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WORKPLACE DISTRICT - DEVELOPMENT STANDARDS

LAND USE

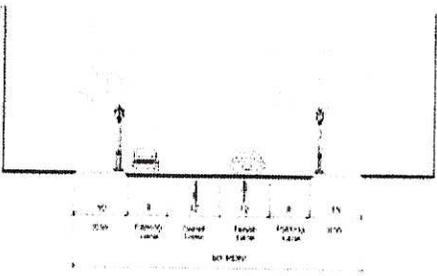
Permitted uses include the following:

- Business, Professional, and Government Offices.
- Medical and Dental Offices.
- Light Manufacturing and Assembly.
- Other business and service establishments must be permitted if they are determined by the City to be of the same general character as those uses permitted in the District, and/or supportive of those uses.
- Live-Work – provided that buildings are designed to be compatible with non-residential neighbors. This use type is limited to those with reduced hazard levels of work type, and is not open to client visitation; the maximum number of employees (discounting the owner/occupant) is limited to two. Work activities are limited to office and office-related activity, or other activity compatible with residential use. Manufacturing, fabrication, and material handling are not permitted. Also, medical offices, kennels or other activity related to animals are not permitted. Live-Work buildings may be converted to work-only use, but may not be converted to residential-only.
- Residential Development - at a maximum density of thirty (30) units per acre, as follows:
 - Single-Family Residential Development is permitted **outside** of the Workplace Core (west of Baldwin Place and its extension), in accordance with the City's Zoning Code for R-1 Districts; please refer to Chapter 18.16.030 of the City's Zoning Code.
 - Multi-Unit Residential Development is permitted **outside** of the Workplace Core (west of Baldwin Place and its extension).
 - Multi-Unit Residential Development is permitted **within** Workplace Core (east of Baldwin Place, and fronting Five Points) provided that units are part of a mixed-use building, that no more than 50% of the building is dedicated to housing uses, and the entire ground floor is dedicated to professional offices and related service uses.
- Retail Development:
 - A single District-serving retail cluster will be permitted to front Whittier Boulevard between Baldwin and Pacific Place, not to exceed 20,000 square feet of retail use. Within the retail cluster, the following uses are permitted:
 - Retail - limited to convenience uses such as grocery and drug stores, and may not include specialty sales.
 - Restaurants- drive-up or drive-in restaurants are not permitted.
 - Personal Services - hair and nail salons, shoe repair, laundromats, dry cleaners, and similar businesses.
 - Business Services - those that are storefront businesses that generate foot traffic, such as photocopy shops, photo finishers, video rental & sales, travel agencies, appliance repair, print shops, insurance and real estate agencies.
 - State Licensed Banks And Financial Institutions.
 - Additional ground floor retail is permitted on the parcels fronting the Five Points Intersection, at the corners of Washington Boulevard and Santa Fe Springs Road. See above for permitted retail uses.
 - Large-Scale Retail Establishments 30,000 square feet and larger are permitted within the Workplace Core (west of Baldwin Place and its extension). No single retail tenant may exceed 150,000 square feet, including areas for outdoor sales of products.

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PARKING	Parking Space Requirements	<ul style="list-style-type: none"> ▪ Multi-Unit Residential (including Live-Work Buildings): Fully enclosed garage with 2 spaces per two-bedroom unit or larger; 1 space per one-bedroom unit or studio. Fifteen per cent (15%) of the required parking spaces must be freely accessible as Visitor Parking, without security gates and/or other facilities that would deter their use. ▪ Business, Professional, Research and Development, and Government Offices: 1 space per 300 square feet (3.3/1,000 sf) ▪ Medical and Dental Offices: 1 space per 250 square feet (4/1,000 sf) ▪ Light Manufacturing and Assembly: 1 space per 500 square feet (2/1,000s.f.) ▪ Large scale Retail Establishments 30,000 sf and greater: 1 space per 250 square feet (4/1,000 sf). • Retail, Personal and Business Services: 1 space per 333 square feet (3/1,000 sf) • Freestanding Restaurants: 1 space per 200 square feet (5/1,000 sf) ▪ State licensed Banks and Financial Institutions: 1 space per 333 square feet (3/1,000 sf) ▪ Project-serving Retail Cluster: To maximize efficiency of land use, Shared Parking is encouraged for the businesses within the Retail Cluster. For Mixed-Use Developments with shared parking facilities, a Shared Use Parking Agreement must be reviewed as part of the development review application. It must be recorded with the Office of the Los Angeles County Recorder and must be legally binding. The agreement must provide for free vehicular and pedestrian access between adjacent properties and will not require access across non-agreement properties. Any project applying for joint use parking may be subject to either reciprocal or complementary parking, but not both. <p>Reciprocal Uses: Up to 50% of the required parking facilities for a predominately nighttime or weekend use may be provided by a use considered to be a daytime or weekday use.</p> <p>Complementary Uses: Up to 10% of the required parking may be shared by uses considered to be complementary. Complementary uses must be located on the same parcel of land. These are uses of different character that, in combination, share at least 10% of their clientele.</p> <p>Other uses: As per the City Zoning Code</p>	
	Off-Site	Curbside parking directly in front of a parcel, including partial spaces where at least 75% of their length lies directly in front of a parcel, must count towards minimum parking requirements for that site. Parking requirements may also be fulfilled by constructing or purchasing spaces in off-site parking structures located within 1200 feet of the subject parcel.	
	On- Site	Location	<p>Where possible, surface parking lots must be located to the side and rear of buildings; under no circumstances must parking lots front Whittier Boulevard. Parking lots must be separated from buildings by a five (5) foot landscape strip.</p> <p>*Exception: At Large-Scale Retail Establishments, off-street parking may be located to the front of buildings, between the front facade of the principal building and the primary abutting street.</p> <p>Visitor walking distances from parking to destination must not exceed 1200 feet.</p>

