treated stormwater (see stormwater opportunities).
- Identify potential recycled water users and opportunities to expand the recycled water distribution network.
- Compare proposed land use changes with areas of proposed fire flow capacity improvements.

- Sewer capacity in Uptown will be constrained until the La Cuarta Capacity Improvement Project is completed.
- Development upstream of existing hot spots may be required to install their own capacity improvements on a case-by-case basis.

Wastewater

- Compare proposed land use changes with existing hot spots.

Stormwater

- No known storm drain capacity issues exist.

- Due to limited space within existing rights-of-way, water quality BMPs should serve multiple functions such as traffic calming, tree planting, and beautification.
- Due to limited park space, water quality BMPs should serve multiple functions for both recreation and stormwater management.
- Review proposed land use policy changes for compatibility with Low Impact Development principles:
 - Conserve natural drainage features
 - Minimize impervious area
 - Create areas for local water storage and infiltration

ⁱ Whittier Boulevard Specified Plan, City of Whittier, 2015.

ⁱⁱ Whittwood Town Center Specified Plan, City of Whittier, 2012.

ⁱⁱⁱ Uptown Whittier Specific Plan, City of Whittier, 2014.

^{iv} City of Whittier Bicycle Transportation Plan, City of Whittier, 2014.

^v The vehicle miles traveled were estimated by using the SCAG Regional Transportation Plan/Sustainable Communities Strategy travel demand model for 2012. The estimates only include half of the VMT for trips with an origin or destination outside the study area and none of the VMT for trips passing through the study area without stopping. Due to limitations in the SCAG travel model, VMT generated by heavy-duty truck trips or unique land uses (airports, seaports, and external gateways) are not included in these estimates.



4

CHAPTER 4: Health and Environment





CHAPTER 4: Health and Environment

Introduction

This chapter describes environmental conditions and public health in the community.

Topics in this chapter are:

- Parks, Recreation, and Trails
- Natural Resources
- Water Resources
- Topography and Terrain
- Safety and Hazards
- Pollution and Hazardous Materials
- Disadvantaged Communities
- Health and Wellness



Puente Hills protected open space with Sycamore trees in the foreground

Parks, Recreation, and Trails

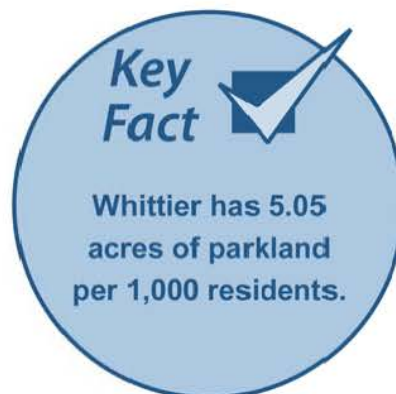
The City of Whittier park system has 23 parks and the 4.5-mile Whittier Greenway Trail. In addition to City parks, a State-owned park and three Los Angeles County parks provide open space easily accessible to Whittier residents. The City plans to extend the Whittier Greenway Trail eastward 2.8 miles to Orange County. Residents also have access to an extensive trail system— Puente Hills Preserve —that lies along the northern border of Whittier and its Sphere of Influence.

Park Facilities

City-owned and operated parks constitute 443.46 acres of parkland (Table 4-1). With a population of 87,690 residents, the City provides 5.05 acres of parkland per 1,000 residents. Los Angeles County and State parks provide an additional 32.36 acres, for an overall total of 475.82 acres. Factoring in additional 55,500 residents within Whittier’s Sphere of Influence, there are 3.33 acres of parkland per 1,000 residents.¹ Figure 4-1 shows the parks and recreation facilities’ locations and accessibility to these facilities.

Table 4-1: Park Types Summary

Park Types – City of Whittier	Size	Number of Parks	Total Park Acres
Mini Parks	0.25 to 1 acre	5	2.8
Neighborhood Parks	1 to 7 acres	11	33.5
Community Parks	7 to 30 acres	3	34.2
Natural Parks	50 + acres	2	327.0
Specialty	NA	2	11.2
Greenway	NA	1	34.7
City of Whittier Total		24	443.46
Park Types – Other Jurisdictions		Number of Parks	Total Park Acres
Pio Pico State Historic Park		1	5.7
LA County Parks (Within Sphere of Influence)		3	26.7
Other Jurisdictions Total Acres		4	32.4
Whittier + Other Jurisdictions Total		28	475.8



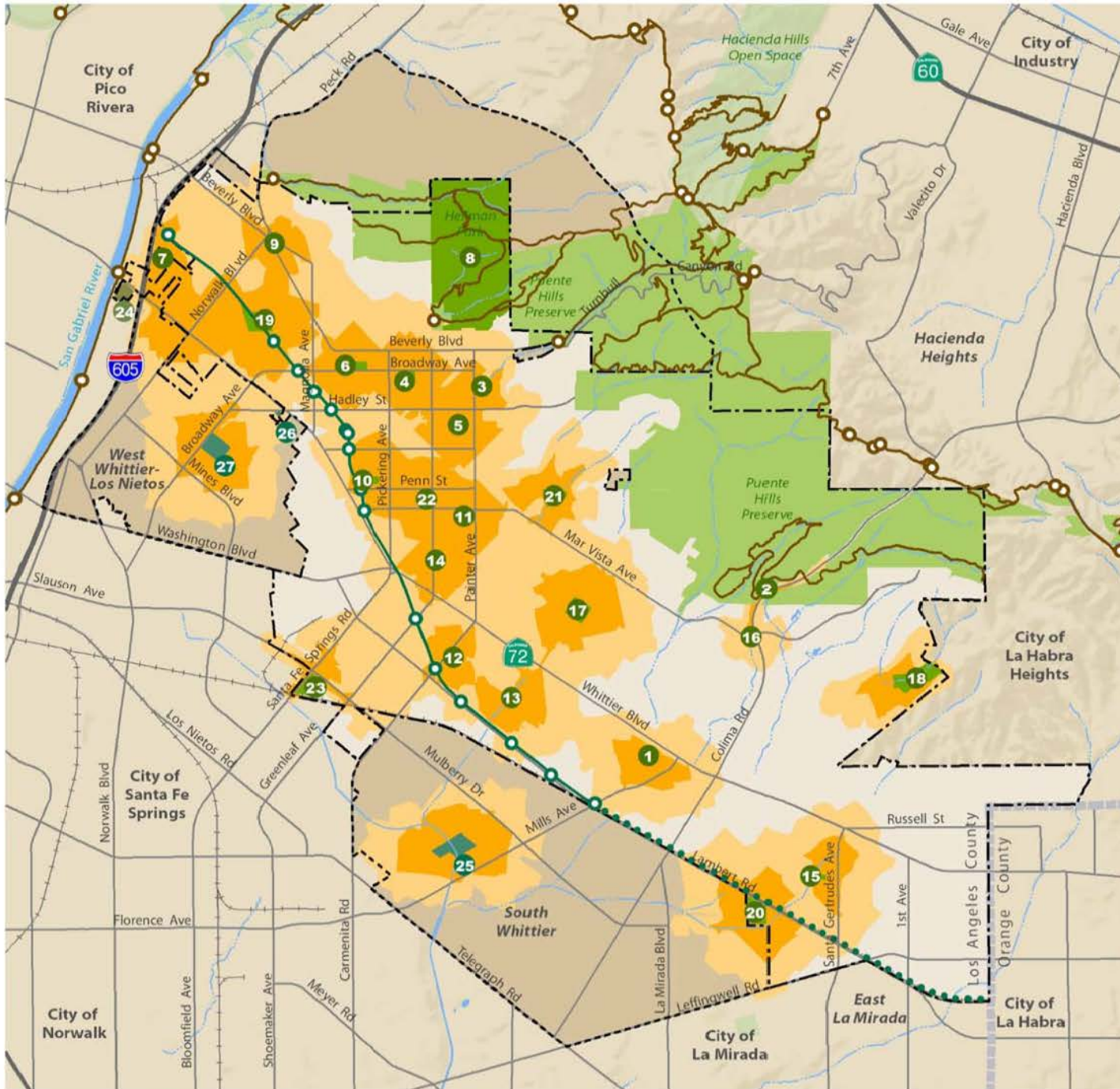


Figure 4-1:
Recreation Facilities and Access

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Parks and Recreation Facilities

- Whittier Parks
- Los Angeles County Parks
- Pio Pico State Historic Park

Park Service Areas to Neighborhoods

- Within 1/4-Mile Walking Distance
- Within 1/2-Mile Walking Distance

Open Space

- Puente Hills Habitat Authority
- Open Space/Natural Areas

Trails

- Greenway Trail
- Greenway Trail Extension
- Greenway Trail Access Points
- Other Trails
- Other Trail Access Points/Trailheads

Base Map Features

- Whittier City Boundary
- Whittier Sphere of Influence
- County Boundary
- Major Streets
- Freeways
- Railroads
- River and Creeks
- Waterbodies

Source: City of Whittier and Los Angeles County Parks and Recreation Department, 2017.

Prepared by MIG, July 2017.



At a national level, according to the National Recreation and Park Association, the level of service for park and recreation agencies serving between 50,000 and 99,999 residents ranges between 4.5 and 15.2 acres of parkland for every thousand residents.

Nearly two-thirds of Whittier's 23 parks are located within the northwestern portion of the City. As a result, most residents in neighborhoods stretching from Michigan Park to Orange Grove live within one-half mile walking distance of a park, the distance most people are willing to walk or bike to a park. In contrast, southeastern neighborhoods such as Friendly Hills, Sun Gold, and Whittwood are not within walking distance of a park. Similarly, the unincorporated communities of South Whittier, portions of West Whittier-Los Nietos, and adjacent to Peck Road also lack easy access to nearby parks.

Community Recreation Facilities

The City operates two community centers, one in Uptown and the second at Parnell Park. The City also has two senior centers, located adjacent to or within the community centers, as shown in Tables 4-2 and 4-3.

Natural parks make up more than 70% of Whittier's park acreage. To increase the number of park and sport facilities available to residents, the City has established joint-use

agreements with two school districts: East Whittier City and Whittier Union High School.

A significant need exists for additional sports facilities including baseball/softball, football, soccer, and an aquatic center in the eastern half of the City.

Key Fact 

Whittier has 23 parks and one greenway, totaling 475 acres of parkland.



Turnbull Canyon Trailhead



Whittier's Central Park

Table 4-2: Parks and Recreation Facilities

Map ID	Park Name	Recreational Amenities		Park Type	Management	Acres
1	Anaconda Park 14575 Anaconda Street	<ul style="list-style-type: none"> Play Equipment Restrooms 	<ul style="list-style-type: none"> Basketball Half Courts Fitness Stations & Jogging Trail 	Neighborhood Park	City of Whittier	2.71
2	Arroyo Pescadero Trailhead 7531 Colima Road	<ul style="list-style-type: none"> Trailhead Wilderness Trails 		Specialty	City of Whittier	0.52
3	Bailey Ranch House 13421 Camilla Street	<ul style="list-style-type: none"> Museum/Historic Depot 		Specialty	City of Whittier	0.38
4	Broadway Park 12816 Broadway Avenue	<ul style="list-style-type: none"> Lighted Tennis Courts Play Equipment 	<ul style="list-style-type: none"> Restrooms Horseshoe pit 	Neighborhood Park	City of Whittier	1.95
5	Central Park 6532 Friends Avenue	<ul style="list-style-type: none"> Play Equipment Restrooms 	<ul style="list-style-type: none"> Gazebo Fish pond 	Neighborhood Park	City of Whittier	1.70
6	Founders Memorial Park 6031 Citrus Avenue	<ul style="list-style-type: none"> Passive Turf Areas 		Neighborhood Park	City of Whittier	5.93
7	Guirado Park 5760 Pioneer Boulevard	<ul style="list-style-type: none"> Small Banquet Facility Play Equipment Restrooms 	<ul style="list-style-type: none"> Handball Courts Basketball Half Court Softball Field 	Neighborhood Park	City of Whittier	4.74
8	Hellman Park 5700 Greenleaf Avenue	<ul style="list-style-type: none"> Trailhead Wilderness Trails 		Natural Park	City of Whittier	279.00
9	Hoover Fountain 10839 Beverly Boulevard	<ul style="list-style-type: none"> Fountain 		Mini Park	City of Whittier	0.62
10	J. G. Whittier Park 7227 Whittier Avenue	<ul style="list-style-type: none"> Play Equipment Restrooms 	<ul style="list-style-type: none"> Spray Pool Softball Field 	Neighborhood Park	City of Whittier	1.87
11	Joe Miller Field 7630 Washington Avenue	<ul style="list-style-type: none"> Skate Park Softball Diamond 	<ul style="list-style-type: none"> Restrooms 	Specialty	City of Whittier	2.03
12	Kennedy Park 8530 Painter Avenue	<ul style="list-style-type: none"> Play Equipment Outdoor Classroom 	<ul style="list-style-type: none"> Restrooms 	Neighborhood Park	City of Whittier	1.54
13	Laurel Park 8825 Jacmar Avenue	<ul style="list-style-type: none"> Restroom 	<ul style="list-style-type: none"> Play Equipment 	Neighborhood Park	City of Whittier	0.84
14	Lee Owens Park 7930 Greenleaf Avenue	<ul style="list-style-type: none"> Play Equipment Basketball Court 	<ul style="list-style-type: none"> Restrooms 	Neighborhood Park	City of Whittier	1.53

Table 4-2: Parks and Recreation Facilities (Cont.)

Map ID	Park Name	Recreational Amenities		Park Type	Management	Acres
15	Leffingwell Park 15740 Starbuck Street	<ul style="list-style-type: none"> Play Equipment Lighted Tennis Courts 	<ul style="list-style-type: none"> Restrooms 	Neighborhood Park	City of Whittier	2.18
16	Mar Vista Fountain Mar Vista Street/Colima Road	<ul style="list-style-type: none"> Fountain 		Mini Park	City of Whittier	0.44
17	Michigan Park 8228 Michigan Avenue	<ul style="list-style-type: none"> Play Equipment Softball Field 	<ul style="list-style-type: none"> Fitness Stations Restrooms 	Community Park	City of Whittier	10.00
18	Murphy Ranch Park 16200 Las Cumbres Drive	<ul style="list-style-type: none"> Wilderness Trails 		Natural Park	City of Whittier	48.00
19	Palm Park 5703 Palm Avenue	<ul style="list-style-type: none"> Banquet Room and Pool Play Equipment Softball Field Basketball Court Lighted Tennis Courts Swimming Pool 	<ul style="list-style-type: none"> Fitness Stations Restrooms Horseshoe Pit Sinks and Stoves Tennis Center 	Community Park	City of Whittier	12.66
20	Parnell Park 10711 Scott Avenue	<ul style="list-style-type: none"> Banquet Rooms Play Equipment Basketball Court Softball Field 	<ul style="list-style-type: none"> Restrooms Senior and Community Building Zoo 	Community Park	City of Whittier	11.59
21	Penn Park 13950 Penn St	<ul style="list-style-type: none"> Play Equipment Restrooms 	<ul style="list-style-type: none"> Waterfall, Streams and Pond 	Community Park	City of Whittier	8.00
22	Whittier Depot Park 7333 Greenleaf Avenue	<ul style="list-style-type: none"> Banquet Room Meeting Room 	<ul style="list-style-type: none"> Restrooms 	Specialty	City of Whittier	1.34
23	York Field 9110 Santa Fe Springs Road	<ul style="list-style-type: none"> Baseball and Softball Fields Play Equipment (covered) 	<ul style="list-style-type: none"> Restrooms 	Specialty	City of Whittier	9.17
24	Pio Pico State Historic Park 6003 Pioneer Boulevard	<ul style="list-style-type: none"> Museum 		Specialty	State of California	5.71
25	Adventure Park 10130 Gunn Avenue	<ul style="list-style-type: none"> Children's Play Area Gymnasium Sports Fields 	<ul style="list-style-type: none"> Tennis Courts Walking Path Community Buildings 	Community Park	County of Los Angeles	14.60
26	McNees Park 11590 Hadley Boulevard	<ul style="list-style-type: none"> Passive Turf Area 		Mini Park	County of Los Angeles	0.61
27	Sorensen Park 11419 Rose Hedge Drive	<ul style="list-style-type: none"> Library Sports Fields 	<ul style="list-style-type: none"> Basketball Courts Children's Play Area 	Community Park	County of Los Angeles	11.44

Source: City of Whittier, Community Services Department, 2017.

Table 4-3: Recreation Buildings and Major Facilities

Park Name	Park Type	Management
Whittier Community Center	7630 Washington Avenue	<ul style="list-style-type: none"> Fitness classes, Open sports play Room rental
Whittier Center Theatre	7630 S. Washington Avenue	<ul style="list-style-type: none"> Theatre classes / productions Theatre rental
Whittier Depot	7333 Greenleaf Avenue	<ul style="list-style-type: none"> Room rental
Palm Park Aquatic Center	5703 Palm Avenue	<ul style="list-style-type: none"> Aquatic Center Swim classes and recreation swim Diving classes Pool rental
Parnell Park Community and Senior Center	15390 Lambert Road	<ul style="list-style-type: none"> Health screenings Fitness classes Senior classes, events, and support services Room rental
Uptown Senior Center	13225 Walnut Street	<ul style="list-style-type: none"> Health screenings Fitness classes Senior classes, events, and support services Room rental
Whittwood Branch Library	10537 Santa Gertrudes Avenue	<ul style="list-style-type: none"> Room rental
Whittier Public Library	7344 Washington Avenue	<ul style="list-style-type: none"> Room rental
Guirado Park	5760 Pioneer Boulevard	<ul style="list-style-type: none"> Room rental

Source: City of Whittier, Community Services Department, 2017.



Whittier Community Center
Envision Whittier
Existing Conditions Atlas



Whittier Depot

Key Fact 

Whittier offers more than 40 recreation facility rooms, a pool, and other amenities.

Trails

The Whittier Greenway Trail, developed through the transformation of an abandoned railroad right-of-way, is a 4.5-mile greenbelt for walking and biking. The Whittier Greenway Trail begins on the City's western boundary near the San Gabriel River Trail and terminates at Mills Avenue. The City plans to extend the Greenway an additional 2.8 miles to the Orange County boundary. Neighborhoods where residents live within a one-half mile walking distance of the existing Greenway Trail include Orange Grove, Palm Park, Uptown, Quad, and Anaconda Park, as well as portions of South Whittier, North West Whittier, Rideout Heights, and Historic Whittier. The planned extension will provide access to parks from South Whittier and Whittwood neighborhoods.

The Scharbarum Trail, within the Puente Hills Preserve, is located on a ridge and forms the spine for numerous other trails within the Preserve. This extensive trail network is accessed from multiple Whittier trailheads. A parks survey conducted in 2016 revealed that the trails' access points are well used by Whittier residents and people from nearby communities (Table 4-4). Residents of neighborhoods adjacent to trailheads have expressed concern with increasing transit usage, with visitors parking on nearby streets early in the morning and late at night, and some people leaving trash.

Table 4-4: Recreation Use - All Trailheads Over Three Days

Trailhead	Number of Visitors ¹
Hacienda Hills	1,239
Hellman Park	3,262
Powder Canyon	912
Sycamore Canyon	330
Turnbull Canyon	1,425
Total	7,168

Note: 1) Tuesday March 29, Friday April 1, Saturday April 2, 2016

Source: Puente Hills Preserve, 2016 Recreation Use Assessment, MIG, September 2016.



Community members enjoy the Whittier Greenway Trail

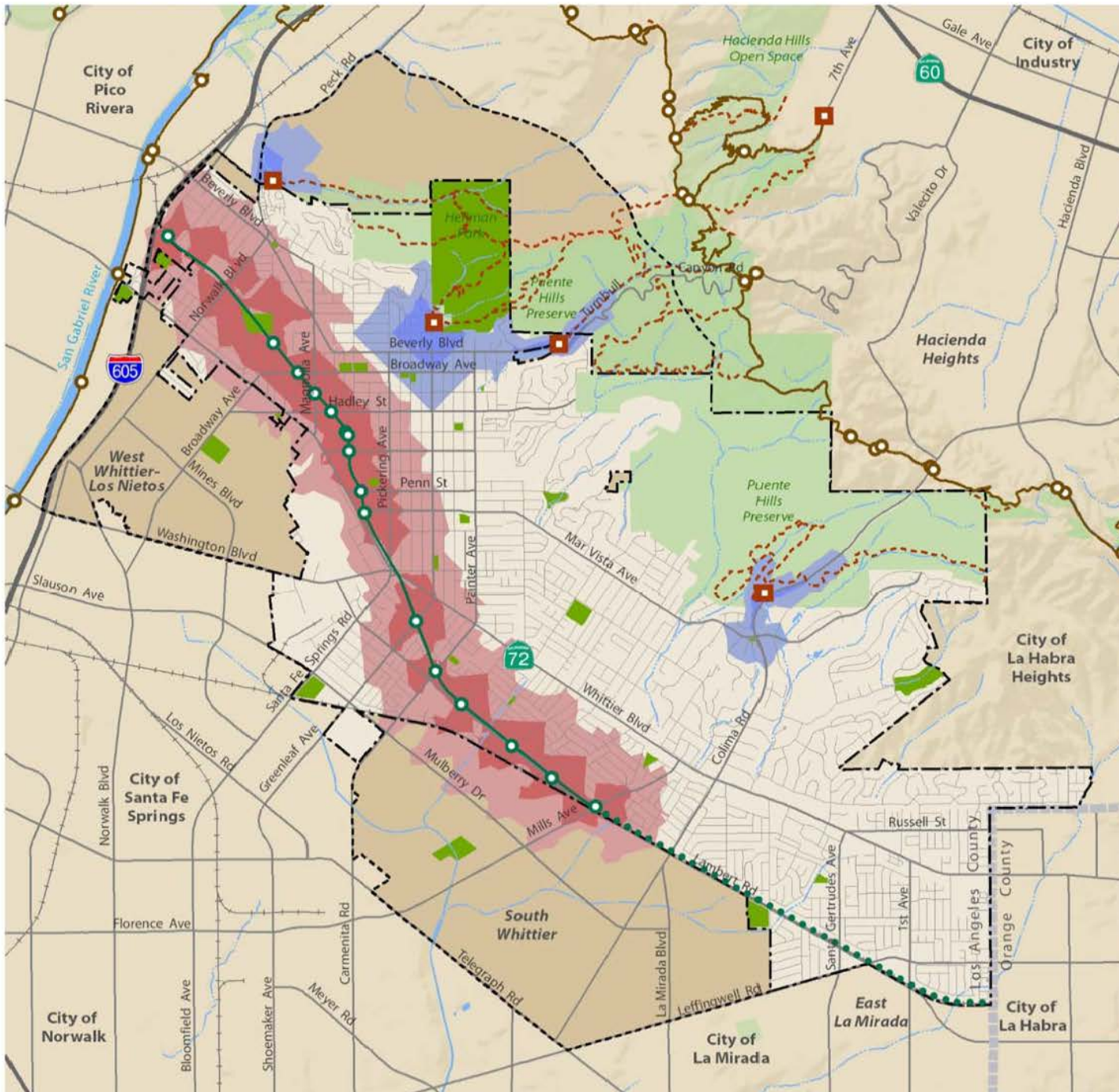
Key Considerations

- The Whittier Greenway is a major achievement: its development significantly improved the provision of park space.
- Residents within the Planning Area are underserved by current park acreage, much of which is in the form of passive natural parks. Active facilities— including baseball, softball, football, and soccer fields— are much in need.
- Vacant land is scarce in Whittier; thus, few opportunities to develop new parks exist.
- In the City's southeastern area— including several neighborhoods such as Friendly Hills, Sun Gold, and Whittwood— residents are not within one-half mile walking distance of a park.
- Potential solutions to address the need for additional active parkland includes:
 - Further expand joint-use agreements with local school districts
 - Extend Whittier Greenway (already underway)
 - Develop nontraditional parks within the more urbanized areas of the City

Figure 4-2:

Trails

ENVISION WHITTIER



Trails

- Greenway Trail
- - - - - Greenway Trail Extention
- Greenway Trail Access Points
- - - - - Other Trails
- Trailheads
- County Trails
- County Trail Access Points

Greenway Trail Service Areas

- Within 1/4-Mile Walking Distance
- Within 1/2-Mile Walking Distance

Trailhead Service Areas

- Within 1/4-Mile Walking Distance
- Within 1/2-Mile Walking Distance

Parks and Open Space

- Whittier Parks
- Open Space/Natural Areas

Base Map Features

- Whittier City Boundary
- Whittier Sphere of Influence
- County Boundary
- Major Streets
- Freeways
- Railroads
- River and Creeks
- Waterbodies

Source: City of Whittier and Los Angeles County Parks and Recreation Department, 2017.