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OTHER STREET DESIGN STANDARDS (CONTINUED)	Right-of-Way	<p>Rights-of-way widths within the Workplace Core (east of Baldwin Place, and fronting Five Points) must be a maximum of sixty (60) feet, containing a minimum ten (10) foot-wide level sidewalk on both sides, as shown at right.</p> <p>Rights-of-way widths outside of the Workplace Core (west of Baldwin Place and its extension) must be a maximum of sixty (60) feet, containing a minimum 5' wide level concrete sidewalk, separated from the curb by a 5' planting strip, on both sides.</p>	 <p style="text-align: center;"><i>New streets in the Workplace District Core.</i></p>
	Roadway Width	<p>Curb-to-curb widths throughout the Workplace District must be a maximum of forty (40) feet, consisting of two eleven (11) feet wide travel lanes, and eight (8) foot wide parallel parking lanes on both sides. Where on-street parallel parking is not provided, curb-to-curb widths must be a maximum of twenty-six (26) feet.</p>	
	Corner radius	<p>Corner Curb return radius must be fifteen (15) feet. At streets without parallel parking, Corner Curb return radius may be increased to twenty (20) feet.</p>	
	Tree Planting	<p>Round-headed street trees must be planted at a spacing of approximately fifty (50) feet on center along the public right-of-way.</p>	
	Lighting	<p>Pedestrian scale lighting must be installed 50' on center along the public right-of-way. Luminaires must be no more than sixteen (16) feet in height, and must conform in design and character to those designated by the City for Whittier Boulevard (see "Improvements to Whittier Boulevard", above).</p>	
SIGNAGE	Permitted Types	<ul style="list-style-type: none"> ▪ Building-Mounted Signs, including wall signs, and projecting signs, are permitted. ▪ Awning and Canopy-Mounted Signs are permitted only at establishments located within the Retail Cluster. ▪ Window Signs are permitted only at establishments located within the Retail Cluster. ▪ Free Standing Signs, including monument and pylon signs, directory signs, and signs attached to architectural elements, are permitted. ▪ Pole Signs must not be permitted. 	
	Size and Placement	<p>Please refer to Chapter 18.70,010, the Sign Ordinance of the City's Zoning Code, for direction regarding number, location, sign area, length and height.</p>	