Prepared by MIG, July 2017.



Natural Resources

Open Space and Natural Resources

Open space and natural areas are located largely in the Puente Hills Preserve area. Whittier's park system consists of four large community parks, 15 neighborhood parks, two wilderness parks, sport fields, a dog park, and the Greenway Trail. The Puente Hills Preserve, located in the hillsides above the City, is undeveloped and provides a unique ecology. Natural resources in the Puente Hills Preserve include water, flora, and fauna. And, while local oil fields historically were pumped from sites in the hills, this activity has ceased as a result of efforts to preserve the hillsides as natural areas.

Significant Ecological Areas

Significant Ecological Areas (SEAs) are officially designated areas within Los Angeles County identified as having irreplaceable biological resources. These areas represent the wide-ranging biodiversity of the County and contain some of the County's most important biological resources. The Puente Hills includes SEAs in the City boundary and the Sphere of Influence (see Figure 4-3).



Vegetation Communities and Wildlife Habitat

The Puente Hills Preserve, managed by the Puente Hills Habitat Authority, provides vegetation complexity and habitats within a small area. These complex communities and habitats result from the soils, slope, hydrology, and the climate that combine to create conditions highly suitable for diverse ecosystems. Additionally, several vegetation communities within the Puente Hills are unique to the Southern California coast. They are considered globally sensitive and often support special status wildlife species that are threatened by urban development.

Nine major vegetation community types have been identified within the Puente Hills Preserve.

Coastal Sage Scrub

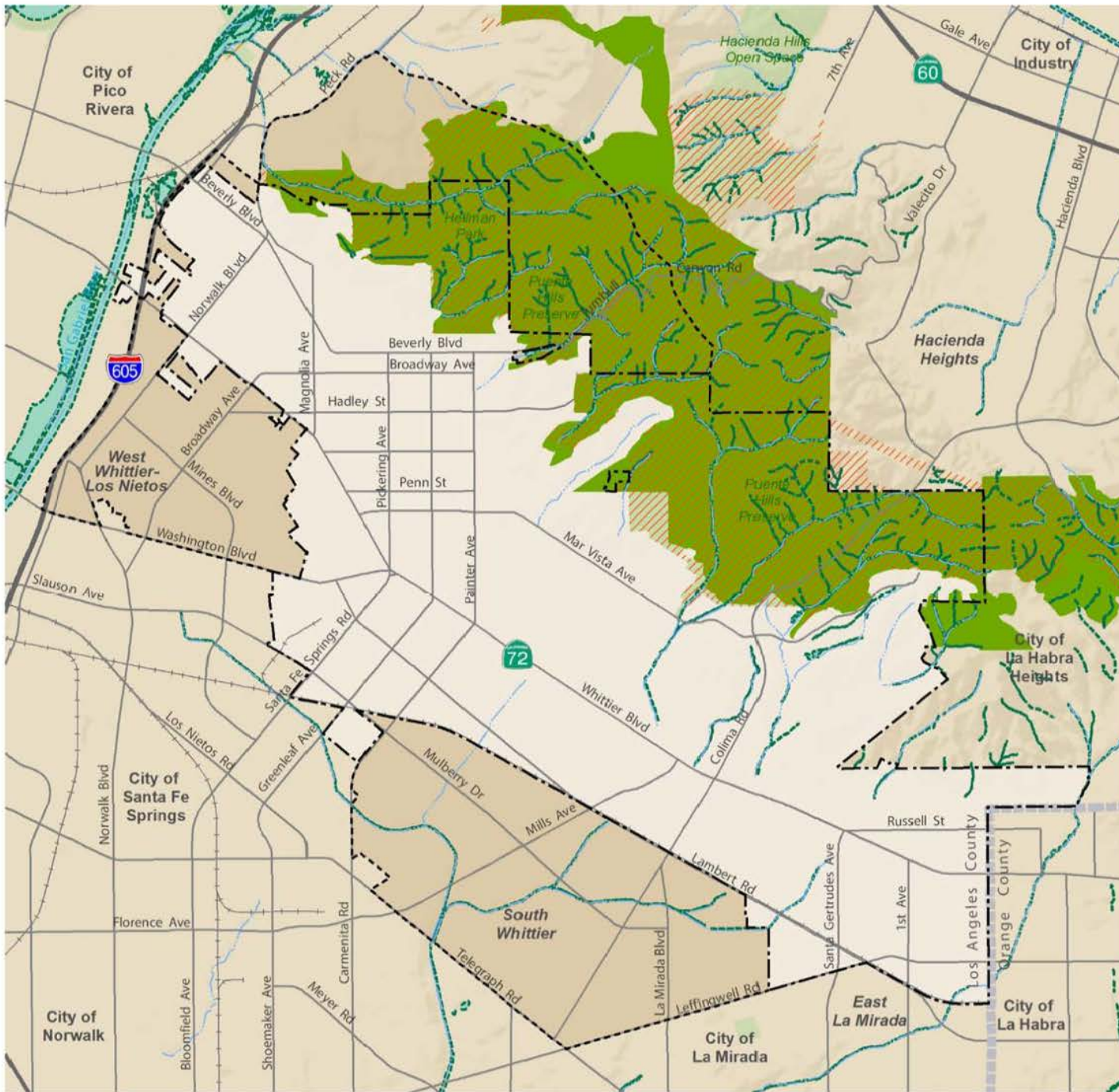
The Coastal Sage Scrub habitat is home to a variety of birds including the federally threatened California gnatcatcher. Other wildlife present includes rodents (mainly mice and the San Diego desert woodrat, a California Species of Special Concern), mule deer, coyotes, and the northern red-diamond rattlesnake, which is a California Species of Special Concern as well (see Figure 4-3).

Chaparral

Chaparral is a transitional vegetation community between coastal sage scrub and woodland habitats. As a transitional community, the wildlife habitats found here are very similar to coastal sage scrub. Many of the same bird species found in coastal sage scrub are common in chaparral, but some bird species such as the coastal California gnatcatcher are rarely found. Rodents and reptiles are also common in this vegetation. Most larger wide-ranging mammals, such as the bobcat and gray fox, occur here as well.

Figure 4-3:
Biological Resources

ENVISION WHITTIER



Biological Resources

- Gnatcatcher Critical Habitat
- Significant Ecological Areas
- Wetlands Habitat

Base Map Features

- Whittier City Boundary
- Whittier Sphere of Influence
- County Boundary
- Major Streets
- Freeways
- Railroads
- River and Creeks
- Waterbodies
- Open Space/Natural Areas

Source: City of Whittier; California Department of Transportation, California Department of Fish and Game.

Prepared by MIG, July 2017.



Grassland

Grassland communities formed because of disturbances such as farming, grazing, and fire. Grassland vegetation's lack of structure and habitat diversity often results in fewer species compared to other communities. The most common grass species include ripgut brome, slender wild oat, foxtail barley, red brome, soft chess, wild oat, perennial wild rye, and foxtail fescue. Rodent species make up much of the mammal population. Snakes represent a majority of the reptile population. Passerine birds (songbirds and perching birds) are also common, except during nesting season. Raptors are common because they feed on rodents, birds, reptiles, and insects that are commonly found in grassland habitats. One can find amphibian species like the western toad, Pacific chorus frog, and the western spadefoot, which is a California Species of Special Concern.

Riparian

Riparian is one of the most diverse communities of plants and wildlife within the Puente Hills Preserve because of moisture. The size of the riparian habitat has been greatly reduced over time. Common shrub and tree species in the Preserve riparian areas are arroyo willow, western sycamore, coast live oak, and mulefat. Much of the canopy is composed of coast live oak. Beneath the oak



View of Whittier from the Puente Hills, with lush vegetation in the foreground

canopy are Mexican elderberry, toyon, fuchsia-flowered gooseberry, California wild rose, holly-leaved redberry, and laurel. This vegetation provides habitat to several nesting sensitive species including the yellow-breasted chat, a California Species of Special Concern. The riparian habitat is used by migrating songbirds as well. Mammals, reptiles, and

amphibians found in riparian areas are species that prefer wetter habitats.

Woodland

Woodland habitat within the Puente Hills Preserve provides habitat for woodland bird species. It provides nesting and roosting sites for many bird species, and is commonly used for migrating songbirds. Rodent and reptile species are far less common in this habitat compared to brushy ones; however certain species can still be found, such as the brush mouse and western gray squirrel. This habitat is well suited for larger mammals and amphibians, specifically the mule deer and arboreal salamander.

Cliff and Rock

Little vegetation is found in the cliff and rock areas; however, some instances of coastal sage scrub species occur.

Agriculture

Agricultural areas have been actively managed but no longer prevail. Avocado orchards and

vineyard remnants can be found scattered throughout the Preserve.

Developed and Disturbed

The developed and disturbed vegetation community refers to areas of the Preserve that have been modified by human activity. The vegetation communities found here are generally composed of nonnative ornamental trees and shrubs. These habitats can mimic the structure of native woodlands and are used by nesting birds, songbirds, and raptors.

Key Considerations

- A majority of the natural open spaces and resources in the City are located within the Puente Hills Preserve and parkland. As a result of the Mediterranean climate and unique diversity of vegetation communities found within the Puente Hills Preserve, this area often serves as habitat to several special status wildlife species.

- The nine major vegetation communities within the Puente Hills Preserve are coastal sage scrub, chaparral, grassland, riparian, woodland, cliff and rock, agriculture, and developed and disturbed. These communities support a rich diversity of wildlife—including species either protected or threatened—that contribute to healthy natural ecosystems in a suburban environment.
- The most valuable vegetation community, in terms of plant and animal diversity, is the riparian community. However, like all wetland habitats in California, its size has been greatly reduced.
- Natural habitat protection provides places for plants and wildlife to thrive and people to enjoy.

Water Resources

Watershed

The Puente Hills are located in the San Gabriel River Watershed, which is bounded by the San Gabriel Mountains to the north, San Bernardino and Orange counties to the east, the Los Angeles River to the west, and the Pacific Ocean to the south. Whittier is primarily located within the Lower San Gabriel River subwatershed area (see Figure 4-4).

The San Gabriel River receives drainage from 689 square miles of eastern Los Angeles County; its headwaters originate in the San Gabriel Mountains. The watershed is hydraulically connected to the Los Angeles River through the Whittier Narrows Reservoir (normally only during high storm flows). The lower part of the River flows through a concrete-lined channel in a heavily urbanized portion of the County before becoming a soft bottom channel once again near the ocean in the City of Long Beach. Large electrical power poles line the River along the channelized portion; nurseries, small stable areas, and storage facilities are in these areas.

Pollutants from dense clusters of residential and commercial activities have impaired water quality in the middle and lower watershed.

Groundwater

Whittier is underlain by the Los Angeles coastal plain groundwater basin system. This system is made up of four groundwater basins: West Coast, Santa Monica, Hollywood and Central Basin. Whittier is located within the Central Basin (see Figure 4-5). The Central Basin underlies a large portion of the southeastern part of the Los Angeles coastal plain. The Central Basin is bounded by the Elysian, Repetto, Merced, and Puente Hills on the north and northeast; the Los Angeles/Orange County line on the east; and the Rosecrans, Signal, and Bixby Ranch Hills on the south and west.

The Central Basin groundwater comprises three layers. The top layer is shallow semi-perched water, the primary body of fresh water is underneath, and the bottom layer is salt water. Groundwater movement generally results from difference in pressure between points of recharge, such as percolation areas, spreading grounds, and streams, and from points of discharge, such as wells, ocean, and springs.

Surface Waters

Surface waters in Whittier flow towards the southwest, discharging into Coyote Creek and ultimately in the San Gabriel River and Pacific Ocean. Over a dozen tributaries flow southerly down through the Puente Hills including intermittent streams and creeks. These flows are then conveyed via concrete-lined channels and underground stormwater culverts. The channels flow south, crossing Santa Fe Springs and Cerritos, and eventually draining into Coyote Creek. See Figure 4-6 for location of surface waters.

Although intermittent streams flow seasonally, they are important to the health of the downstream waters. Intermittent streams support distinctive riparian vegetation and play a major biological role by supplying sediment, water, and organic materials to downstream water channels.

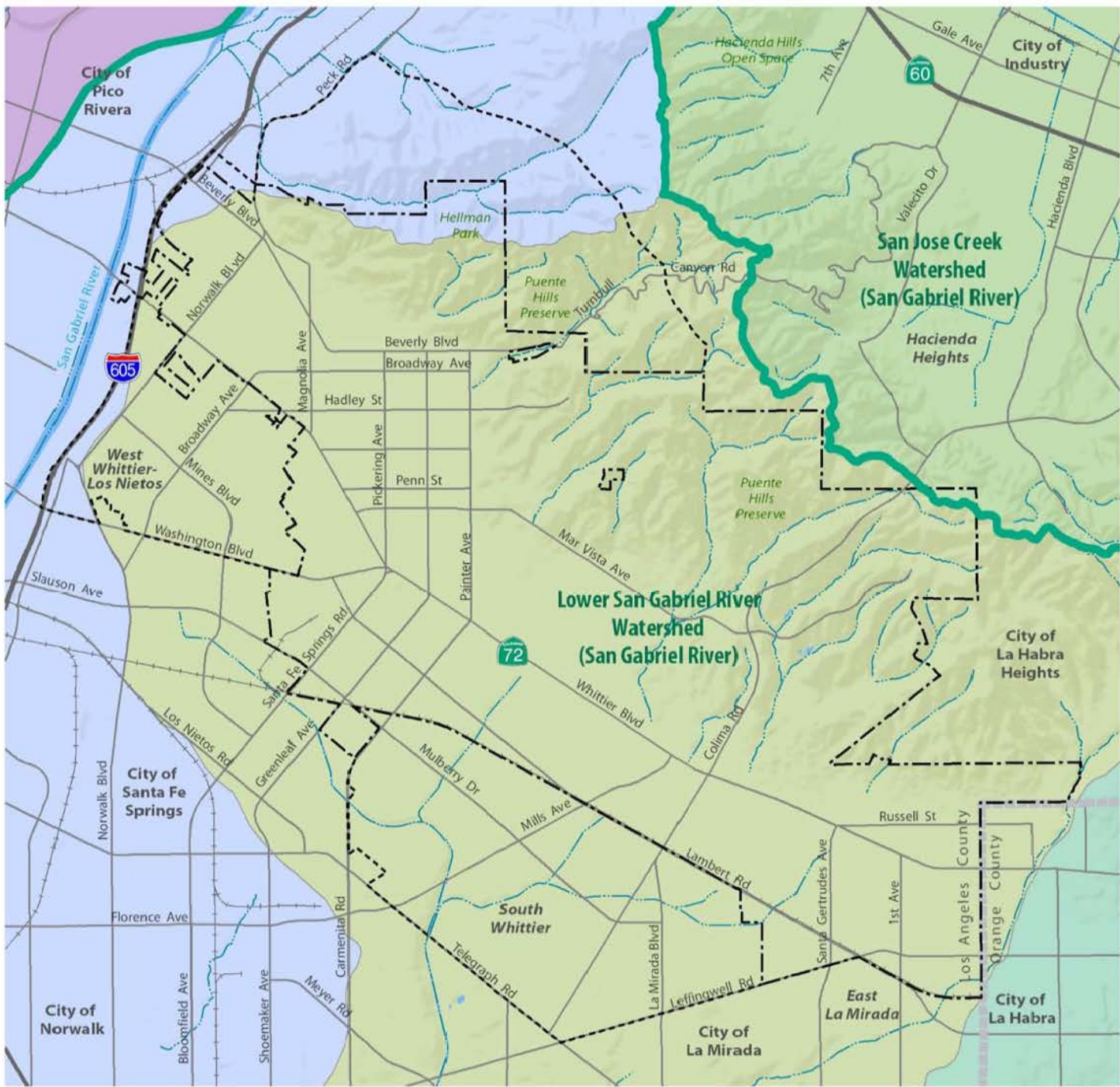
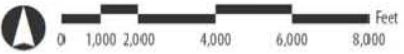


Figure 4-4:
Watersheds

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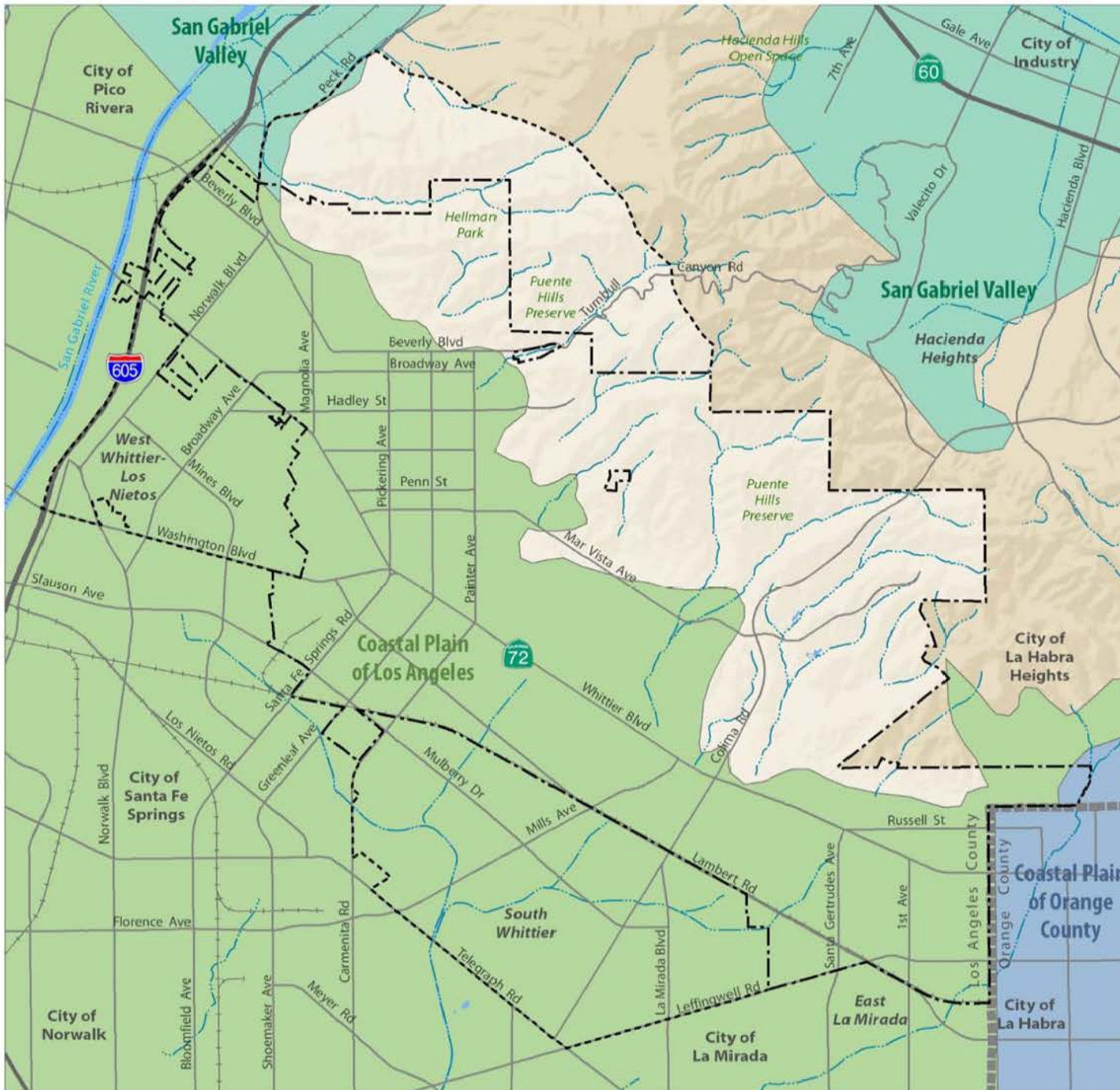


Figure 4-5:
Groundwater Basins

ENVISION WHITTIER

Groundwater Basins

- Coastal Plain of Los Angeles
- San Gabriel Valley
- Coastal Plain of Orange County

Base Map Features

- Whittier City Boundary
- Whittier Sphere of Influence
- County Boundary
- Major Streets
- Freeways
- Railroads
- River and Creeks
- Waterbodies

Source: City of Whittier and Los Angeles County Public Works, 2013.
Prepared by MIG, July 2017.