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<p>IMPROVEMENTS TO WHITTIER BOULEVARD (CONTINUED)</p>	<p>Tree Planting</p>	<ul style="list-style-type: none"> ▪ Along Whittier Boulevard, and along the access road parallel to Whittier Boulevard, thirty-six inch box Canary Island Pine trees must be planted at a spacing of 50' on center within the planting strip. ▪ At the central open space, thirty-six inch box Liquid Amber (Rotunda Loba), Sycamore, Camphor and California Live Oak trees must be planted at a spacing of 50' on center. Special treatments, including coordinated furnishings, water elements and landscaping, must occur at the plaza across from the retail cluster, between Baldwin and Pacific Place.
	<p>Lighting</p>	<p>Pedestrian-scaled lighting must be installed as a part of all new development. Street light design must be distinctive to each Plan Area; light types must be coordinated with the predominant architectural styles of its buildings and the primary uses therein, yet complementary to the overall boulevard scheme.</p> <p>Placement:</p> <ul style="list-style-type: none"> ▪ Pedestrian scale lighting must be installed to be consistent with tree planting, at 50' on center along the public right-of-way. <p>Design: All street furniture and lighting must generally conform in design and character to the following recommended selections:</p> <ul style="list-style-type: none"> ▪ Along the sides of Whittier Boulevard, double-head post-top lamps i.e. Spring City West Point Luminaire, Washington Simple Twin Cross Arm, and Washington #16 Standard Pole (see <i>Capital Improvements</i> section of the <i>Implementation Program</i> for illustrations). ▪ Along interior District street, single-head post-top lamps i.e. Spring City West Point Luminaire, and Washington #16 Standard Pole (see <i>Capital Improvements</i> section of the <i>Implementation Program</i> for illustrations). ▪ Examples of appropriate street furnishings include the Victor Stanley bench, Steelsites Series Model RB-28; and the Victor Stanley trash receptacle, Economy Series Model ES-142 (see <i>Capital Improvements</i> section of the <i>Implementation Program</i> for illustrations)
<p>OTHER STREET DESIGN STANDARDS</p>	<p>Whenever possible, new streets constructed within this District must be aligned to extend through to existing streets.</p> <p>New streets must provide a continuous walkway connected to existing streets and walkways with a minimum ten (10) foot wide level sidewalk and pedestrian scaled lighting.</p> <p>New streets within the area must conform to minimum City standard design criteria and construction specifications, with any exceptions to be approved by the City Engineer. In general, streets within the District must be designed to address the following issues:</p> <ul style="list-style-type: none"> ▪ Safe distance between intersections. ▪ Safe travel on and turning to/from curved portions of streets. ▪ Safe sight distances at intersections and along horizontal, curved sections of streets. ▪ Safe sight distances at the driveway approaches entering streets, particularly at approaches to depressed driveways leading to underground garages. 	

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<p>SITE DEVELOPMENT (CONTINUED)</p>	<p>Landscaping & Screening</p>	<p>At Large-scale Retail Establishments, outdoor areas for the storage and sale of seasonal inventory must be permanently defined and screened by landscaping, fencing or located within structural enclosures that are architecturally integrated with the building design. Materials, colors, and designs of screening walls and/or fences and the cover must conform to those used as predominant materials and colors of the building.</p>	
<p>IMPROVEMENTS TO WHITTIER BOULEVARD</p>	<p>Parking</p>	<p>On-street parking must be provided where possible throughout the District. Curbside parking will count toward minimum parking requirements. Angled parking must be provided along the access road parallel to and south of Whittier Boulevard.</p>	
	<p>Sidewalks</p>	<p>Improvements to Whittier Boulevard must occur within the existing right-of-way, as shown at right.</p> <ul style="list-style-type: none"> ▪ Along Whittier Boulevard, a minimum 8' wide level concrete sidewalk, separated from the curb by a minimum 10' planting strip, must be provided. ▪ In front of the Retail Cluster along the access road parallel to Whittier Boulevard, a minimum 12' sidewalk must be provided. ▪ In all other areas fronting the access road parallel to Whittier Boulevard, a minimum 8' wide level concrete sidewalk, separated from the curb by a minimum 6' planting strip, must be provided. 	<p style="text-align: center;"><i>Improvements to Whittier Boulevard</i></p> <p style="text-align: center;"><i>Improvements to Access Road at Retail</i></p> <p style="text-align: center;"><i>Improvements to Access Road at Office</i></p>

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<p>SITE DEVELOPMENT (CONTINUED)</p>	<p>Open Space</p>	<p>New development must provide usable public open space in the form of plazas, greens or widened sidewalks, by use as listed below:</p> <ul style="list-style-type: none"> ▪ Office uses must include a minimum 100 square feet of usable open space for every 1000 square feet of office space constructed. Required open space must not include required setback areas. ▪ Residential developments must provide common, usable outdoor space, at a minimum of one hundred fifty (150) square feet per unit. Private outdoor deck or patio space, in the form of a patio or deck attached to the unit, must also be provided with at least sixty (60) square feet for each unit. Required common and private open space must not include required setback areas. ▪ Large-scale Retail Establishments must include at least one of the following: <ol style="list-style-type: none"> 1. Green Or Open Space 2. Outdoor Patio Or Seating Areas 3. Architectural Landmarks (i.e. a clock tower), Public Art Or Water Features <p>Additional spaces to be constructed in the District include:</p> <ul style="list-style-type: none"> ▪ Retail Plaza- A courtyard, plaza or urban park space must be sited along Whittier Boulevard, adjacent to the Retail Cluster between Baldwin and Pacific Place. The open space must be a minimum of 15,000 sf in size. This plaza may count toward open space requirement stated above. ▪ Whittier Greenway Trail/Entry Park- A paved or landscaped central access area accessible to the public during all times of the day or night must be constructed to link the trail to the Workplace District. The open space must be a minimum of 8,000 sf in size, and must be accessible from Whittier Boulevard.
	<p>Public Works</p>	<p>All public service easements must be provided under or immediately adjacent to new public rights-of-way, or within other public easements areas acceptable to the Public Works Director. Utility lines under buildings will not be permitted. Modification to existing public and quasi-public infrastructure (sanitary sewer, storm sewer, water and power lines) must be made if necessary to accommodate the proposed use without reducing the quality of services to surrounding properties.</p>
	<p>Landscaping & Screening</p>	<p>Front setback areas must be planted and landscaped - paved or hardscape areas are not permitted. Choices of landscape materials must be thematic to the architectural design of the development and must coordinate with streetscape plantings.</p> <p>Adjacent to Residential Areas, attractive screen fencing or walls must be provided along the property line(s) to screen buildings, service areas, and parking areas. A ten (10) foot planting area must be established adjacent to the fence or wall with trees at a minimum spacing of twenty (20) feet on center.</p> <p>Utility, Trash and Service Equipment, including loading docks, truck parking, trash compaction, and other service functions, must be located away from streets and public areas- no areas for outdoor storage, trash collection or compaction, loading, or other such uses must be located within 20 feet of any public or street, public sidewalk, or internal pedestrian way.</p> <p>Placement of site equipment, such as backflow preventers, HVAC equipment, trash dumpsters, and utility meters, must be screened by landscape materials where possible. Trash facilities must always be within structural enclosures that are architecturally integrated with the building design. Rooftop equipment, including satellite receiving dishes, must be screened on all sides and must be integrated architecturally in the building design.</p>

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BUILDING HEIGHT, SETBACK AND ORIENTATION (CONT.)	Minimum Frontage	In general, all streets must be lined with buildings (and not with parking lots, walled or unwallled landscaped or storage spaces). At a minimum, buildings must line at least one-half (1/2) of the length of the parcel frontage.
	Façade Orientation	Buildings must be oriented to public streets. Main entrances to buildings must be located on a building façade or on a building corner facing a public street. Buildings sited at parcels along Whittier Boulevard must face the Boulevard, and must have at least one primary entrance located on Whittier Boulevard. Buildings sited at parcels along the primary north-south road into the site must face the Boulevard, and must have at least one primary entrance located on this primary north-south road.
SITE DEVELOPMENT	Block Pattern	<p>All development must relate to the direction and orientation of existing City streets. Streets must conform to a pattern of generally rectilinear blocks, with new streets and access drives linking at right angles to surrounding City streets whenever possible.</p> <p>Subdivision of existing parcels must result on the creation of new blocks not to exceed six hundred (600) feet in length or five hundred (500) feet in depth. Blocks may be subdivided further by separating continuous buildings with alley streets or pedestrian spaces.</p>
	Maximum Development Intensity	The maximum Floor-Area-Ratio (FAR) in the District must be 2.0. Partially submerged parking areas and outdoor eating areas must not be included in the FAR calculation.
	Driveway Access	<p>A maximum of one (1) two-way curb cut or two (2) one-way curb cuts must be permitted per one hundred forty (140) feet of frontage, except that every separately owned and operated property may have at least one (1) two-way curb cut or two (2) one-way curb cuts. Divided driveways with landscaped entry medians are strongly encouraged.</p> <p>The maximum width of curb cuts must be twelve (12) feet for a one-way driveway and twenty-four (24) feet for a two-way driveway.</p> <p>Driveway setbacks must be a minimum of five (5) feet from adjoining properties, and a minimum of three (3) feet from adjacent buildings.</p> <p>Ramping driveways must be located beyond the back of the sidewalk with a maximum grade of fifteen per cent (15%).</p> <p>Service access must be from alleys and rear parking areas wherever possible. Where only curbside service is possible, such service must be located along streets other than Whittier Blvd.</p>
	Pedestrian Access	Pedestrian walkways must connect major building entries and transit stops with the public sidewalk along the street. Connecting walkways must be at least 4 feet wide (excluding car overhangs) and must be accompanied by a 5 foot minimum landscape buffer with trees planted at least every thirty feet (30') on-center.
	Access to Transit	Transit shelters must be provided near major concentrations of employees. Where a transit stop is planned adjacent to a project of at least 5 acres, the developer must coordinate with the Transit Department to determine a suitable location for a transit shelter on-site