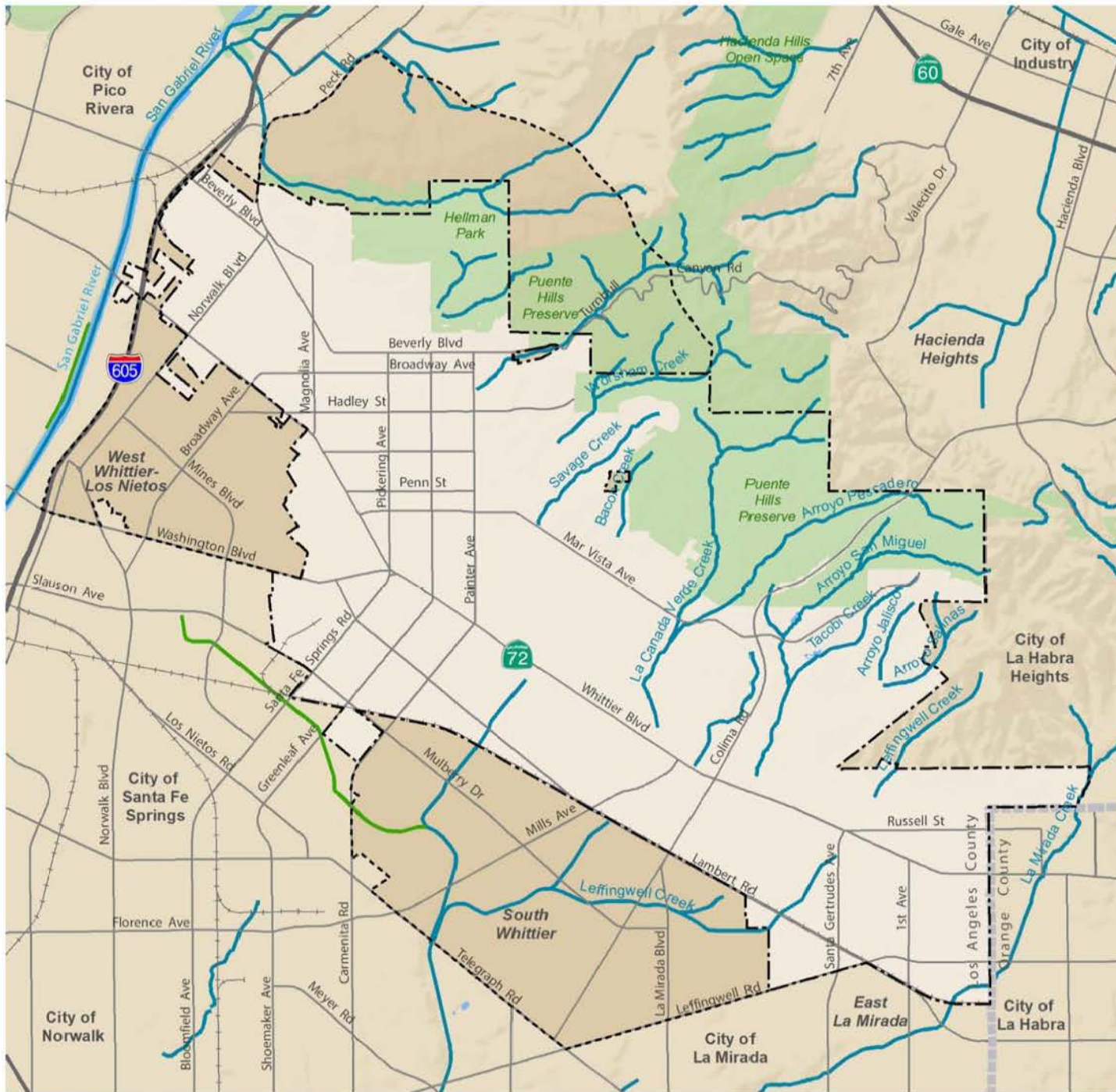


Figure 4-6:
Water Courses

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Water Courses/Conveyances

- Intermittent Stream/River
- Canal/Ditch

Base Map Features

- Whittier City Boundary
- Whittier Sphere of Influence
- County Boundary
- Major Streets
- Freeways
- Railroads
- Waterbodies
- Open Space/Natural Areas

Source: City of Whittier and Los Angeles County Public Works, 2013.

Prepared by MIG, July 2017.



Flood Protection

The Los Angeles County Flood Control District (LACFCD) and United States Army Corps of Engineers (USACE) manage the region's flood protection and drainage. LACFCD oversees several flood control facilities, such as check dams, debris basins, and flood control channels, throughout the County. Naturally occurring flood protection, such as natural channelization, allows water to percolate into local groundwater basins. The Whittier Narrows Dam, located northwest of the City, is operated by the USACE to regulate flows from the San Gabriel River to the Rio Hondo for flood control and water conservation.

For more information, see section on Flooding and Dam Inundation.

Key Considerations

- Whittier is within the Central Basin of the Los Angeles coastal plain and is part of the San Gabriel River Watershed.
- Approximately 65% of the City is served by the City of Whittier Water Department; the remainder of the City is served either by San Gabriel Valley Water Company or Suburban Water Systems.
- The Los Angeles County Flood Control District manages flood protection and drainage.



Whittier Narrows Dam, just northwest of the City of Whittier

Topography and Terrain

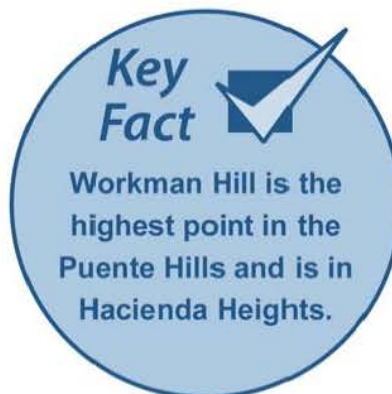
Elevations in the Planning Area range from 150 to 1,417 feet above sea level. The Planning Area's southeast area has low elevation. This region is almost completely developed. The northwest side of the City against the Puente Hills steadily increases in elevation. The Puente Hills Preserve extends from 400 to 1,417 feet above sea level. Terrain in the Puente Hills Preserve varies from moderate to very steep slopes covered in dense vegetation (see Figure 4-7). The Puente Hills are geologically young in origin and tend to have unstable soils. North of the City, the Whittier earthquake fault zone runs northwest-southeast.

Key Considerations

- Developed areas of Whittier largely occur on flat or gently sloping terrain. However, neighborhoods in the hillsides may experience unstable soils and high fire hazards associated with the steeper, highly vegetated slopes.
- The Whittier earthquake fault zone is located north of the City and poses risks of severe ground shaking and earth displacement.



Puente Hills topography



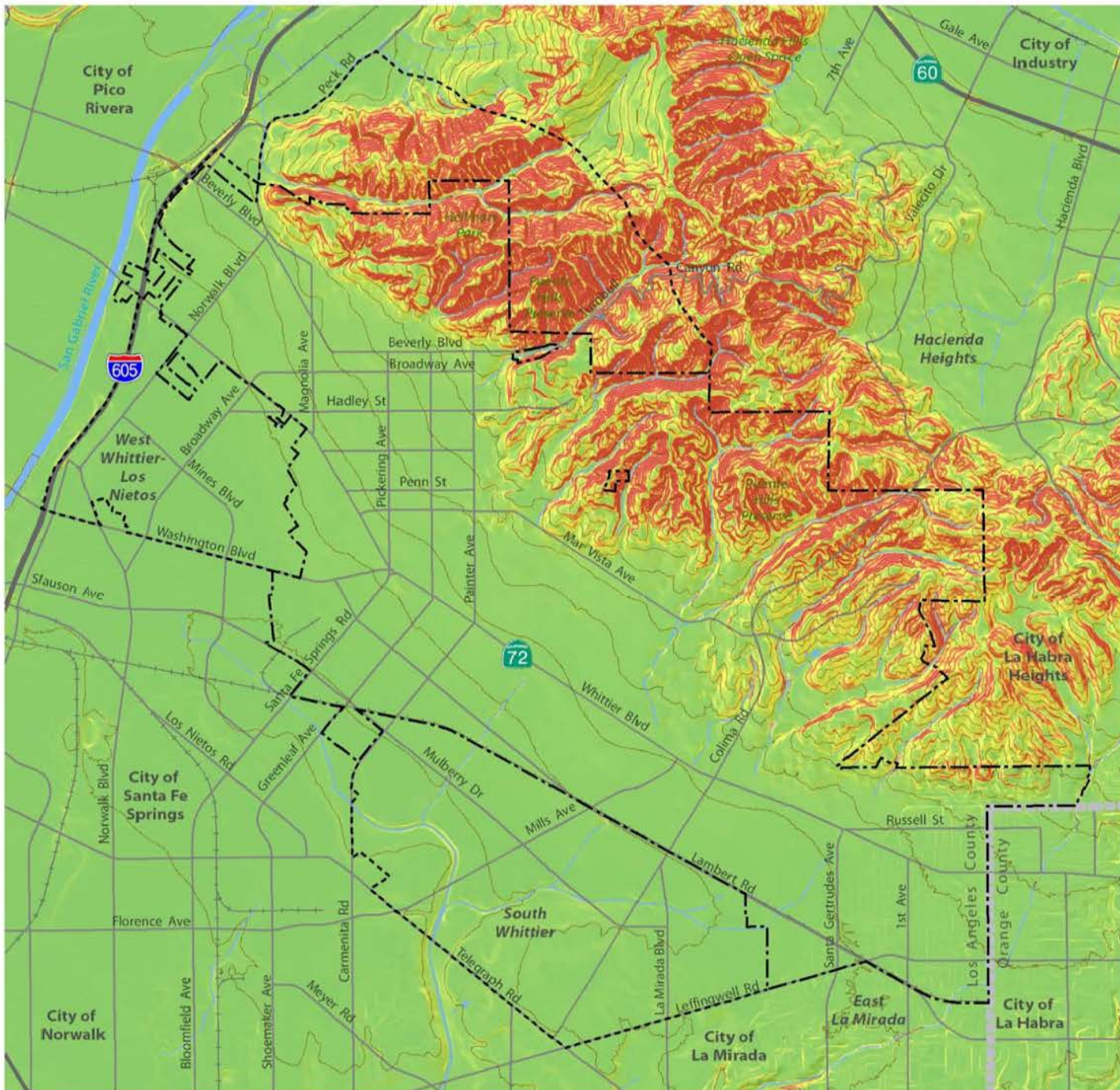


Figure 4-7:
Topography and Slope
 ENVISION WHITTIER

- Hillside Slopes**
- Very Steep
 - Steep
 - Flat
- 50-Foot Contours
- Base Map Features**
- Whittier City Boundary
 - Whittier Sphere of Influence
 - County Boundary
 - Major Streets
 - Freeways
 - Railroads
 - River and Creeks
 - Waterbodies

Source: City of Whittier and United States Geological Survey, 2017.
 Prepared by MIG, July 2017.



Safety and Hazards

The Puente Hills form Whittier's northern boundary. The steep terrain and dense natural vegetation present wildland fires and slope failure hazards. The City understands that comprehensive planning within the context of safety addresses both public safety and environmental conditions such as potential earthquakes, floods, and the presence of hazardous materials. Public safety responsibilities continue to evolve to address changing conditions.

The City is committed to maintaining a high level of preparedness to protect the community from risks to life, property, and the environment resulting from natural and human-caused disasters and hazards. Increased emphasis will be placed on sustainable approaches to public safety, including crime and fire prevention through urban and environmental design, improved use of technology, management of hazardous materials, and improved disaster planning.

The City's commitment to public safety encompasses two broad areas of responsibilities: 1) providing public safety services and the planning necessary for the prevention of crime; and 2) creating safe environments that minimize exposure to risks to life and property.

Seismic Hazards

Building damage caused by seismic activities represent an ever-present hazard. Whittier has a predominantly older housing stock with most of the housing built prior to 1960. These older structures could be vulnerable to considerable damage as result of a significant seismic event.

Seismic History

The most significant earthquake affecting Whittier was the October 1, 1987 Whittier Narrows Earthquake (magnitude 5.9), and the October 4, 1987 aftershock (magnitude 5.5). The October 1 quake struck at 7:42 AM. The Uptown area, with many unreinforced masonry buildings, was by far the hardest hit. At least 200 residences and 30 businesses were badly damaged. Most of the severe damage was to structures built before 1930.ⁱⁱ Landslides were observed in Turnbull Canyon. The City's Building and Safety Department found that 5,100 buildings were damaged by the quake, and of those, about 200 were deemed unsafe.ⁱⁱⁱ

Other historic earthquakes have affected Whittier. A magnitude 4.7 earthquake in 1929 centered around Whittier Fault was reported to have caused notable damages to buildings including several in East Whittier. The 1933 Long Beach earthquake, one of the most

damaging to hit the Los Angeles region, also damaged many buildings, including the Whittier High School auditorium.^{iv} Table 4-5 shows the earthquakes that have struck within 10 miles of Whittier since 1930.



Masonry damage from 1987 Whittier Narrows Earthquake

Table 4-5: Recent Earthquake History

Decade	Frequency of Earthquakes within 10 miles of Whittier (Magnitude 2.0 to 5.9)				
	2.0 - 2.9	3.0 - 3.9	4.0 - 4.9	5.0 - 5.9	Total
1930	76	30	8	-	114
1940	45	10	-	-	55
1950	55	12	-	-	67
1960	38	6	1	-	45
1970	81	17	1	-	99
1980	308	34	8	3	353
1990	112	11	-	-	123
2000	84	5	-	-	89
2010	99	8	2	1	110
Total	898	133	20	4	1,055

Source: Southern California Earthquake Center, Caltech, 2017.

Faults

Southern California is an area well known for its seismicity. The region sits across two tectonic plates: the North American and the Pacific. Movement along this boundary has resulted in many earthquakes from the region's numerous faults. Figure 4-8 shows the regional faults' locations.

The Whittier Fault is located within the Puente Hills, a few miles east of City Hall. A concealed portion of the fault lies close to Uptown. The fault is the northern segment of the Elsinore Fault Zone that extends to San Diego County.

Unmapped faults, or ones that are relatively distant from the City, can produce earthquakes that may have damaging impact on Whittier. An example is the damage caused by the previously unknown concealed thrust fault located in the City of Rosemead that produced the Whittier Narrows earthquake.^v

The San Andreas fault and the Newport-Inglewood fault, both further than 10 miles from the City, have the capability of producing a large earthquake that could affect Whittier. The San Andreas fault could produce a magnitude-8 earthquake,^{vi} while the Newport-Inglewood fault could produce a magnitude-7.4 earthquake.^{vii}

Landslides and Liquefaction

Landslides and liquefaction represent two seismically induced hazards. Earthquake-induced landslides are secondary earthquake hazards that occur from ground shaking. Seismically induced slope failure can be expected within the Puente Hills where slopes are 35 degrees or greater. During the Whittier Narrows earthquake, dust clouds rose over the southern flank of the San Gabriel Mountains caused by rock falls and surface land sliding from road cuts. Landslides also occurred in Turnbull Canyon.^{viii}

Soil liquefaction is a seismically induced form of ground failure, which has been a major cause of earthquake damage in Southern California. Liquefaction occurs when ground shaking causes wet granular soils to change from a solid state to a liquid state, destabilizing the ability of the soil to support structures. In Whittier, liquefaction hazards are present along drainage channels and on properties south of Lambert Road where high groundwater conditions exist, as depicted in Figure 4-9.

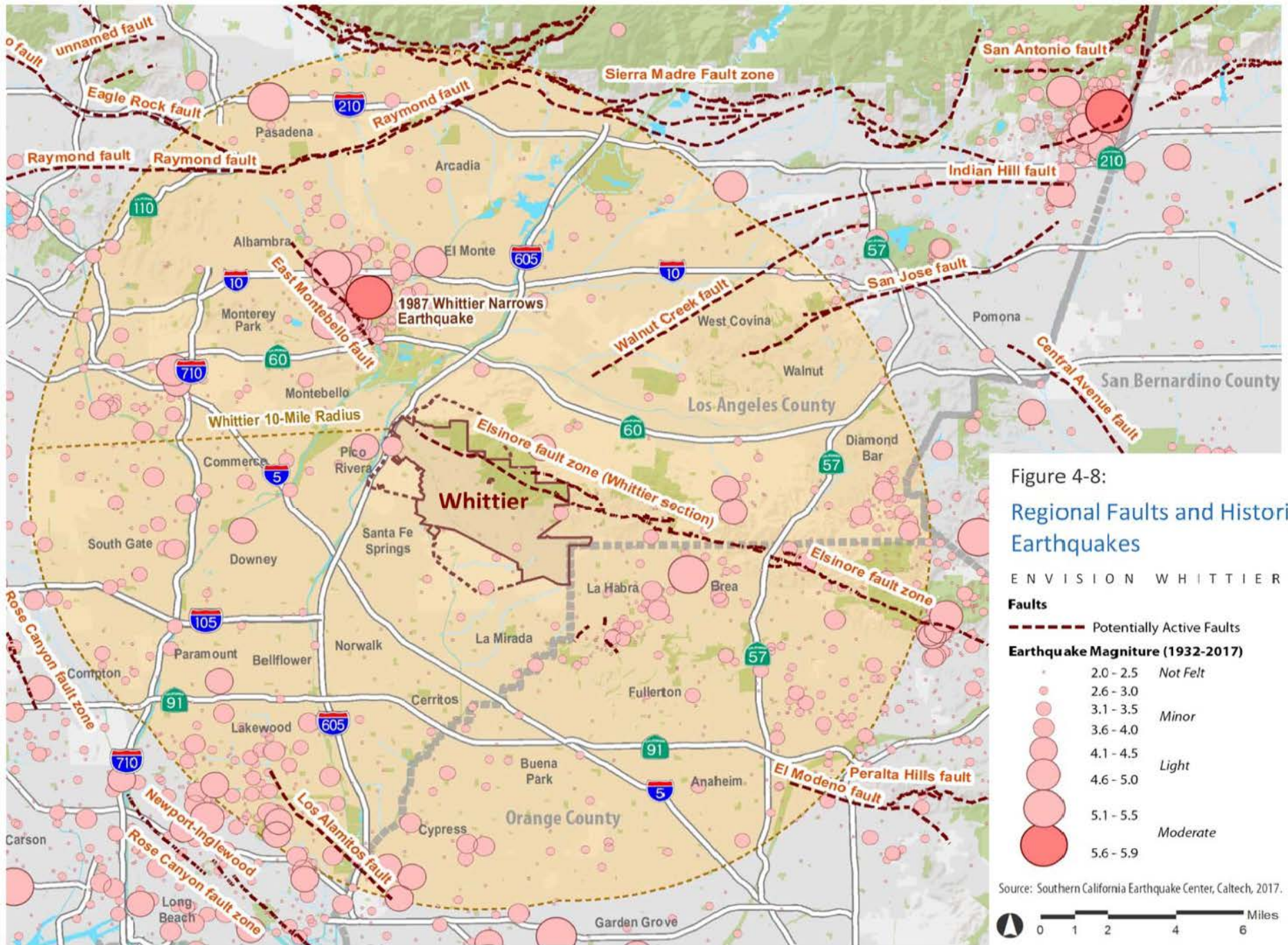




Figure 4-9:
Local Seismic Hazards

ENVISION WHITTIER

- Whittier Fault (Elsinore Fault Zone)**
 - Fault, Certain Location
 - Reverse Fault, Certain
 - Fault, Approximately Located
 - Fault, Concealed
- Seismically Induced Hazards**
 - Landslides
 - Liquefaction
- Base Map Features**
 - Whittier City Boundary
 - Whittier Sphere of Influence
 - County Boundary
 - Major Streets
 - Freeways
 - Railroads
 - River and Creeks
 - Waterbodies

Source: City of Whittier and Los Angeles County Public Works, 2013.
Prepared by MIG, July 2017.



Geologic Hazards

Figure 4-10 identifies local geologic conditions and shows that much of Whittier's inhabited portions are composed of younger layers of alluvium, lake playa, and terrace deposits. The immediate hillsides consist of marine sandstone, siltstone, and shale varying by geologic age dating to the Miocene and Pliocene periods.

Soils characteristics are based on observations of slope, length, drainage patterns, floral activity, and bedrock types. Soils profiles note color, texture, size and shape of aggregates, amount and type of rock fragments, plant root distribution, reaction, and other identifying features. The soil characteristics include limitations that may affect development.

Flooding and Dam Inundation

Most of Whittier faces minimal flood hazards, see Figure 4-11. Risk of flooding from a 500-year flood event occurs in small pockets of the City. The Federal Emergency Management Act (FEMA) has not mapped a 100 year flood zone in Whittier. The most recent notable flooding in the City occurred during the El Niño-driven winter storms of 1995. The storms led to slow-rise flooding caused by extremely heavy rainfall. The City has a high concentration of impermeable surfaces that either collect water or concentrate the flow of water in unnatural channels. During periods of urban flooding, streets can become swift moving rivers and basements can fill with water. Storm drains often back up with vegetative debris, causing additional localized flooding.^{ix}

The Hoover Reservoir and Whittier Narrows Dam in Pico Rivera, if they fail, pose dam inundation hazards to small portions of Whittier (Figure 4-12). The Whittier Narrows Dam holds 9.75 million gallons of water.^x

The U.S. Army Corps of Engineers determined that the 60-year-old Whittier Narrows Dam is structurally unsafe and poses a potentially catastrophic risk to the communities along the San Gabriel River floodplain. In addition, engineers found that the mile-long earthen structure could fail if water were to flow over its

crest or if seepage eroded the sandy soil underneath.

According to a U.S. Army Corps of Engineers report based on research conducted in 2016, unusually heavy rains could trigger a premature opening of the dam's massive spillway. The inundation area affects primarily the western section of Whittier, including the City's wellfield and water pumping station.^{xi}



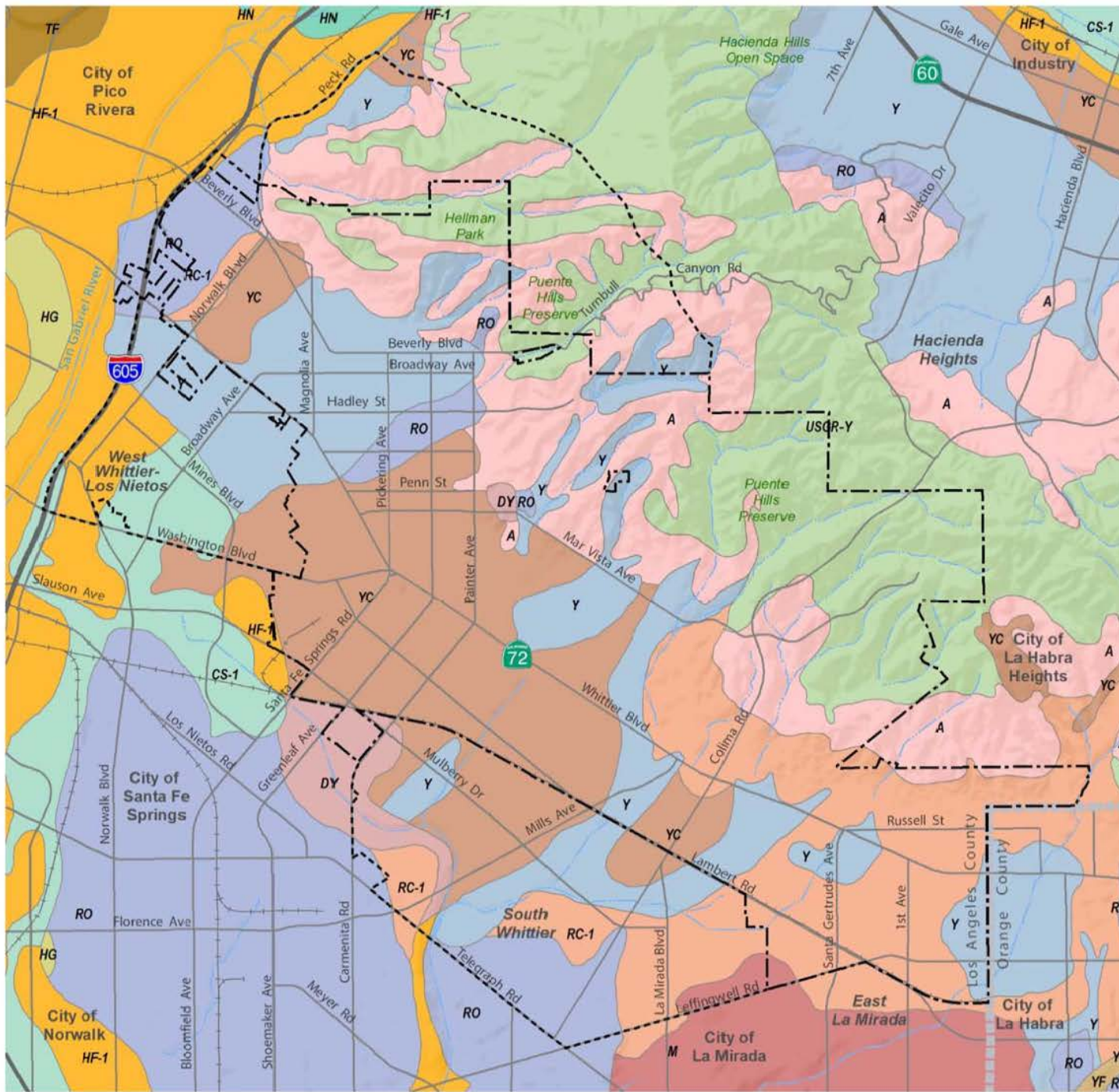


Figure 4-10:

Soils

ENVISION WHITTIER

Soils

- RO** Ramona Loam
- Y** Yolo Loam
- A** Altamont Clay Loam
- DY** Diablo Clay Loam
- RO** Ramona Clay Loam
- Y** Yolo Clay Loam
- M** Montezuma Clay Adobe
- RS** Ramona Sandy Loam
- HF-1** Hanford Fine Sandy Loam
- TF** Tujunga Fine Sandy Loam
- YF** Yolo Fine Sandy Loam
- HG** Hanford Gravelly Sandy Loam
- CS1** Chino Silt Loam
- HN** Hanford Silt Loam
- USGR-Y** Upper San Gabriel River

Base Map Features

- Whittier City Boundary
- Whittier Sphere of Influence
- County Boundary
- Major Streets
- Freeways
- Railroads
- River and Creeks

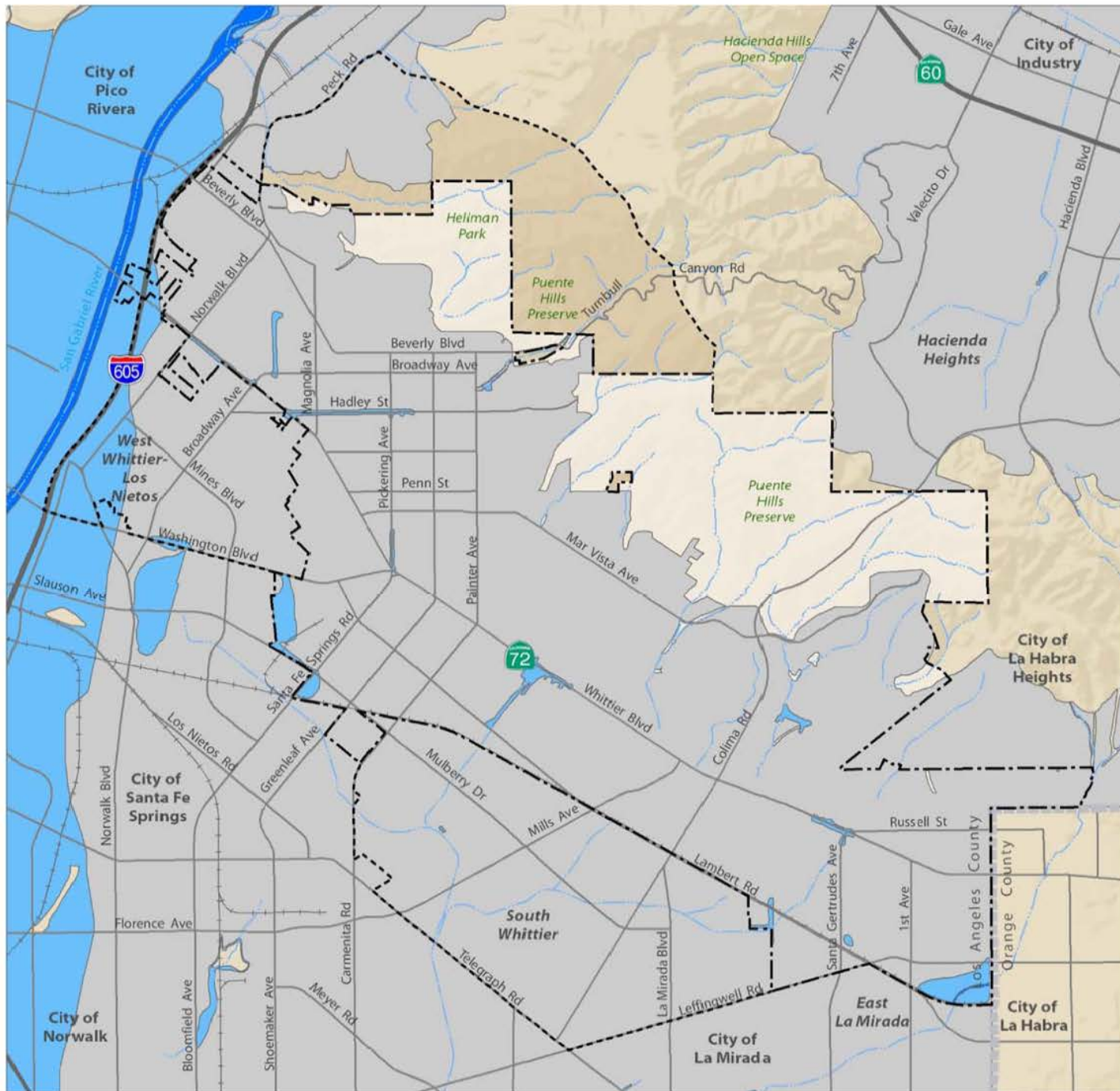
Source: City of Whittier and Los Angeles County Public Works, 2013.

Prepared by MIG, July 2017.



Figure 4-11:
FEMA Flood Zones

ENVISION WHITTIER



FEMA Flood Zones

- 100-Year Flood Zone
- 500-Year Flood Zone
- Area of Minimal Flood Hazard

Base Map Features

- Whittier City Boundary
- Whittier Sphere of Influence
- County Boundary
- Major Streets
- Freeways
- Railroads
- River and Creeks

Source: City of Whittier and Los Angeles County Public Works, 2013.
Prepared by MIG, July 2017.



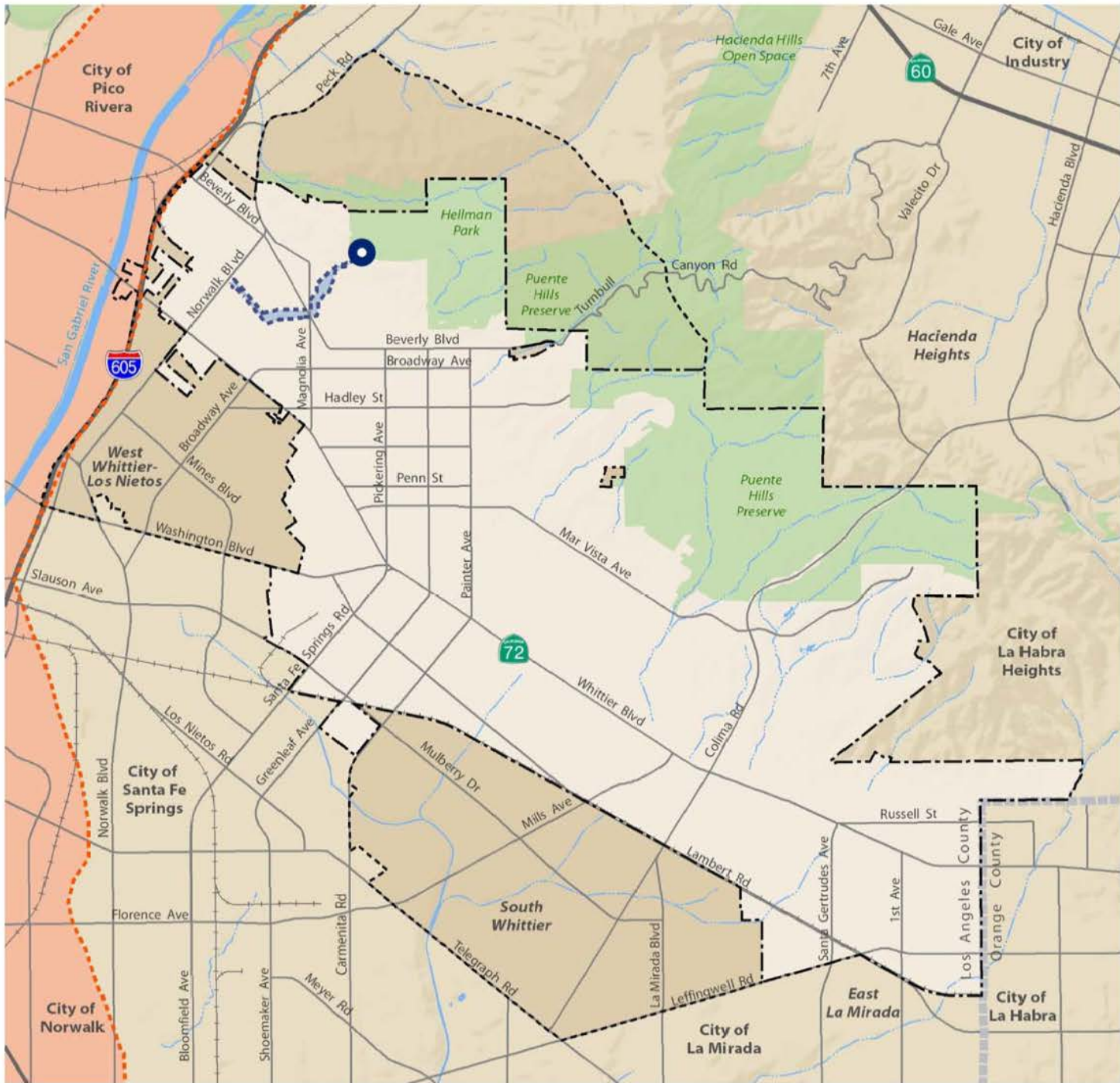


Figure 4-12:
Dam and Reservoir Inundation
 ENVISION WHITTIER

- Inundation Limits**
- Whittier Narrows Indundation Limits
 - Hoover Reservoir Indundation Limits
 - Hoover Reservoir
- Base Map Features**
- Whittier City Boundary
 - Whittier Sphere of Influence
 - County Boundary
 - Major Streets
 - Freeways
 - Railroads
 - River and Creeks
 - Waterbodies
 - Open Space/Natural Areas

Source: City of Whittier and Los Angeles County Public Works, 2013.
 Prepared by MIG, July 2017.



Wildfire Hazards

While the Puente Hills frame the City's picturesque backdrop, they also create an urban wildfire hazard risk. In addition to the urban fire potential, wildfires in the hills are an ever-present concern—especially when fueled by shrub overgrowth, occasional Santa Ana winds, and high temperatures. In the past decade, two notable fires have occurred within the City's borders, and seven others have been documented in the Puente Hills since 1967 (see Figure 4-13).

Several of the foothill neighborhoods, along with other communities located in Puente Hills, are designated "Very High Fire Hazard Severity" (VHFS) Zones by Los Angeles County (see Figure 4-14). Developments within the zone are subject to the County's fuel modification plans. The Los Angeles County Fire Department provides firefighting services to Whittier's portion of the Local Responsibility Area (LRA) and reviews fuel modification plans.

Oil Production

Oil was first discovered in the Puente Hills by the Central Oil Company in 1897. Oil derricks appeared at such a rapid pace that by 1921, the City restricted their construction.^{xii} In that same year, Union Oil Company discovered oil in Santa Fe Springs. The concentration of former oil wells, depicted in Figure 4-15, shows the legacy of this industry in Whittier. Active oil wells are still located east of Beverly Boulevard and Norwalk Boulevard. Production in the hillsides has largely ceased.



Key Considerations

- The City updated its Local Hazard Mitigation Plan in 2015. However, the document did not address the heightened dangers of flooding and wildfire associated with climate change.
- The City lies on an active fault line in a seismically active region. Earthquakes and the effects of seismically induced landslides and liquefaction threatens older buildings.
- Destructive urban wildland fires are the most frequently occurring natural hazard.
- FEMA maps indicate one type of flooding threat as a result of proximity to an existing water source. However, local urban flooding that results from inadequate drainage systems and impermeable surfaces—such as streets and parking lots—lead stormwater to pond quickly and deeply.
- The U.S. Army Corps of Engineers has determined that the Whittier Narrows Dam is structurally unsafe and poses a potentially catastrophic risk to downstream communities.

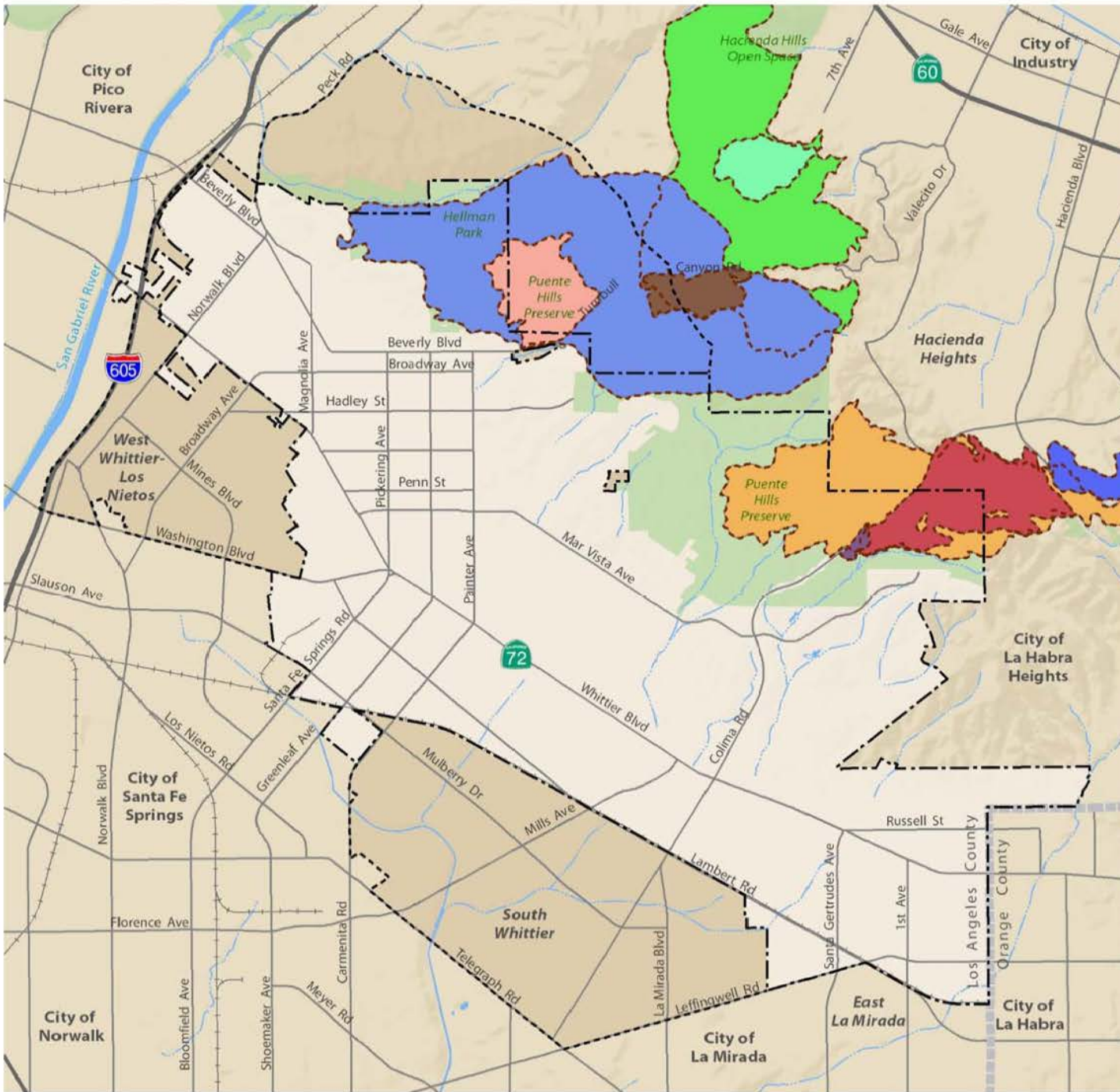


Figure 4-13:
Historic Fires Perimeters
 ENVISION WHITTIER

- Historic Fire Perimeter**
- Colima, 2010
 - Skyline, 2007
 - Turnbull, 1989
 - Turnbull Canyon, 1981
 - Catalina, 1979
 - Colima, 1970
 - Hacidenda, 1970
 - Old Canyon, 1968
 - Turnbull II, 1967

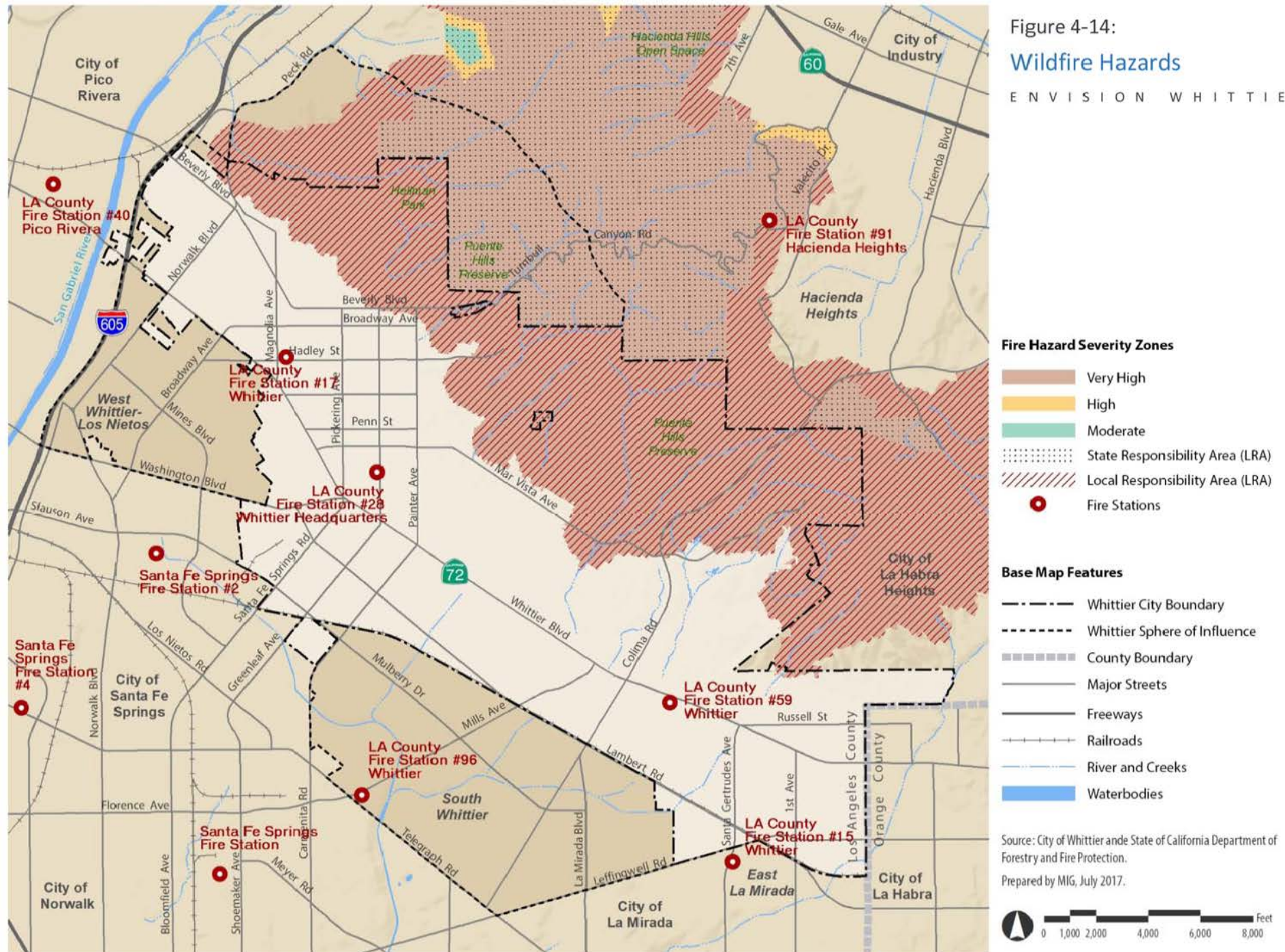
- Base Map Features**
- Whittier City Boundary
 - Whittier Sphere of Influence
 - County Boundary
 - Major Streets
 - Freeways
 - Railroads
 - River and Creeks
 - Waterbodies
 - Open Space/Natural Areas

Source: City of Whittier and State of California Department of Forestry and Fire Protection.
 Prepared by MIG, July 2017.



Figure 4-14:
Wildfire Hazards

ENVISION WHITTIER



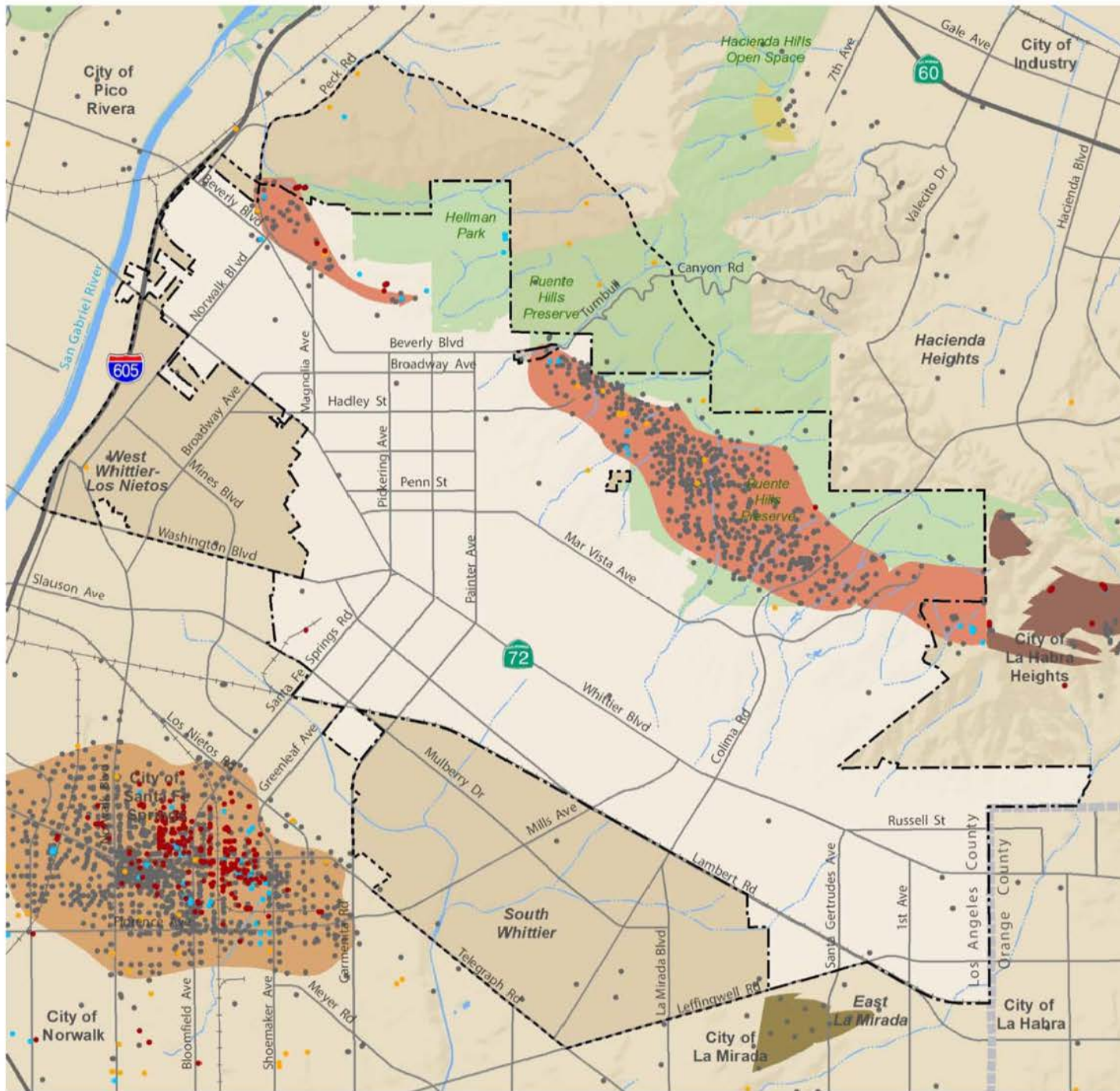


Figure 4-15:
Oil Production Areas
 ENVISION WHITTIER

- Oil Wells Status**
- Active
 - Buried
 - Idle
 - Plugged
- Oil Fields**
- Whittier
 - Whittier Heights, North
 - Leffingwell
 - Sansinena
 - Santa Fe Springs
- Base Map Features**
- Whittier City Boundary
 - Whittier Sphere of Influence
 - County Boundary
 - Major Streets
 - Freeways
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 - Open Space/Natural Areas

Source: City of Whittier and State of California Department of Forestry and Fire Protection, 2016.
 Prepared by MIG, July 2017.



Pollution and Hazardous Materials

Hazardous materials are regulated by the U.S. Environmental Protection Agency (EPA). The EPA defines hazardous materials as chemicals that can cause harm to people, plants, or animals when released into the environment.^{xiii} Hazardous materials are used in many everyday activities from painting a house to manufacturing products. The Resource Conservation and Recovery Act (RCRA) regulates the management of municipal and industrial waste to ensure the safe handling and disposal of hazardous materials. Facilities that transport, generate, or treat hazardous waste must report their activities to the California and U.S. Environmental Protection Agencies and comply with waste management standards.

Hazardous Waste

Many common service facilities produce hazardous waste such as gasoline stations and dry cleaners. The EPA's Toxic Release Inventory (TRI) Program manages a database of facilities that emit toxic chemicals known to be harmful to human health and tracks hazardous waste transporters. The State of California categorizes hazardous waste generators as either Small Quantity Generators (SQG) or Large Quantity Generators (LQG). SQGs in the Planning Area produce 220

pounds to 2,200 pounds of hazardous waste per month; LQGs produce more than 2,200 pounds of waste per month. In addition, hazardous waste can be transported by air, rail, highway, or water. The Toxic Release Inventory identified generators, transporters, and transfer facilities, as shown in Table 4-6 and on Figure 4-16.

Polluted Sites

Twenty-three locations in Whittier have been identified by the EPA as contributing to the pollution of the air, water, and land. The majority of LQGs are manufacturing facilities located west of Painter Avenue. As a result, the neighborhoods in western Whittier, including areas of the Sphere of Influence, may be exposed to more pollution and hazardous materials than other parts of the Planning Area.

Table 4-6: Hazardous Waste Generators

Hazardous Waste	City	Sphere of Influence
Large Quantity Generator (LQG)	15	7
Small Quantity Generator (SQG)	115	18
Conditionally Exempt Small Quantity Generators (CESQG) ^{xiv}	4	
Transporter	9	3
Transfer	0	0
Total	143	28

Source: City of Whittier and U.S. Environmental Protection Agency (EPA), 2016.

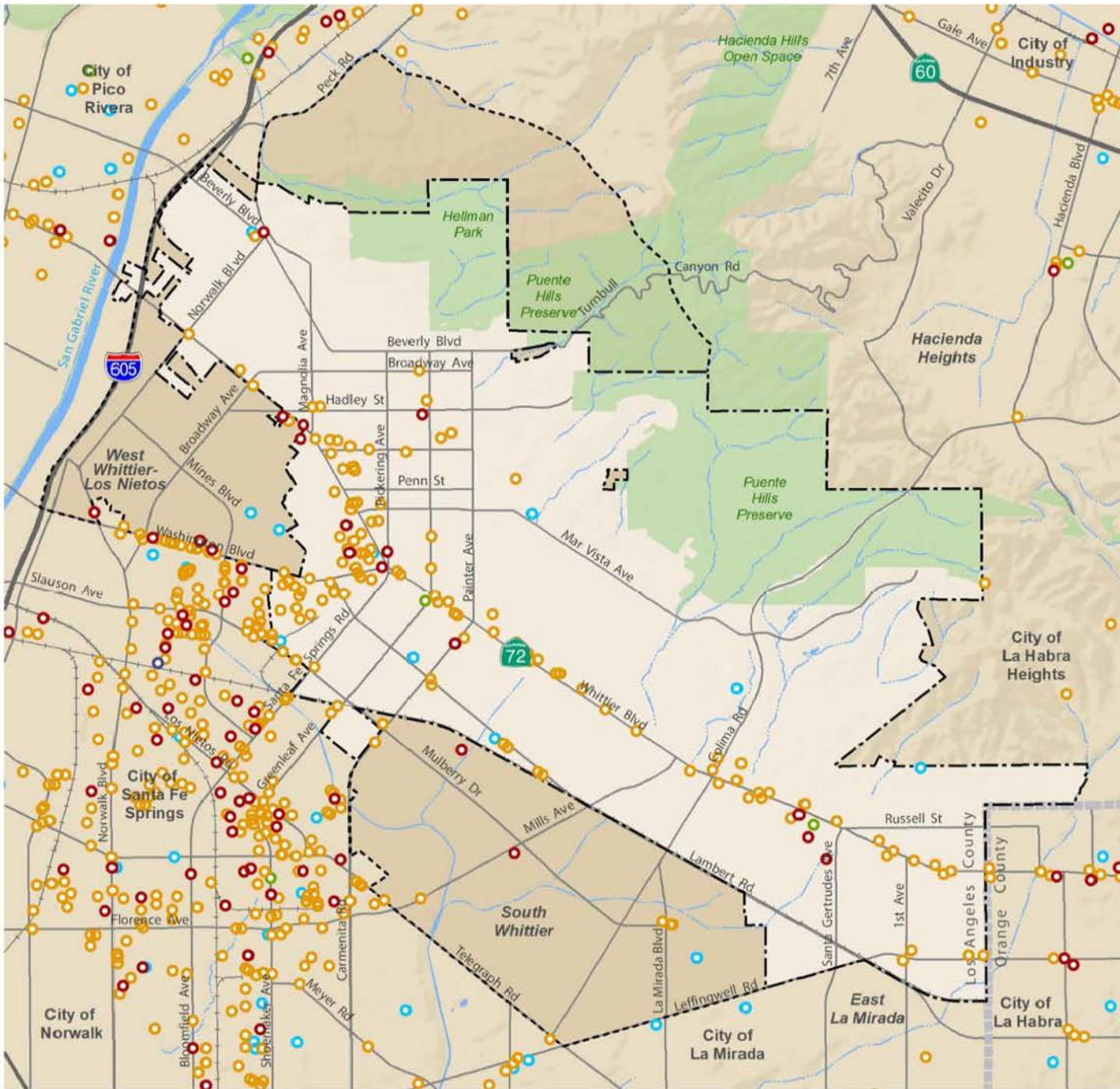


Figure 4-16:
Hazardous Waste Generators

ENVISION WHITTIER

Hazardous Waste

- Large Quantity Generator (LQG)
- Small Quantity Generator (SQG)
- Conditionally Exempt SQG (CESQG)
- Hazardous Waste Transporter
- Transfer Facility

LQG: A business that generates more than 2,200 lbs per month of hazardous waste

SQG: A business that generates more than 220 lbs but less than 2,200 lbs of hazardous waste per month

CESQG: A business that generates less than 220 lbs of hazardous waste per month

Base Map Features

- Whittier City Boundary
- Whittier Sphere of Influence
- County Boundary
- Major Streets
- Freeways
- Railroads
- River and Creeks
- Waterbodies
- Open Space/Natural Areas

Source: City of Whittier and U.S. Environmental Protection Agency (EPA), 2016.

Prepared by MIG, July 2017.



Contaminated Sites

The federal Comprehensive Environmental Response, Compensation and Liability Act (CERCLA), adopted in 1980, was developed to remove contamination of water, air, and land resources from past chemical disposal practices. This Act, also known as the Superfund Act, contains a list of sites referred to as Superfund sites. CERCLA allows for the collection of taxes from the chemical and petroleum industries. The taxes are placed in trust funds and used to clean abandoned or uncontrolled hazardous waste sites. One active Superfund site is located within City boundaries on Whittier Boulevard and Pickering Avenue. High quantities of refrigerant and solvent chemicals from the former Omega Chemical Corporation facility contaminated the groundwater supply (see Figure 4-17). The cleanup program addressing the site's groundwater contamination began in 2009^{xv}.

Hazardous Air Pollutants

Hazardous air pollutants are those known to cause cancer and other serious health impacts. Eight sites in Whittier and one within the Sphere of Influence emit hazardous air pollutants, as shown in Table 4-7. Facilities emitting hazardous air pollutants include the Savage Canyon Landfill, PIH Health, and Omega Chemical Corporation site.

Leaking Underground Storage Tanks

Underground storage tanks are used to store petroleum and other hazardous materials. Leaking underground storage tanks (LUST) leach harmful substances into the soil and risk contaminating local groundwater supplies. Six LUST sites have been reported in Whittier, with one LUST site in the Sphere of Influence, as defined in Table 4-7. Most tanks have been sealed and are undergoing monitoring.

Key Consideration

- Pollution sources and hazardous waste facilities are generally clustered around an area historically home to disadvantaged communities located between Painter Avenue and Hadley Street, and the West-Whittier Los Nietos unincorporated area. This geographical relationship is acknowledged by the State map of "Disadvantaged Communities" pursuant to SB 535 used for various planning initiatives. As such, the General Plan will address environmental justice issues associated with these proximities.

Table 4.7: Pollutant Discharge by Type

Air Pollutant Discharge	City	Sphere of Influence
Air Minor	3	--
Hazardous Air Pollutant Major	8	1
Greenhouse Gas Reporter	1	--
Landfill Gas Recovery (LFG)	1	--
Pesticide Producer	2	--
Water Pollutant Discharge		
Leaking Underground Storage Tanks	6	1

Source: City of Whittier and U.S. Environmental Protection Agency (EPA), 2016.

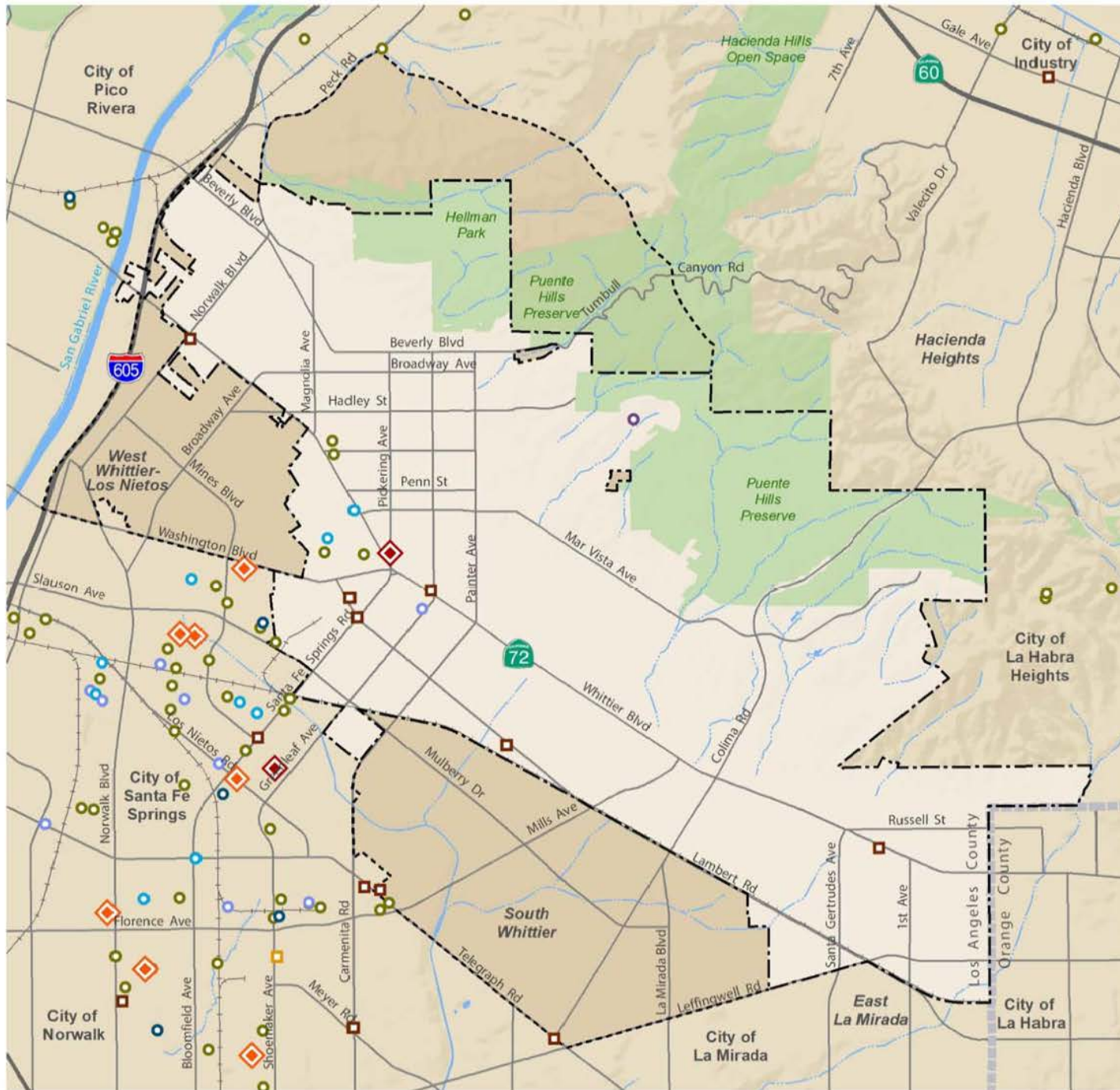


Figure 4-17:
Pollution Sites

ENVISION WHITTIER

Superfund Sites

- ◆ Superfund (National Priority List - NPL)
- ◆ Superfund (Non-NPL)

Water Pollutant Discharge Site

- ICIS-NPDES Major
- NPDES Permit
- Leaking Underground Storage Tank
- Storm Water Industrial

Air Pollutant Discharge Site

- Air Major (More than 100 tons/year)
- Air Minor (Less than 100 tons/year)
- Greenhouse Gas Reporter
- Hazardous Air Pollutant Major
- Landfill Gas Recovery
- Pesticide Producer

Base Map Features

- Whittier City Boundary
- Whittier Sphere of Influence
- County Boundary
- Major Streets
- Freeways
- Railroads
- River and Creeks
- Waterbodies
- Open Space/Natural Areas

Source: City of Whittier and U.S. Environmental Protection Agency (EPA), 2016.

Prepared by MIG, July 2017.



Disadvantaged Neighborhoods

Whittier residents, as well as many Californians, are burdened by exposure to a varying level of environmental problems and sources of pollution. Some residents are more vulnerable to the effects of pollution than others. Exposure can often affect communities without a strong advocacy to protect their health. These are called “disadvantaged” communities.” Environmental justice movements have begun to advocate for historically ignored persons. California law defines environmental justice to mean “the fair treatment of people of all races, cultures, and incomes with respect to the development, adoption, implementation, and enforcement of environmental laws, regulations, and policies.”^{xvi}

As a first step to assuring the revitalization of disadvantaged communities and the pursuit of environmental justice, the State of California is working to identify the areas of the State that face multiple pollution burdens so that programs and funding can be targeted appropriately toward improving the environmental and economic health of impacted communities. The Office of Environmental Health Hazard Assessment (OEHHA) developed a screening methodology to help identify California communities that are disproportionately burdened by multiple

sources of pollution. This screening tool is called the California Communities Environmental Health Screening Tool (CalEnviroScreen).

In addition to environmental factors (pollutant exposure, groundwater threats, toxic sites, and hazardous materials exposure) and sensitive receptors (elderly, children, persons with asthma, and low birth weight infants), CalEnviroScreen takes into consideration socioeconomic factors. People are simultaneously exposed to multiple contaminants from multiple sources and have multiple stressors based on their health status as well as living conditions. Thus, the resulting cumulative health risk is also often influenced by nonchemical factors such as socioeconomic status of the people living in a community. These socioeconomic factors include educational attainment, linguistic isolation, poverty, and unemployment. A growing body of literature shows a heightened vulnerability of persons of lower socioeconomic status to environmental pollutants.

The disadvantaged communities map (Figure 4-18) shows the City’s CalEnviroScreen scores. High-scoring areas tend to be more burdened by pollution from multiple sources and most vulnerable to its effects, considering

their socioeconomic characteristics and underlying health status. The southwestern areas of the City (east of Painter Avenue) had higher CalEnviroScreen scores compared to the rest of Whittier. Within these identified high scoring areas, the neighborhoods south of Whittier Boulevard had the highest CalEnviroScreen scores. These areas are located next to industrial land uses in the City of Santa Fe Springs and adjacent to I-605, both large environmental pollution contributors. High CalEnviroScreen scores are also seen in the northern Sphere of Influence (east of Peck Road). In Whittier, the areas indicated as having higher EnviroScreen scores overlap with the geographic distribution of minority (non-white) residents, residents with lower educational, and poverty concentrations.

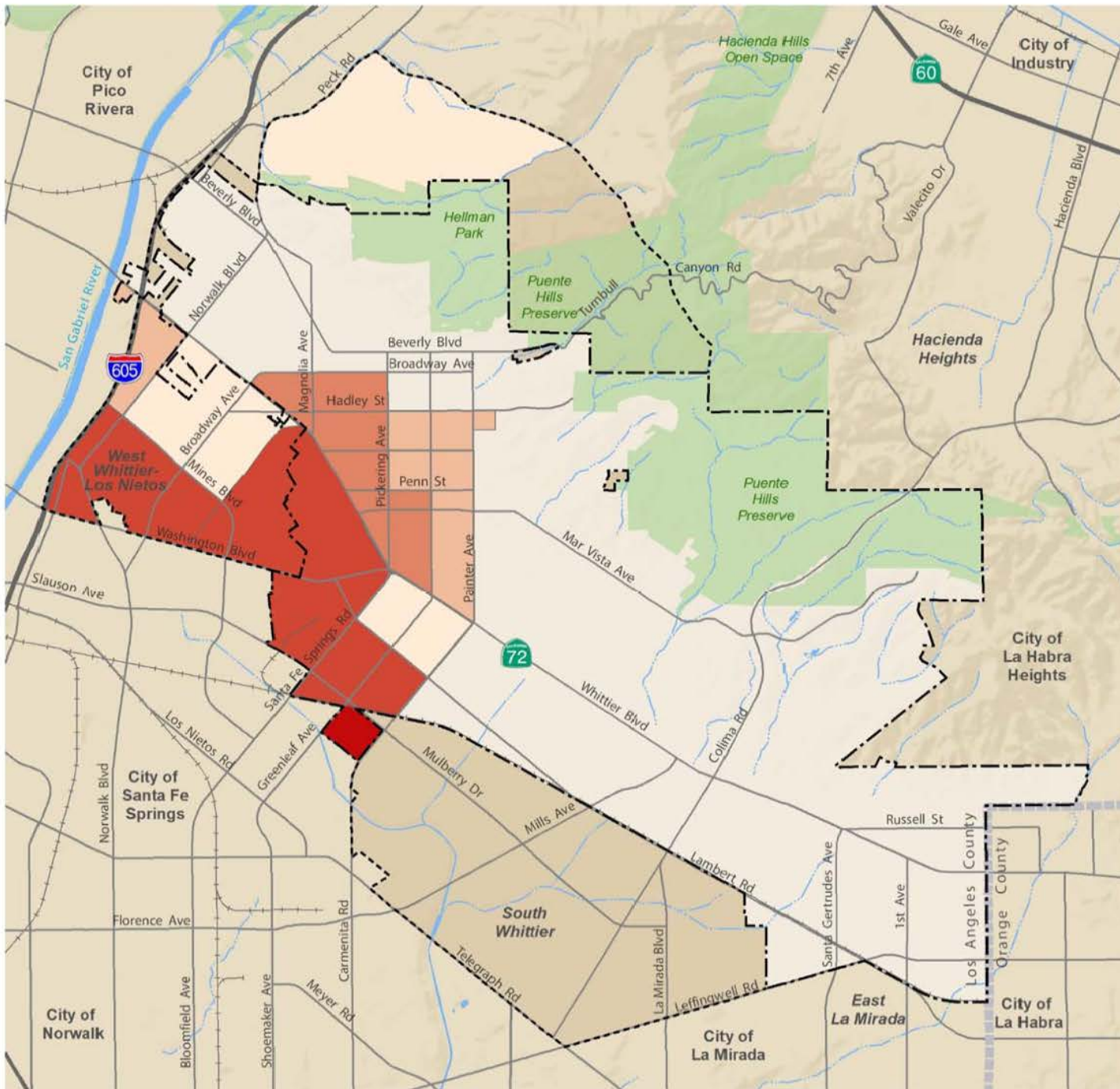
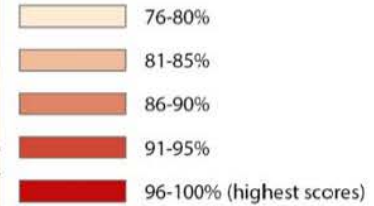


Figure 4-18:
Disadvantaged Communities

ENVISION WHITTIER

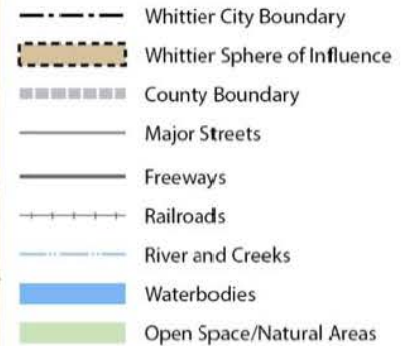
Disadvantaged Communities

CalEnviroScreen 3.0 Results



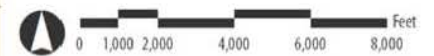
CalEnviroScreen 3.0 uses statewide indicators to characterize both pollution burden and population characteristics. A formula is used to produce a CalEnviroScreen scoring system in which percentiles are averaged for a set of indicators under four components: exposures, environmental effects, sensitive populations, and socioeconomic factors. This map identifies the CalEnviroScreen scoring results.

Base Map Features



Source: City of Whittier, CalEPA, and Office of Environmental Health Hazard Assessment, 2017.

Prepared by MIG, July 2017.



Key Considerations

- Addressing the disproportionate negative impact of environmental factors at the local level and through land use planning and public outreach will work towards protecting residents' health and welfare and ensuring they have meaningful opportunities to shape decisions that affect their lives and neighborhoods.
- Close coordination with local and regional agencies is key to addressing the multi-faceted problems of environmental justice.

Health and Wellness

Health Conditions

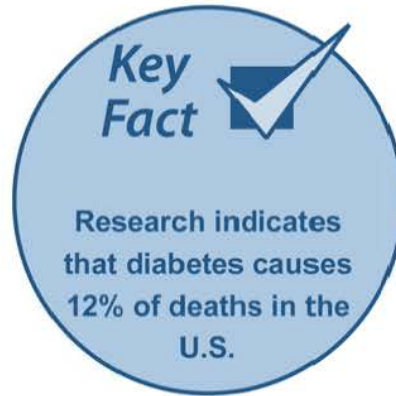
This section provides an overview of several of the most common and costly health and medical conditions present in Whittier:

- Type 2 diabetes
- Cardiovascular disease
- Asthma
- Childhood obesity
- Low birthweight

Type 2 Diabetes

Type 2 diabetes is California's seventh leading cause of death and contributes significantly to kidney and heart disease. High rates of Type 2 diabetes are associated with lost productivity (time away from work, absenteeism) and many related costly and debilitating health conditions (increased risk for impaired sight, glaucoma, blindness, loss of lower limbs/amputation, etc.). Medical spending for people with Type 2 diabetes is almost double that for people without it.