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<p>LAND USE (CONTINUED)</p>	<p>Conditional uses, to be permitted if they are determined by the City Zoning Administrator to be of the same general character as those uses permitted in the Retail Core Plan Area, and/or supportive of the permitted uses listed above, include:</p> <ul style="list-style-type: none"> ▪ Drinking Establishments- including those serving alcoholic beverages, provided this activity is clearly ancillary to food service. 	
<p>BUILDING HEIGHT, SETBACK AND ORIENTATION</p>	<p>Height</p>	<p>Height must be measured from the highest of either the sidewalk or finished grade to top of cornice, parapet, or eave line of a peaked roof. Along Whittier Boulevard, buildings must maintain a minimum height of three (3) floors and forty (40) feet. All other buildings in the district must maintain a minimum height of two (2) floors and thirty (30) feet.</p> <p>Buildings may not exceed a maximum height of five (5) floors and sixty-five (65) feet. Adjacent to Single-Family Residential uses, buildings must step down to a maximum height of two (2) floors and twenty-four (24) feet.</p> <p>Accessory buildings, including non-dwelling units such as freestanding garages, service structures and tool sheds, may be a maximum of twenty (20) feet.</p> <p>Exceptions - subject to City review:</p> <ul style="list-style-type: none"> ▪ Partially Submerged Parking - Buildings that include underground parking may exceed the maximum height by four (4) feet. ▪ Special Architectural Features, such as uninhabited towers (clock, bell, observation) or entry volumes, may exceed the maximum height by twenty percent (20%) of building height. ▪ Rooftop Structures, such as elevator and mechanical equipment enclosures or roof deck trellises and gazebos, may exceed the height limit by twenty percent (20%) of building height, provided they are set back a minimum of ten (10) feet from building walls and are architecturally integrated with the building design or screened from public view by a parapet or sloping roof.
	<p>Setback</p>	<p>Front Setbacks must be landscaped and measured from the front property line. Minimum setback for all uses must be fifteen (15) feet.</p> <p>*Special Condition: Retail Cluster - Buildings facing the front plaza must be built to the property line, or, if the site is developed as a single property, to the back of the front plaza or sidewalk. Setback must be zero.</p> <p>*Exception: Encroachment Zone - Subject to City review, front entrances, entrance porticos, stairs, canopies and special architectural features may extend a maximum of five (5) feet into the front setback area. The total linear frontage encroaching into the front setback area may not exceed one-quarter (1/4) of the total length of the building mass.</p> <p>Side Setbacks must be landscaped and measured from the side property line. Minimum Setback from Single-Family Residential is twenty (20) feet (in combination with required step backs; see "Height" above). From all other uses minimum setback is ten (10) feet. At Corner Parcels, setback requirement applies to both frontages.</p> <p>Rear setback must be landscaped and measured from the rear property line. Minimum setback from Single-Family Residential is twenty (20) feet (in combination with required step backs; see "Height" above). From all other uses minimum setback is ten (10) feet.</p> <p>Parking lots must maintain a minimum landscaped setback area of five (5) feet from all property lines. Freestanding parking structures must maintain a minimum landscaped setback area of ten (10) feet from all property lines. In no case must either have a smaller front (boulevard) setback than the building that they serve.</p>

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PARKING (CONTINUED)	On- Site	Design	<p>Large parking lot areas must be broken into modules of no greater than 40,000 square feet; each module must be separated by landscaping and other features.</p> <p>The perimeter of parking areas and driveways adjacent to streets and sidewalks must be screened by a landscaped buffer at a minimum of 15 feet wide, or 10 feet wide if bermed. Within the landscaped buffer, trees must be planted at least 30 feet on-center and within 5 feet of the front property line. The landscape buffer must include a screening feature such as an attractive low wall or ornamental metal fence that is 36 to 42 inches in height; the perimeter of parking areas adjacent to interior block property lines must be screened with a low wall or fence.</p> <p>Surface parking areas must be planted with thirty-six (36) inch box shade trees within six (6) foot wide landscape fingers at a ratio of at least one (1) tree for every five (5) spaces in an "orchard" planting arrangement (see <i>Design Guideline Illustration: Orchard Parking</i>, page 83).</p> <p>Parking areas must be accessed from the street so that circulation to parking areas does not interfere with other site activities.</p>
NOISE	All exterior spaces and interior unit must be designed to achieve desired noise levels specified in the City's General Plan to the extent feasible; i.e. 45 Ldn for interiors and 60 Ldn for exteriors.		
MAINTENANCE	For all developments, the developer must prepare binding agreements ("CC&R's") addressing issues of common interest in terms of maintenance of common open space, tree planter areas, planting strips, and walks		