In Whittier, like the rest of the State, the highest rates of Type 2 diabetes are experienced disproportionately, though not exclusively, among people living in low-income



households, among those with lower than average educational attainment, and among Latinos. The West Whittier-Los Nietos neighborhood (see Figure 4-19) experiences the highest rates of people 18 and over “ever diagnosed” with Type 2 diabetes. Increasing access to healthy foods and physical activity environments in neighborhoods, schools, and workplaces are among the proven and promising land use strategies for preventing Type 2 diabetes.

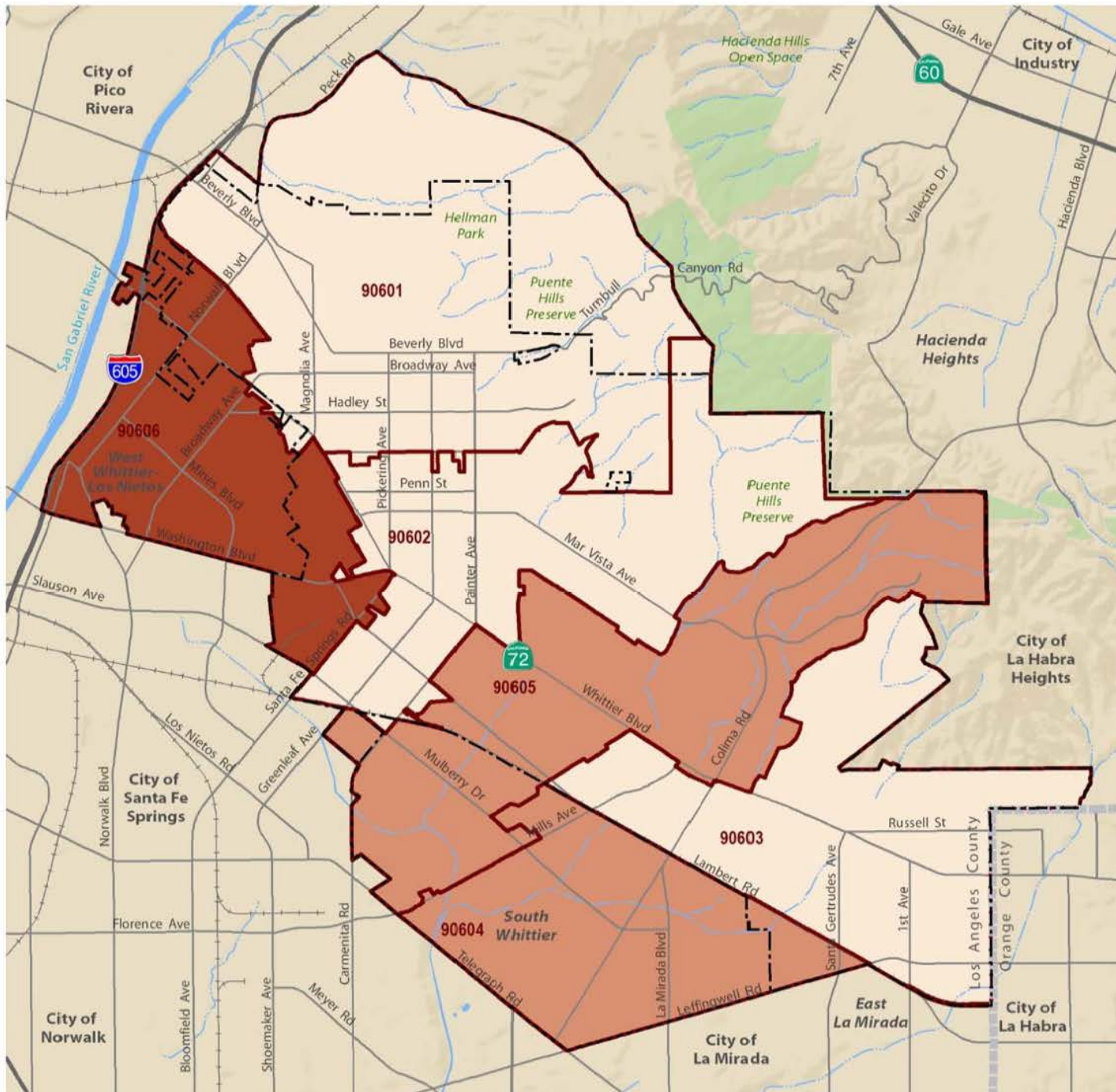
Cardiovascular Disease

Cardiovascular disease (CVD) is a leading cause of death in California. It is associated with conditions in which the body's blood vessels become narrow or blocked, contributing to the increased likelihood of heart

attacks or heart failure. Figure 4-20 demonstrates that the highest rates of people 18 and over ever diagnosed with heart disease occur in the 90603 ZIP code. At 5.7%, this is the only ZIP code in the Planning Area with a cardiovascular disease rate higher than Los Angeles County's average of 5.2%. It is also an affluent area with a large elderly population. High rates of CVD diagnosis in the 90603 ZIP code may be attributable to an aging population living into senior years, robust access to health insurance and the associated access to care, and affluence. Differences in access to health insurance may also account for what is known and not known about the prevalence of CVD in Whittier. Access to and consumption of fresh, affordable and healthy food (in moderation), the presence and use of safe places to be physically active, and reduced access/exposure to tobacco smoke and consumption of alcohol are all linked to preventing CVD. Land use strategies can support neighborhood access to fresh food, places for activity, reduced exposure to unhealthy products, and the lower density of the billboards and outlets that promote tobacco and alcohol.

Figure 4-19:
Population Concentrations
with Diabetes

ENVISION WHITTIER



Ever diagnosed with diabetes (18+)

- 9.5 - 10.2
- 10.3 - 12.1
- 12.2 - 13.4

Adult respondents ages 18+ who were ever diagnosed with diabetes by a doctor in 2014. The Los Angeles County average respondent with asthma is 9.9%. This map uses ZIP Code boundaries.

Base Map Features

- Whittier City Boundary
- Whittier Sphere of Influence
- ZIP Code Boundary
- County Boundary
- Major Streets
- Freeways
- Railroads
- River and Creeks

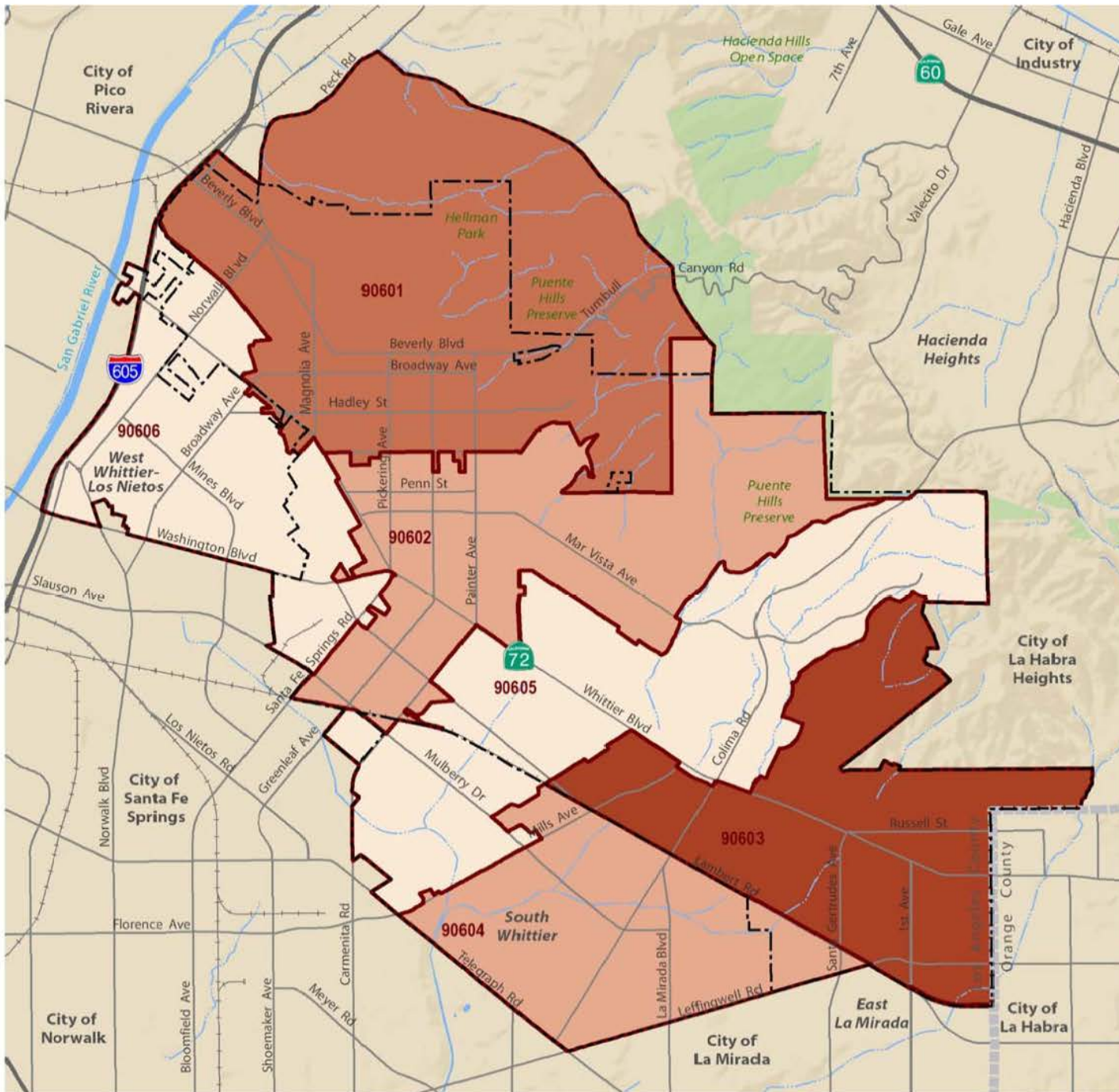
Source: California Health Interview Survey (CHIS) and UCLA Center for Health Policy Research, 2014.

Prepared by MIG, July 2017.

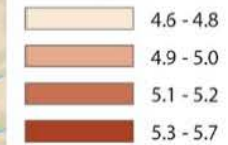


Figure 4-20:
Areas with Elevated Levels of
Heart Disease

ENVISION WHITTIER



Ever diagnosed with heart disease (18+)



Adult respondents ages 18+ who were ever diagnosed with heart disease by a doctor in 2014. The Los Angeles County average respondent with asthma was 5.2%. This map uses ZIP Code boundaries.

Base Map Features

- Whittier City Boundary
- Whittier Sphere of Influence
- ZIP Code Boundary
- County Boundary
- Major Streets
- Freeways
- Railroads
- River and Creeks

Source: California Health Interview Survey (CHIS) and UCLA Center for Health Policy Research, 2014.

Prepared by MIG, July 2017.



Asthma

Asthma is a respiratory condition that causes inflammation of the airway and shortness of breath. Uncontrolled asthma is responsible for missed school days among children and lost productivity for adults and caregivers of children with asthma. Exposure to pollutants or allergens where people live, work, or play is linked to higher rates of asthma.^{xvii} The highest rate of hospital emergency department visits for asthma occurs in the 90602 and 90606 ZIP codes (see Figure 4-21). These are some of the same communities that have the highest CalEnviroScreen Disadvantaged Communities Score (see Figure 4-22)—a statewide indicator used to characterize both pollution burden and population characteristics based on four components: exposures, environmental effects, sensitive populations, and socioeconomic factors.

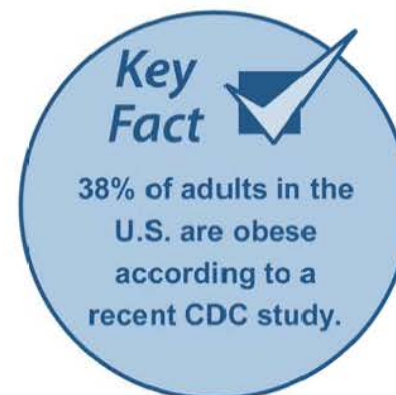
People who frequent the emergency room for asthma related symptoms are more likely be Latino, African American, American Indian, and Alaska Native. Given Whittier's overall population, a focus on exposure to environmental triggers such as air pollutants, household mold, dust mites, and tobacco smoke— particularly among areas with large populations of low-income Latinos— would be essential to any comprehensive approach to preventing asthma and its related problems. From a land use planning perspective,

Envision Whittier
Existing Conditions Atlas

distribution of high-quality affordable housing and presence/density of point source or mobile sources of pollution would be important areas for study and action.

Overweight and Obese

Measuring obesity rates and overweight by collecting height and weight data to calculate Body Mass Index (BMI) has become a standard in healthcare and school-based settings because both overweight and obesity are associated with myriad health conditions. At a population level, these conditions are risk factors for the health conditions listed for Type 2 diabetes. Neighborhoods with the highest diagnosed obesity rates in all age categories are in the 90606, 90604, and 90605 ZIP codes (see Figure 4-23). From a land use planning perspective, increasing access to affordable healthy food at home, in schools, and in the community, are promising strategies for influencing diet and eating behaviors. Similarly, data shows that proximity to high-quality, safe, and accessible parks is associated with regular participation in daily physical activity. Safe walking and biking routes to and from schools, childcare settings, and before-and after- school programs also show promise as land use strategies to support daily physical activity, a critical factor in preventing childhood overweight and obesity.



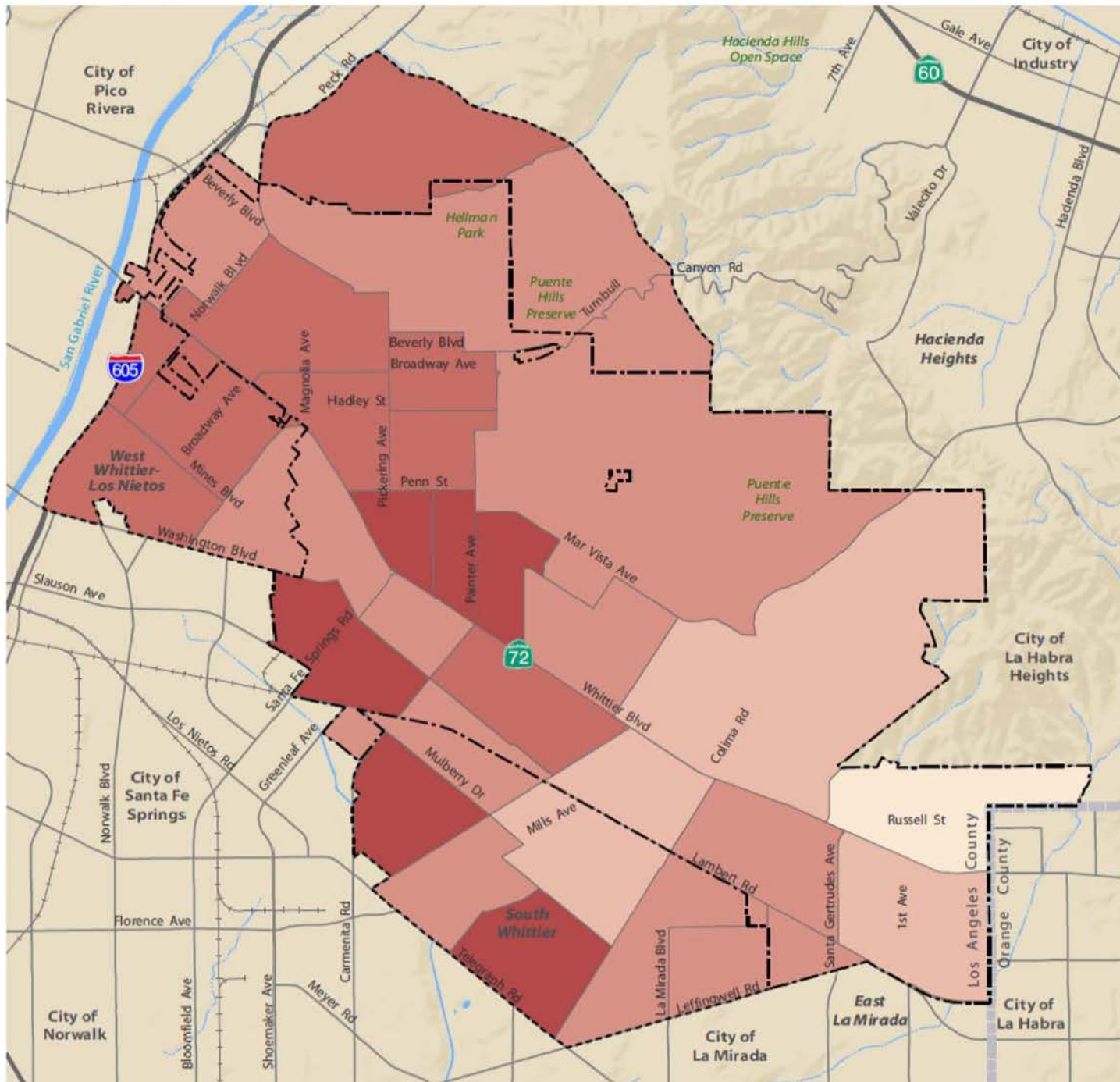
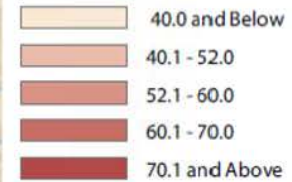


Figure 4-21:
Occurrences of Asthma

ENVISION WHITTIER

Asthma

Age-Adjusted Rate of Emergency Department Visits for Asthma per 10,000



This map, using Census Tracts, identifies the age-adjusted rate of emergency department visits for asthma per 10,000 (averaged over 2011-2013). The Los Angeles County mean is 52.0%.

Base Map Features

- Whittier City Boundary
- Whittier Sphere of Influence
- County Boundary
- Major Streets
- Freeways
- Railroads
- River and Creeks

Source: California Office of Statewide Health Planning and Development (OSHPD) California Environmental Health Tracking Program (CEHTP) California Department of Public Health Cal Environ Screen 3.0, 2017.

Prepared by MIG, July 2017.

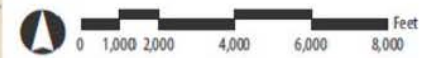


Figure 4-22:
Disadvantaged Communities
 ENVISION WHITTIER

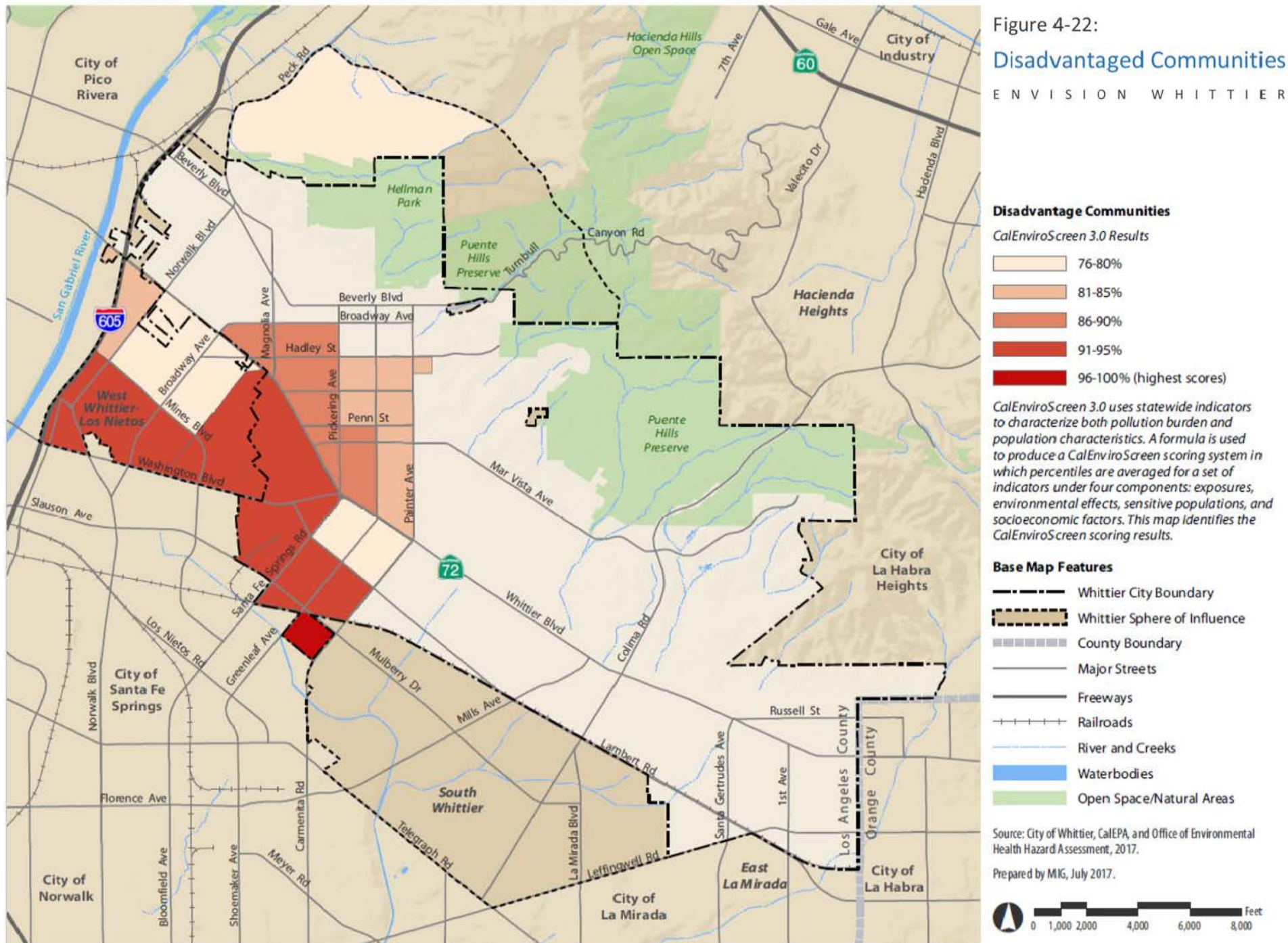
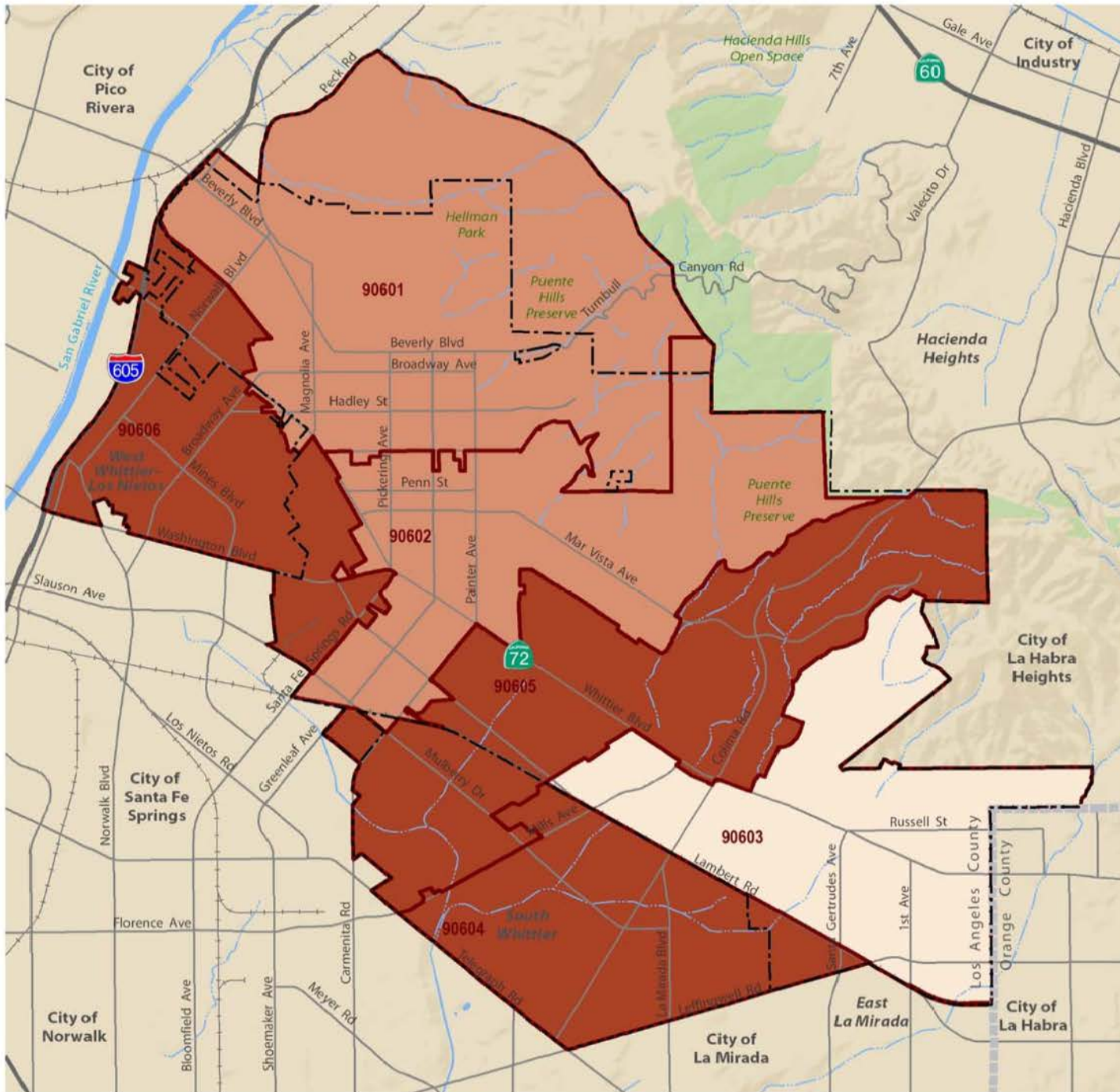


Figure 4-23:

Obesity

ENVISION WHITTIER



Obese (18+)

- 24.7 - 25.0
- 25.1 - 31.0
- 31.1 - 37.0

Adult respondents ages 18+ who had a body mass index (BMI) of 30.0 or above. BMI was calculated using respondent's self-reported weight and height from 2014. The Los Angeles County average respondent with asthma was 25.9%. This map uses ZIP Code boundaries.

Base Map Features

- Whittier City Boundary
- Whittier Sphere of Influence
- ZIP Code Boundary
- County Boundary
- Major Streets
- Freeways
- Railroads
- River and Creeks

Source: California Health Interview Survey (CHIS) and UCLA Center for Health Policy Research, 2014.

Prepared by MIG, July 2017.



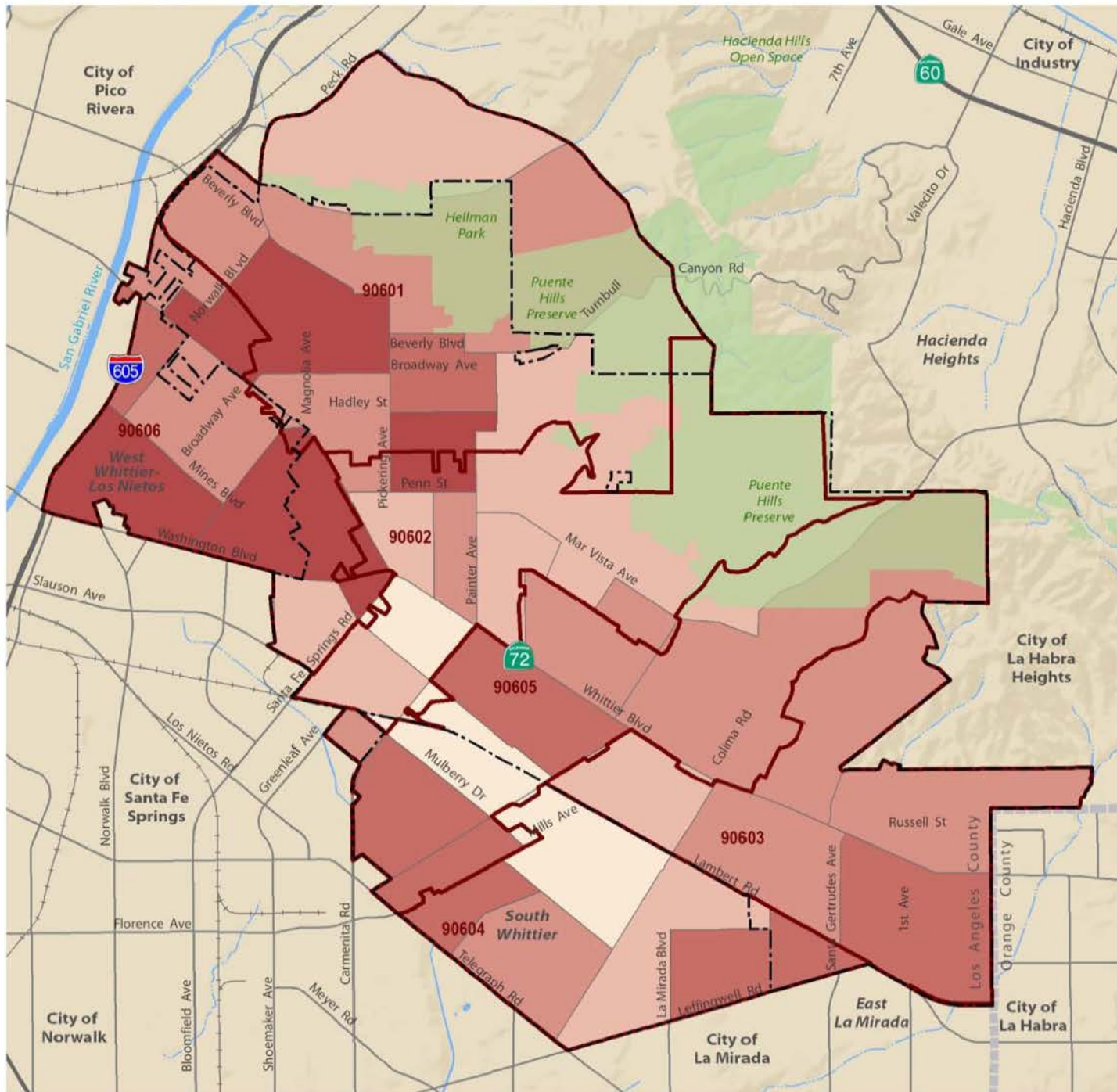
Low Birthweight

Infants born weighing less than 5.5 pounds are considered to have a low birth weight. These infants and their families are more likely to experience the devastating emotional, physical, and economic costs associated with low birthweight. In Los Angeles County, Latina women fare as well as White women and slightly better than Asian women among the percent of low weight births per 100 live births. For Los Angeles County, African American women experience low birthweight at almost twice the rate of other women, and while African Americans are only a small percentage of people currently residing in the Planning Area, data suggest a critical opportunity to narrow the gap between Black/African American women and all other women. Neighborhoods with higher rates of low birth weight infants (see Figure 4-24) correspond with areas that have higher populations of uninsured people (see Figure 4-25). As a future planning consideration, low birthweight babies are more prone to infections and disproportionately experience challenges with physical and/or cognitive development. Further, experiences of racial discrimination and persistent/chronic stress are linked to elevated levels of cortisol, which have also been implicated in less favorable birth outcomes. Access to healthy food, high-quality prenatal care, lack of a previous pre-term baby,

and reduced exposure to air pollution may all be helpful in preventing low-birthweight.^{xviii} Specifically, exposure to vehicle emissions has been linked to low birth weights and pre-term births.^{xix}

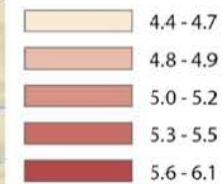
Figure 4-24:
Occurrence of Low Birth Weight

ENVISION WHITTIER



Low Birth Weight

Percentage Infants Born with Low Birth Weight



This map, using Census Tracts, identifies the percentage of live born infants with low birth weights averaged between 2006 and 2012. The Los Angeles County mean was 5.0%.

Base Map Features

- Whittier City Boundary
- Whittier Sphere of Influence
- ZIP Code Boundary
- County Boundary
- Major Streets
- Freeways
- Railroads
- River and Creeks

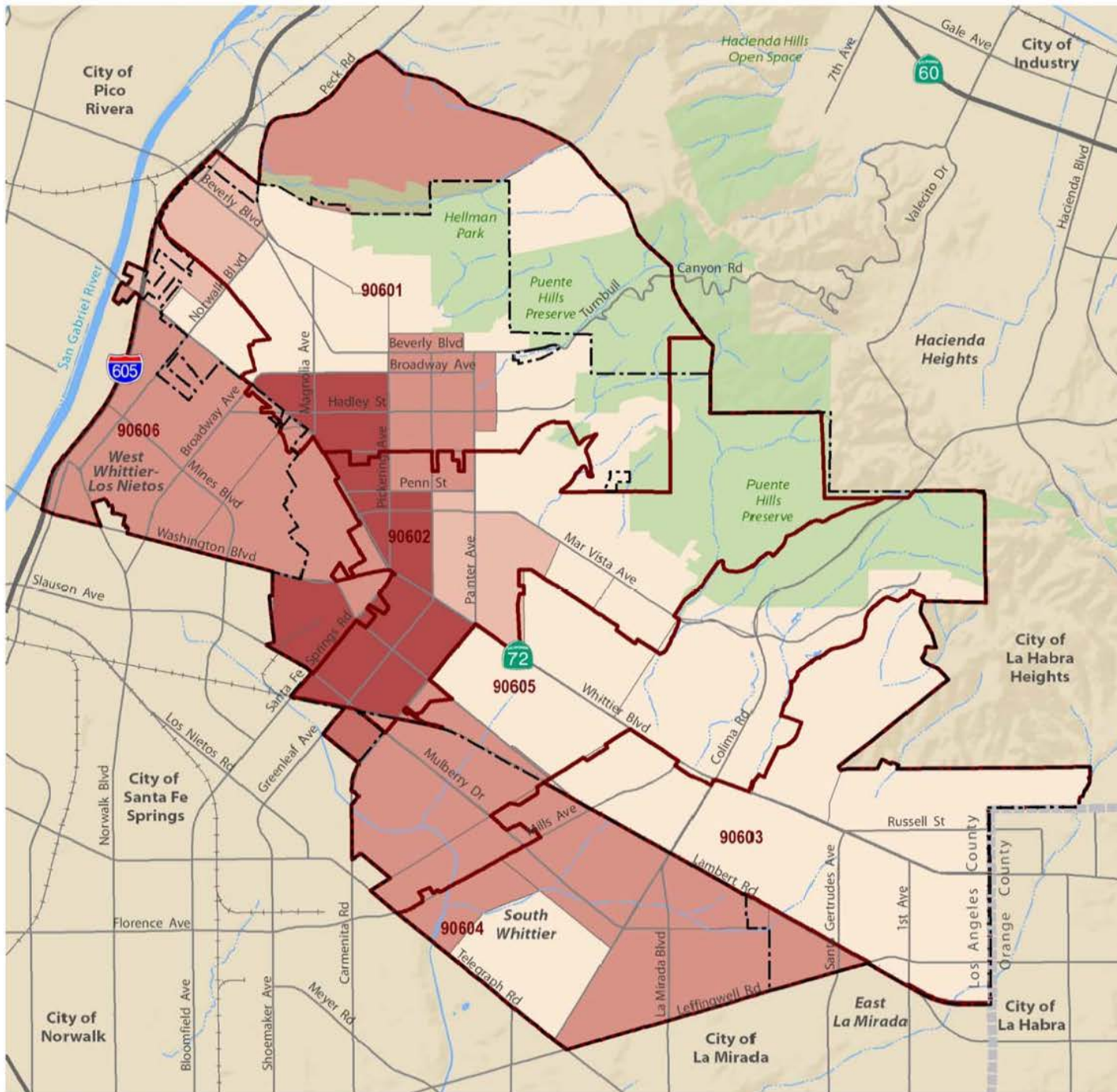
Sources: California Department of Public Health (CDPH); Public Health Alliance of Southern California, CalEnvironScreen 3.0.

Prepared by MIG, July 2017.



Figure 4-25:
Lack of Health Insurance

ENVISION WHITTIER



Percentage of the Population without Health Insurance

- 10.9% and Below
- 11.0% - 16.4%
- 16.5% - 21.8%
- 21.9% - 27.3%
- 27.4% and Above

This map, using Census Tracts, identifies the percentage of the population without health insurance in 2012. The Los Angeles County mean was 21.8%.

Base Map Features

- Whittier City Boundary
- Whittier Sphere of Influence
- ZIP Code Boundary
- County Boundary
- Major Streets
- Freeways
- Railroads
- River and Creeks
- Open Space/Natural Areas

Source: U.S. Census Bureau, American Community Survey, 2012 and Public Health Alliance of Southern California, 2016.

Prepared by MIG, July 2017.



Health Outcomes and Health Behaviors

Three factors in the physical environment have been associated with health behaviors and health outcomes:

- Access to healthy food and the food environment
- Physical activity and the physical activity environment
- Health status and the housing environment

Access to Healthy Food

The presence of a neighborhood supermarket, culturally appropriate fresh produce, local stores stocking affordable fresh fruits and vegetables, street vendors selling healthy options, farmers' markets, community gardens, and local restaurants with healthy menus all contribute to providing ready access to healthy foods. Healthy food consumption, as noted above, is related to a host of priority health conditions including asthma, cardiovascular disease, infant mortality and Type 2 diabetes.

Healthy food access, which is defined as being within a one-half mile of healthy food retail stores, is abundant along Whittier Boulevard (see Figure 4-26). While some neighborhoods around Uptown appear to have ready access to healthy food retail, Latino families and families that make less than the Los Angeles

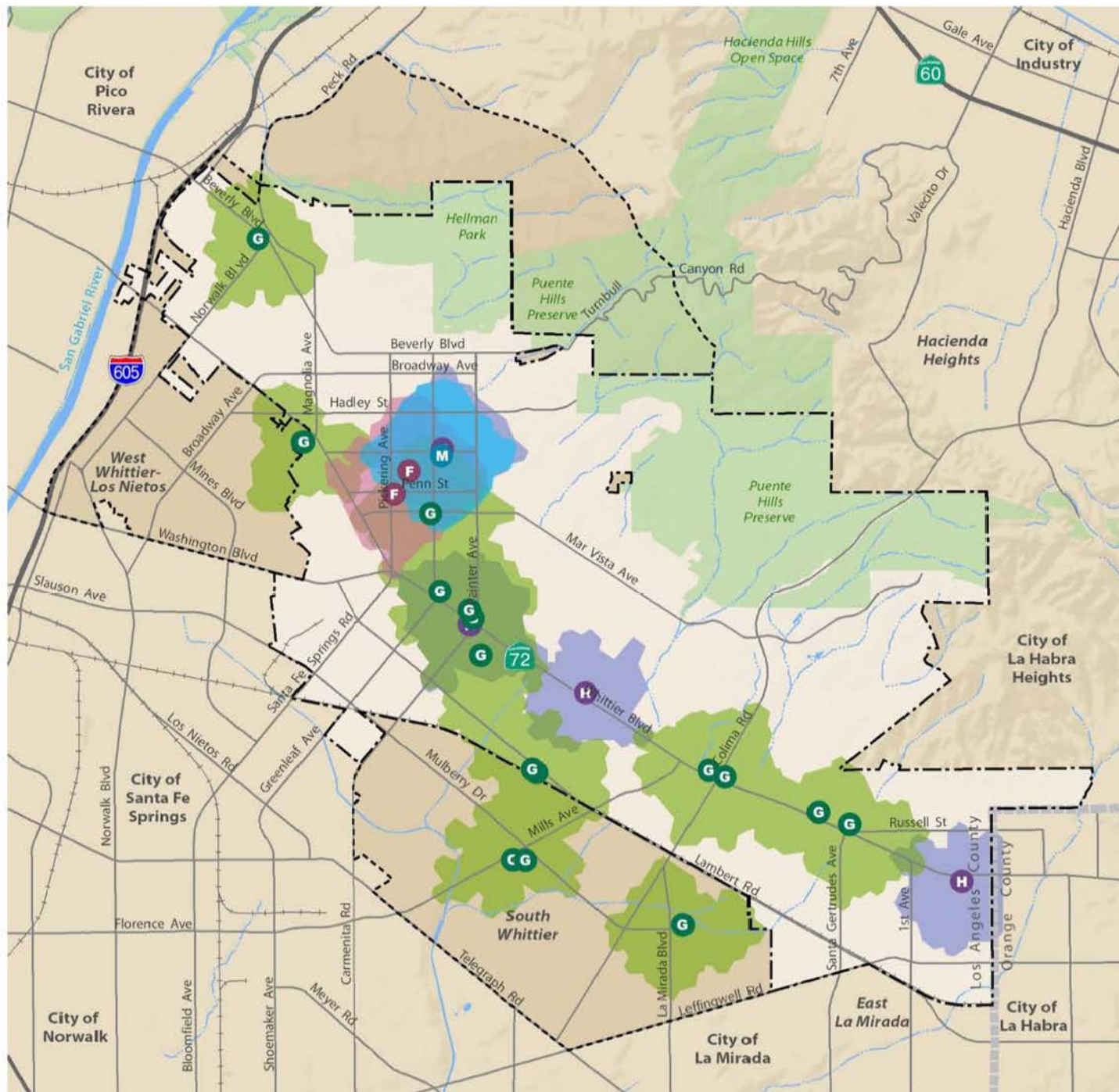
County median residing in south and west Whittier appear to have less access to healthy food retail options. Food retail outlets typically associated with unhealthy menus (see Figure 4-27) are also highly available in the areas with high concentrations of Latino households and lower-income families. Households in this area are considered among the most food insecure in the Planning Area (see Figure 4-28). Food insecure households are those that are unable to afford enough food for periods at a time, or they had to forego other basic needs to afford enough food for a given period of time, typically measured as the previous month.^{xx}

The Planning Area ZIP codes with higher concentrations of Latino households tend to have less access to healthy food retail outlets and greater access to unhealthy retail food options, representing a key opportunity for land use planning to influence the retail food environment for these residents.



Whittier Uptown Farmers' Market

Figure 4-26:
Healthy Food Access
 ENVISION WHITTIER



Healthier Food Outlets

- G Grocery Stores
- M Farmers' Market
- H Health Food Store and Related
- F Fresh Foods

Healthier Food Outlet Access within One-half Mile Walking Distance

- Grocery Stores
- Farmers' Market
- Health Food Store
- Fresh Foods

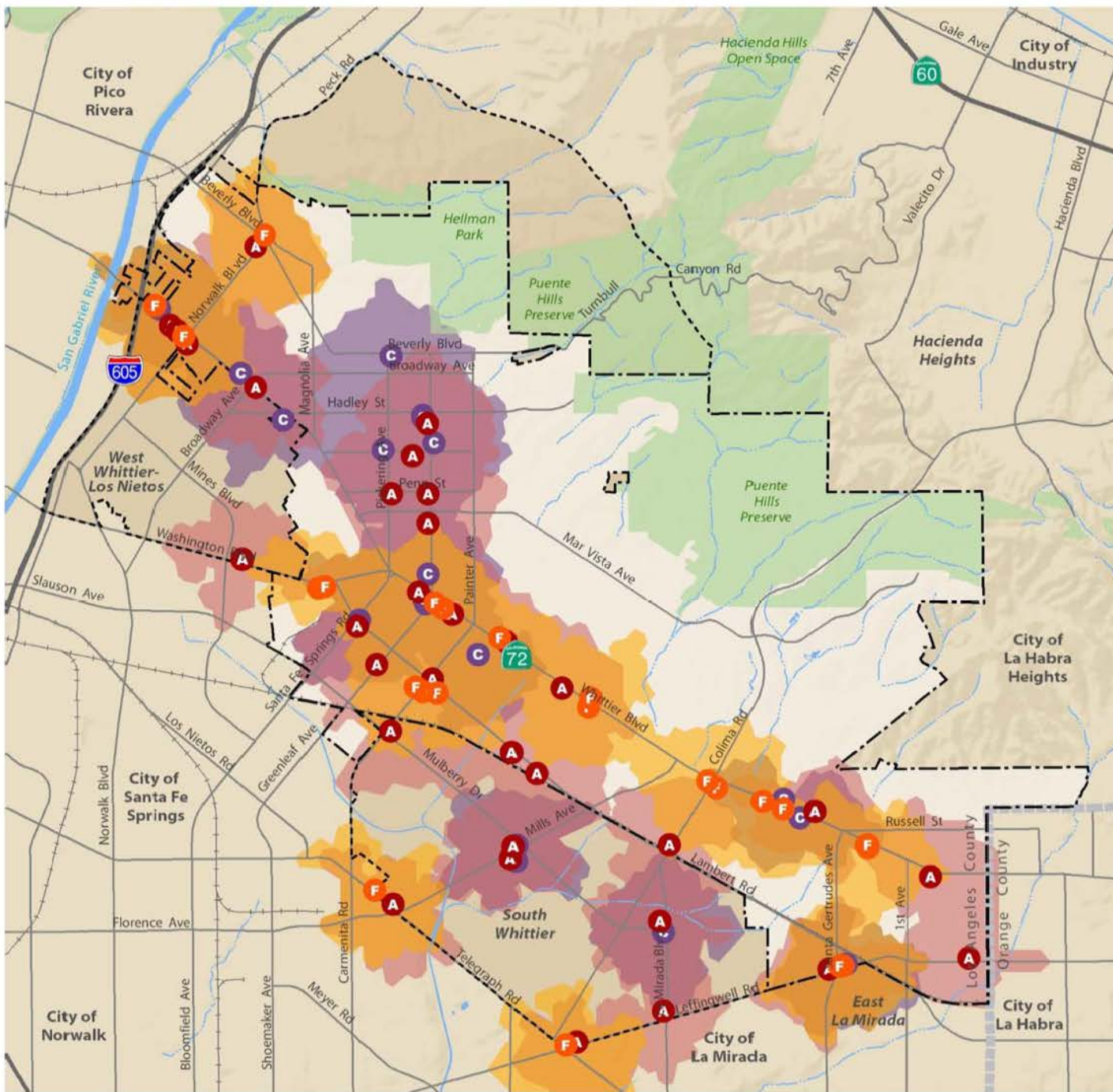
Base Map Features

- Whittier City Boundary
- Whittier Sphere of Influence
- County Boundary
- Major Streets
- Freeways
- Railroads
- River and Creeks
- Waterbodies
- Open Space/Natural Areas

Source: City of Whittier and MIG existing land use survey, 2016.
 Prepared by MIG, July 2017.



Figure 4-27:
Unhealthy Food Outlets
 ENVISION WHITTIER



- Unhealthy Food Outlets**
- F** Fast Food with Drive-Through
 - A** Liquor Store/Alcohol Sales
 - C** Convenience Store
- Unhealthy Food Outlet Access within One-half Mile Walking Distance**
- Fast Food with Drive-Through
 - Liquor Store/Alcohol Sales
 - Convenience Store
- Base Map Features**
- Whittier City Boundary
 - Whittier Sphere of Influence
 - County Boundary
 - Major Streets
 - Freeways
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Source: City of Whittier and MIG existing land use survey, 2016.

Prepared by MIG, July 2017.



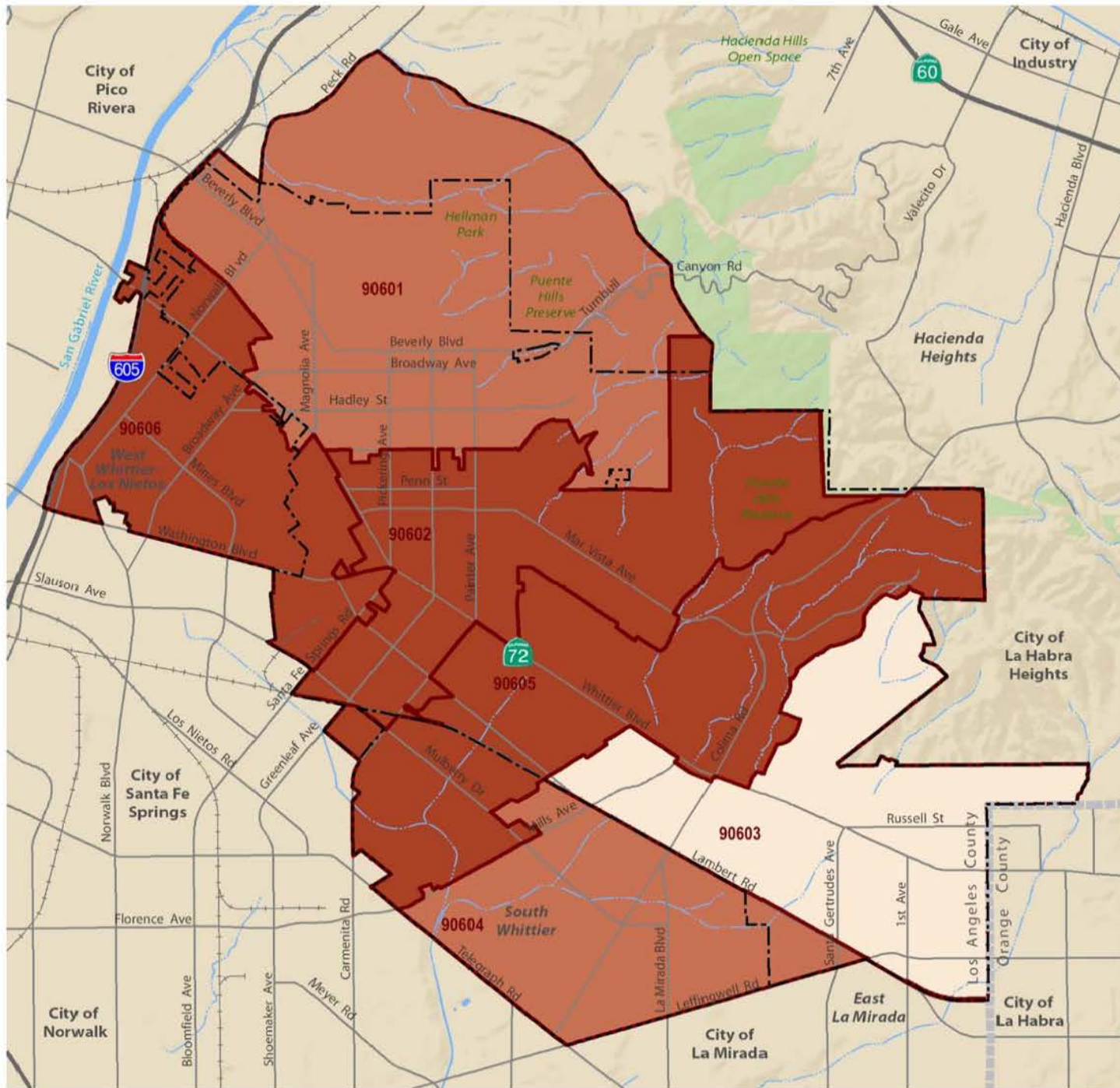


Figure 4-28:
Food Insecurity

ENVISION WHITTIER

Low-income food insecurity (18+)

	3.3 - 3.5
	3.6 - 6.0
	6.1 - 9.0
	9.1 - 12.4

Provides information on whether the respondent has consistent ability to afford enough food. Asked of adults ages 18+ with an income < 200% Federal Poverty Level. Those not asked are considered to be food secure. in 2014. The Los Angeles County average respondent with asthma is 9.9%. This map uses ZIP Code boundaries.

Base Map Features

- Whittier City Boundary
- Whittier Sphere of Influence
- ZIP Code Boundary
- County Boundary
- Major Streets
- Freeways
- Railroads
- River and Creeks

Source: California Health Interview Survey (CHIS) and UCLA Center for Health Policy Research, 2014.

Prepared by MIG, July 2017.



Physical Activity

Physical activity is one of the most important health behaviors any person can engage in to promote well-being and prevent illness. Lack of adequate physical activity has been associated with depression, CVD, certain cancers, and Type 2 diabetes, as well as a risk factor for overweight and obesity. Among the many factors in the physical environment that support physical activity— such as safe walking and biking paths, and a safe, affordable, and accessible transit system— one of the factors worth exploring is access to quality parks and open space. Parks and open space play an important role in encouraging active, healthy lifestyles. Studies have shown that when people have access to parks (defined as within one-half mile), they are more likely to participate in recommended levels of regular physical activity. Proximity to parks is linked to many physical and mental health benefits resulting from increased physical activity and relaxation.^{xxi} Figure 4-29 shows that throughout the Planning Area, residents have good access to parks and open space. A majority of Whittier's 23 parks are located within the northwestern portion of the City. As a result, most residents in neighborhoods stretching from Michigan Park to the western City boundary live within a one-half mile walking distance of a park, the distance most people are willing to walk or bike to a park. In contrast,

southeastern neighborhoods such as Friendly Hills, Old Friendly Hills, and those bordering Orange County have less access to parks. These areas are single-family homes on larger lots compared to the rest of the City, and have higher incomes and less representation from Hispanic/Latino populations.

However, there may be a paradox in the Planning Area worth exploring further. Communities that appear to have the higher accessibility to parks (per 1,000 people living within a one-half-mile walking distance) are also the communities where there are high rates of inactivity-related chronic disease and generally poorer health outcomes.

In 2016, Los Angeles County voters passed a countywide measure to fund parks and open space, with funds available for new projects, operations, and maintenance. As Whittier residents and representatives look more closely at the link between the availability to and accessibility of parks and open space, using health behaviors and outcomes as a lens, it may become useful to explore with residents their experiences and tap their knowledge about what may be going on. Do residents use their nearby parks? If not, why not? Is programming available to attract residents, including youth, to the parks and keep them coming back? Do barriers—such as hours of operation, high-speed thoroughfares or other factors—prevent residents from using

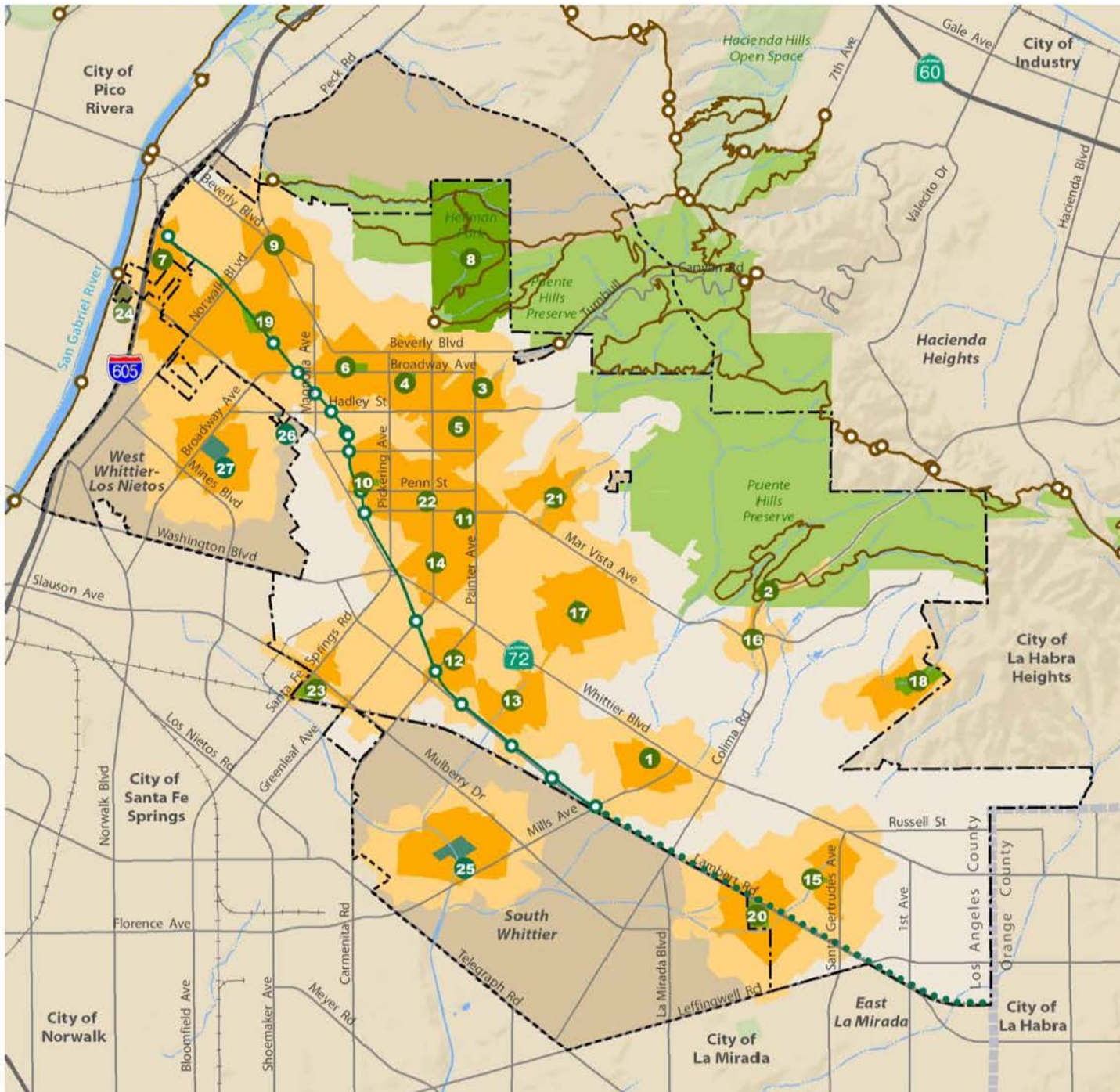
local parks? And if park usage is not a concern for residents, what are the factors most driving those health conditions, such as Type 2 diabetes and CVD that are associated with physical inactivity?



Youth running along the Whittier Greenway Trail

Figure 4-29:
Park Access

ENVISION WHITTIER



Parks and Recreation Facilities

- Whittier Parks
- Los Angeles County Parks
- Pio Pico State Historic Park

Park Service Areas to Neighborhoods

- Within 1/4-Mile Walking Distance
- Within 1/2-Mile Walking Distance

Open Space

- Puente Hills Habitat Authority
- Open Space/Natural Areas

Trails

- Greenway Trail
- Greenway Trail Extension
- Greenway Trail Access Points
- Other Trails
- Other Trail Access Points/Trailheads

Base Map Features

- Whittier City Boundary
- Whittier Sphere of Influence
- County Boundary
- Major Streets
- Freeways
- Railroads
- River and Creeks
- Waterbodies

Source: City of Whittier and Los Angeles County Parks and Recreation Department, 2017.

Prepared by MIG, July 2017.



Health Status and the Housing Environment

The need for affordable housing is high throughout the Planning Area, impacting particularly older and younger populations and large families. Figure 4-30 indicates the percentage of renter households facing rental cost burden, which is when renters pay more than 30% of their income on rent. Households that are rent-burdened have fewer resources for other vital expenditures such as health care, education, transportation, and food. Overall, Planning Area residents appear to be rent burdened. While there are correlations between rent-burdened households and areas with higher concentrations of Latinos and low-income families, more affluent areas with large populations over the age of 60 are also rent burdened. With its aging population, Whittier is home to many older individuals with fixed (or stable) incomes. The eastern and northern edges of Whittier have some of the highest concentrations of rent-burdened households.

Los Angeles County, like the entire State of California, is grappling with what many see as a housing crisis, with deep concerns about rising rates of homelessness, less overall affordability, greater housing insecurity, and

higher incidents of overcrowding. As Whittier looks ahead to longer-term planning, it will be important to determine where housing affordability fits within community priorities and how public policies will be tied to the vision expressed in the General Plan. Housing is among the most fundamental human needs.

Quality, affordability, and security are tied to numerous health and safety concerns.



Mosaic Gardens, located at the corner of Philadelphia and Pickering Streets, opened in October 2012 with 21 affordable apartments for families

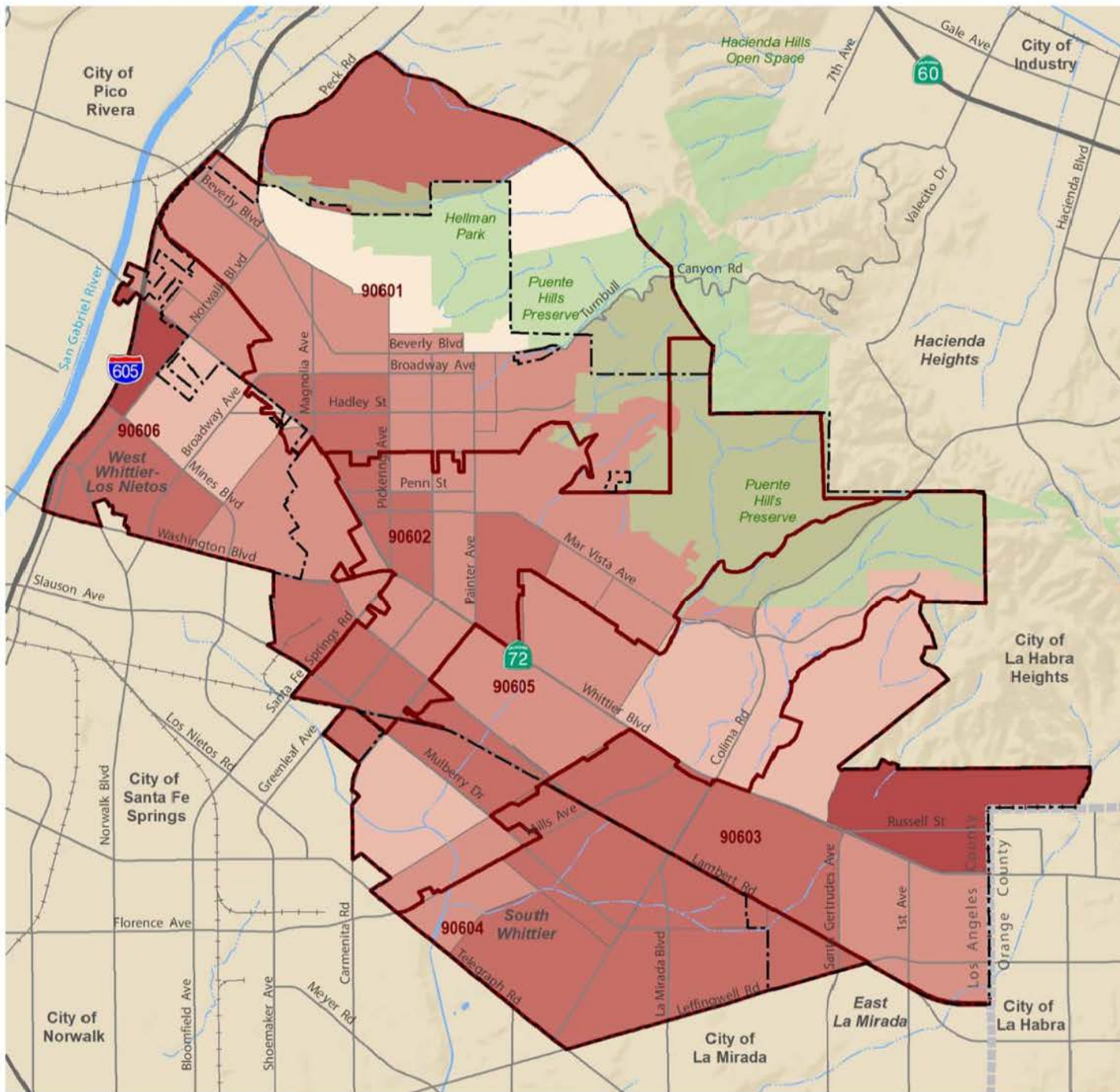


Figure 4-30:
Rental Cost Burden

ENVISION WHITTIER

Rental Cost Burden

Percentage of Renters Paying more than 30% of Income on Rent

- 28.4% and Lower
- 28.5% - 42.6%
- 42.7% - 56.8%
- 56.9% - 74.0%
- 74.1% and Higher

This map identifies the percentage of renters paying more than 30% of income on rent in 2012. The Los Angeles County mean is 56.8%.

Base Map Features

- Whittier City Boundary
- Whittier Sphere of Influence
- ZIP Code Boundary
- County Boundary
- Major Streets
- Freeways
- Railroads
- River and Creeks
- Open Space/Natural Areas

Source: Public Health Alliance of Southern California, 2016 and U.S. Census Bureau, American Community Survey, 2012.

Prepared by MIG, July 2017.



Key Considerations

- The prevalence of chronic disease is highly concentrated in communities that are largely Latino, low income, and have low educational attainment. Moreover, these populations are less likely to have access to health insurance, which may delay people from seeking treatment or not seek treatment at all. Not surprisingly, areas that have high rates of death from diabetes are communities with less access to healthy food and high access to unhealthy food outlets. Further, when looking at park access in these areas, the health outcomes demonstrate that simply having access to parks and open space is not enough to counter and mitigate health issues that may arise in these communities. There is potential to use the resources that are currently available and provide programming that targets preventable illness and disease.
- Maternal and child health outcomes are correlated with lack of insurance and rates

of teen births. Although most of the Planning Area has higher rates of prenatal care than the area average, those that have slightly lower rates correspond with areas that have higher populations of uninsured and low birth weight outcomes. In addition, these same neighborhoods also have slightly higher rates of teen pregnancy as compared to other Whittier neighborhoods.

- Areas with high concentrations of Latino households and lower-income households have less access to healthy food outlets and increased access to unhealthy food outlets. Access to healthy food outlets is abundant along Whittier Boulevard. While some areas around Uptown have good access to healthy food retail, Latino families and families that make less than the Los Angeles County median income in South and West Whittier have the least access to healthy food retail stores.
- Latinos overwhelmingly live in areas with high rates of poor health outcomes, areas of disadvantage (built environment), and

low socioeconomic status. While there appears to be good access to parks in these communities, more information is needed on the condition, access, amenities, size, and park usage.

- Affordable housing needs are high in most of the Planning Area. Affordability is measured by assessing rental cost burden, which is when renters are paying more than 30% of their household income on rent. In the Planning Area, 40% of census tracts have higher concentrations of rent burdened households as compared to the County mean of 56.8%. While there is some strong overlap with rent-burdened households and higher concentrations of Latino populations, some areas on the eastern and northern edges of Whittier and the sphere have some of the highest concentrations of rent-burdened households, along with some of the most affluent households with low representation of people of color.

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- ⁱ The 3.33 overall acres per 1,000 for residents does not factor in nearby regional parks managed by Los Angeles County (Whittier Narrows, Schabarum and La Mirada) and nearby regional trails (San Gabriel River Trail, Rio Hondo Trail, and Skyline Trail) that are within driving distance for Whittier residents.
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- ⁱⁱⁱ Daunt, T. (1989, Aug. 20). "Survivors of 1987 Earthquake Still Jumpy". *Los Angeles Times*, Retrieved from www.latimes.com.
- ^{iv} Staff. (2012, June 6). "Hidden Gems of Whittier: A grand auditorium". *San Gabriel Valley Tribune*, Retrieved from www.sgvtribune.com.
- ^v California Office of Emergency Services. Gudel, J. This Month in Cal OES History: 1987 Whittier Narrows Earthquake". Retrieved from www.oesnews.com.
- ^{vi} *San Andreas fault 'locked, loaded and ready to roll' with big earthquake, expert says*. Los Angeles Times. May 4, 2016. Retrieved from: <http://www.latimes.com/local/lanow/la-me-ln-san-andreas-fault-earthquake-20160504-story.html> .
- ^{vii} *Fault line between L.A., San Diego could set off a 7.4 earthquake, scientists say*. Orange County Register, March 8, 2017. Retrieved from <http://www.ocregister.com/2017/03/08/fault-line-between-la-san-diego-could-set-off-a-74-earthquake-scientists-say/>.
- ^{viii} Natural Hazards Mitigation Plan, 2015. City of Whittier. P. 14.
- ^{ix} Natural Hazards Mitigation Plan, 2015. City of Whittier. pp. 105-106.
- ^x Natural Hazards Mitigation Plan, 2015. City of Whittier. pp. 105-106.
- ^{xi} U.S. Army Corps of Engineers says Whittier Narrows Dam is unsafe and could trigger catastrophic flooding, LA Times, September 14, 2017. Retrieved from: <http://www.latimes.com/local/california/la-me-whittier-narrows-dam-20170914-story.html>
- ^{xii} Addendum to the City of Whittier Non-Residential Historic Context Statement. 2016. City of Whittier by GPA Consulting. pp. 34-35.
- ^{xiii} U.S. EPA, Hazardous Waste: <https://www.epa.gov/hw/learn-basics-hazardous-waste#hwid>
- ^{xiv} California Dept. of Toxic Substance Control. "California generators of 100 kg or less of hazardous waste per month are regulated as SQGs and not Conditionally Exempt Small Quantity Generators (CESQGs) as they would be under the federal hazardous waste management program." <http://www.dtsc.ca.gov/HazardousWaste/Generators.cfm>; Accessed Aug 18, 2017.
- ^{xv} Environmental Protection Agency. "Cleanup Results to Date". <https://yosemite.epa.gov/r9/sfund/r9sfdocw.nsf/vwsoalphabetic/Omega+Chemical+Corporation?OpenDocument>
- ^{xvi} California Senate Bill 115 (Chapter 690, Statutes of 1999)
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- ^{xviii} Centers for Disease Control, Low Birth Weight and the Environment. Retrieved from: <https://ephtracking.cdc.gov/showRBLBWGrowthRetardationEnv.action>.
- ^{xix} Rodriguez and Zeise, Update to the California Communities Environmental Health Screening Tool: CalEnviroScreen 3.0.
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